Print Form

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2019080071

Project Title: Bridle Gate Project

Lead Agency: City of Brentwood

Contact Name: Erik Nolthenius

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Project Location: Brentwood (*City*) Contra Costa (*County*)

Project Decription (Proposed actions, location, and/or consequences).

The project site consists of approximately 137.3 acres bounded by Old Sand Creek Road to the north, State Route 4 to the east, a single-family residential development (Brentwood Hills) to the south, and the edge of the Brentwood Planning Area to the west. Sand Creek flows west to east through the northern portion of the project site. The remainder of the project site is currently vacant.

The proposed project would include subdivision of the site for development of 252 single-family homes and associated improvements within the southern portion of the site, as well as a 258-unit apartment complex in the northwest portion of the site, 19.59 acres of future commercial development north of the Sand Creek Road portion of the site, and dedication of 4.3 acres of land to the City of Brentwood for use as public parks. In addition, the project includes an 11.35-acre section of the site to be developed as an elementary school, or, alternatively if the school development does not proceed, as a residential development with 63 single-family units. The proposed project would also include water, sewer, and stormwater utility improvements. Implementation of the proposed project would require the following discretionary actions by the City of Brentwood Planning Commission and/or City Council: General Plan Amendment; Rezone; Development Agreement; Vesting Tentative Subdivision Map; and Design Review.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The following topics are to be addressed in detail in the EIR:
Air Quality and Greenhouse Gas Emissions
Transportation and Circulation
Cumulative and Growth-Inducing Effects

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

The areas of known controversy for the project site relate to the following:

- Changes to public views of the project site;
- Development on on-site slopes;
- Hazards and hazardous materials pertaining to past, current, and future uses of the site;
- The allocated park space and location of the proposed parks;
- The density of the proposed project and the number of units compared to the proposed commercial use;
- The location of the commercial portion of the project;
- Increased traffic on local roadways associated with the proposed residential uses; and
- Conflicts with the utility systems that run through the project site.

Provide a list of the responsible or trustee agencies for the project.

Bay Area Air Quality Management District
California Department of Transportation
California Department of Fish and Wildlife
Contra Costa Transportation Authority
East Contra Costa County Habitat Conservancy
Central Valley Regional Water Quality Control Board
U.S. Army Corps of Engineers