



**NOTICE OF AVAILABILITY**  
**DRAFT ENVIRONMENTAL IMPACT REPORT**  
**BRIDLE GATE PROJECT**

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**DATE:** June 1, 2020  
**TO:** Responsible Agencies and Interested Parties  
**FROM:** Erik Nolthenius, Planning Manager  
**SUBJECT:** **Bridle Gate Project Draft EIR**

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The City of Brentwood has completed a Draft Environmental Impact Report (DEIR) for the Bridle Gate Project (proposed project).

**PROJECT LOCATION:** The project site is located at the western terminus of Sand Creek Road and to the west of State Route (SR) 4 in the city of Brentwood, California. The project site is within the City of Brentwood's General Plan Planning Area and is currently designated Regional Commercial (RC) both north and south of the Sand Creek Road alignment, Residential - Low Density (R-LD) from the southeastern corner of the site through its interior, Permanent Open Space (P-OS) along the southwest boundary of the site, and Park (P) along the western boundary of the site north and south of the Sand Creek Road alignment. The project site is currently zoned Planned Development 36 (PD-36).

**PROJECT DESCRIPTION:** The project includes development of an approximately 137.3-acre site for single- and multi-family residences, parks, open space, and commercial uses. The City is the lead agency for this project. Implementation of the proposed project would require approval of the following entitlements:

- A General Plan Amendment to (1) change the land use designation for the northwesterly 13.98 acres of the site from RC to Planned Development (PD) for up to 258 multi-family units, as well as to change the land use designation for 4.3 acres of the site south of the Sand Creek Road alignment to Park (P) for two public parks; and (2) modify the Circulation Element by changing the alignment of the proposed San Jose Avenue extension to terminate at a new intersection with Sand Creek Road (which will be extended) and no longer connect to Hillcrest Avenue;
- A Rezone to modify the existing development standards for PD-36 to accommodate single-family and multi-family portions of the site;
- A Vesting Tentative Subdivision Map to subdivide the approximately 137.3 project site into 4.3 acres for public parks; 13.98 acres for up to 258 multi-family units, approximately 28.35 acres for permanent open space, 252 single-family units, an 11.35-acre elementary school

site (or, alternatively, a residential overlay that could accommodate an additional 63 single-family units if development of the school does not occur), and 19.59 acres for future commercial development;

- A Design Review for the single-family and multi-family portions of the site; and
- A Development Agreement (DA) between the City of Brentwood and the project applicant.

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. In particular, stormwater draining off impervious surfaces would be directed to four bio-retention basins located throughout the project site. Water and sewer service for the proposed project would be provided by the City of Brentwood.

**SIGNIFICANT EFFECTS ON THE ENVIRONMENT:** The DEIR analyzes potentially significant environmental impacts of the project in regards to (1) Air Quality and Greenhouse Gas Emissions; and (2) Transportation and Circulation. As described in the DEIR, most impacts related to the Project can be mitigated to less-than-significant levels through mitigation measures incorporated into the DEIR. However, certain impacts to Air Quality and Greenhouse Gas Emissions and Transportation and Circulation have been determined to remain significant and unavoidable, even with implementation of the mitigation measures set forth in the DEIR.

**HAZARDOUS MATERIALS AND HAZARDOUS WASTE SITES:** The project site does not contain any sites listed on State databases compiled pursuant to California Government Code Section 65962.5.

**DOCUMENT AVAILABILITY:** The DEIR is available for public review on the City's website at: <https://www.brentwoodca.gov/cd/planning/ceqa.asp>. As set out in Order No. 20-01 of the Director of Emergency Services of the City of Brentwood, City Hall is closed to the public due to the COVID-19 emergency. Per Order No. 20-01, as well as Governor Gavin Newsom's Executive Orders, (including, but not limited to Order N-54-20, issued April 22, 2020), the DEIR is not available for review at City Hall at this time. However, if City Hall re-opens to the public prior to July 15, 2020, the DEIR will be available at City Hall, located at 150 City Park Way, Brentwood, CA 94513, at the Planning offices through the end of the public review period.

**PUBLIC REVIEW PERIOD:** The DEIR is available for review and comment from June 1, 2020 – July 15, 2020. No public meetings or hearings are currently scheduled on the proposed project. The City will provide public notice prior to any such meetings or hearings. All comments on the DEIR must be received no later than 5:00 PM, July 15, 2020. Written comments may be sent via U.S. mail, e-mail, or fax to:

Community Development Department  
Attn: Erik Nolthenius, Planning Manager  
150 City Park Way  
Brentwood, CA 94513  
[enolthenius@brentwoodca.gov](mailto:enolthenius@brentwoodca.gov)  
(925) 516-5407 [fax]

If you have any questions about the DEIR or the project, please contact Erik Nolthenius by phone at (925) 516-5137 or via e-mail at [enolthenius@brentwoodca.gov](mailto:enolthenius@brentwoodca.gov).