

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # _____

Project Title: Bridle Gate Project

Lead Agency: City of Brentwood Community Development Department Contact Person: Erik Nolthenius, Planning Manager
Street Address: 150 City Park Way Phone: (925) 516-5137
City: Brentwood Zip: 94513 County: Contra Costa

Project Location: County: Contra Costa City/Nearest Community: Brentwood
Cross Streets: Old Sand Creek Road and State Route 4 Zip Code: 94513
Lat./Long: 37 56 29.1 N / 121 44 36.7 W Total Acres: 126.86
Assessor's Parcel No.: 019-082-009 and 019-082-010 Section: 10 Twp: 1N Range: 2E Base: MDBM
Within 2 miles: State Hwy#: State Route 4 Waterways: Sand Creek
Airports: None Railways: Union Pacific Railroad
Schools: Golden Hills Christian, Pioneer Elementary, Heritage Baptist Academy, Diablo Vista Elementary, Dozier-Libbey Medical High School, Carmen Dragon Elementary

Document Type:

CEQA: [] NOP [x] Draft EIR NEPA: [] NOI Other: [] Joint Document
[] Early Cons [] Supplement/Subsequent EIR [] EA [] Final Document
[] Neg Dec (Prior SCH No.) [] Draft EIS [] Other:
[] Mit Neg Dec [] Other:

Local Action Type:

[] General Plan Update [] Specific Plan [x] Rezone [] Annexation
[] General Plan Amendment [] Master Plan [] Prezone [] Redevelopment
[] General Plan Element [] Planned Unit Development [] Use Permit [] Coastal Permit
[] Community Plan [] Site Plan [x] Land Division (Subdivision, etc.) [x] Other: Design Review

Development Type:

[x] Residential: Units 286 Acres 92.96 [] Water Facilities: Type MGD
[] Office: Sq.ft. Acres Employees [] Transportation: Type
[] Commercial: Sq.ft. Acres Employees [] Mining: Mineral
[] Industrial: Sq.ft. Acres Employees [] Power: Type MW
[] Educational [] Waste Treatment: Type MGD
[] Recreational [] Hazardous Waste: Type
[] Other:

Project Issues That May Have A Significant Or Potentially Significant Impact:

[] Aesthetic/Visual [] Fiscal [] Public Services/Facilities [x] Traffic/Circulation
[] Agricultural Land/Forest [] Flood Plain/Flooding [] Recreation/Parks [x] Vegetation
[x] Air Quality [] Forest Land/Fire Hazard [] Schools/Universities [] Water Quality
[] Archeological/Historical [] Geologic/Seismic [] Septic Systems [] Water Supply/Groundwater
[x] Biological Resources [x] Greenhouse Gas Emissions [] Sewer Capacity [x] Wetland/Riparian
[] Coastal Zone [] Minerals [] Soil Erosion/Compaction/Grading [] Growth Inducement
[] Drainage/Absorption [x] Noise [] Solid Waste [] Land Use
[] Economic/Jobs [] Population/Housing Balance [x] Toxic/Hazardous [x] Cumulative Effects
[] Other: Energy

Present Land Use/Zoning/General Plan Designation: The project site is currently vacant and covered with grasses and weedy vegetation. Sand Creek flows west to east through the northern portion of the project site. The site is designated Regional Commercial (RC), Residential-Low Density (R-LD), Permanent Open Space (P-OS), and Park (P), according to the City's General Plan, and is zoned Planned Development No. 36 (PD-36).

Project Description: The proposed project would require approval of a Vesting Tentative Subdivision Map to develop 286 single-family residences, as well as associated improvements within the project site, including parks, open space, stormwater detention and treatment areas, utility connections, and construction of an internal roadway network on approximately 92.96 acres. The 33.9 acres of land located north of the future Sand Creek Road extension would remain undeveloped. The proposed project would be subject to Design Review approval by the City of Brentwood Planning Commission, and a potential Rezone may be required to amend the PD-36 zoning district.

Reviewing Agencies Checklist

continued

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below.

- | | |
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| <input checked="" type="checkbox"/> Air Resources Board | <input checked="" type="checkbox"/> Office of Emergency Services |
| <input type="checkbox"/> Boating & Waterways, Department of California Highway Patrol | <input checked="" type="checkbox"/> Office of Historic Preservation |
| <input checked="" type="checkbox"/> Caltrans District # 4 | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Parks & Recreation |
| <input type="checkbox"/> Caltrans Planning (Headquarters) | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Coachella Valley Mountains Conservancy | <input checked="" type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> Reclamation Board |
| <input type="checkbox"/> Colorado River Board Commission | <input checked="" type="checkbox"/> Regional WQCB # 5S |
| <input checked="" type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> S.F. Bay Conservation & Development |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> San Gabriel & Lower Los Angeles Rivers & Mountains Conservancy |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> Santa Monica Mountains Conservancy |
| <input checked="" type="checkbox"/> CDFW Region # 3 | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input checked="" type="checkbox"/> Cal Fire | <input checked="" type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> SWRCB: Water Rights |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input checked="" type="checkbox"/> Housing & Community Development | <input checked="" type="checkbox"/> Toxic Substances Control, Department of |
| <input checked="" type="checkbox"/> Integrated Waste Management Board | <input checked="" type="checkbox"/> Water Resources, Department of |
| <input checked="" type="checkbox"/> Native American Heritage Commission | <input type="checkbox"/> Other: |

Local Public Review Period

Starting Date May 26, 2023 Ending Date July 10, 2023

City of Brentwood, Community
Lead Agency: Development Department **Applicant:** Discovery Builders, Inc.
Consulting Firm: Raney Planning & Management, Inc. **Address:** 4061 Port Chicago Highway
Address: 1501 Sports Drive, Suite A **City/State/Zip:** Concord, CA 94524
City/State/Zip: Sacramento, CA 95834 **Phone:** (925) 671-7711
Contact: Rod Stinson
Phone: (916) 372-6100

Signature of Lead Agency Representative:  **Date:** 5/26/2023

Authority cited: Sections 21083 and 21087, Public Resources Code. Reference: Section 21161, Public Resources Code.