

**Initial Study/Addendum
to the Vineyards at Marsh Creek
EIR for the
Barcelona
Trilogy at the
Vineyards
Subdivision No. 9451
Project
City of Brentwood, Contra Costa County, California**

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SECTION 1: INTRODUCTION

This Addendum, checklist, and attached supporting documents have been prepared to determine whether and to what extent the Vineyards at Marsh Creek and Annexation Sites Project Final Environmental Impact Report (Final EIR) (State Clearinghouse No. 2003062019) remains sufficient to address the potential impacts of the proposed Barcelona Trilogy at the Vineyards Subdivision Project (proposed project), or whether additional documentation is required under the California Environmental Quality Act (CEQA) (Pub. Resources Code, Section 21000, et seq.). The Final EIR was certified in March 2004 by the Brentwood City Council.

1.1 - Initial Study/Environmental Checklist

Pursuant to Public Resources Code Section 21166, and CEQA Guidelines Sections 15162 and 15164, subd. (a), the attached initial study/checklist has been prepared to evaluate the proposed project. The attached initial study/checklist uses the standard environmental checklist categories provided in Appendix G of the CEQA Guidelines, but provides answer columns for evaluation consistent with the considerations listed under CEQA Guidelines Section 15162, subd. (a).

1.2 - Environmental Analysis and Conclusions

CEQA Guidelines Section 15164, subd. (a) provides that the lead agency or a responsible agency shall prepare an addendum to a previously certified Environmental Impact Report or Negative Declaration (ND) if some changes or additions are necessary but none of the conditions described in CEQA Guidelines Section 15162 calling for preparation of a subsequent EIR or ND have occurred (CEQA Guidelines, Section 15164, subd. (a)).

An addendum need not be circulated for public review but can be included in or attached to the Final EIR or ND (CEQA Guidelines Section 15164, subd. (c)). The decision-making body shall consider the addendum with the Final EIR prior to making a decision on the project (CEQA Guidelines Section 15164, subd. (d)). An agency must also include a brief explanation of the decision not to prepare a subsequent EIR or ND pursuant to Section 15162 (CEQA Guidelines Section 15164, subd. (e)).

Consequently, once an EIR or ND has been certified for a project, no subsequent EIR or ND is required under CEQA unless, based on substantial evidence:

- 1) Substantial changes are proposed in the project which will require major revisions of the previous EIR [or ND] . . . due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;¹
- 2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR [or ND] . . . due to the

¹ CEQA Guidelines Section 15382 defines “significant effect on the environment” as “. . . a substantial, or potentially substantial adverse change in any of the physical conditions within the area affected by the project, including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance . . .” (see also Public Resources Code, Section 21068).

involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

- 3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the ND was adopted . . . shows any of the following:
 - a. The project will have one or more significant effects not discussed in the previous EIR [or ND] or negative declaration;
 - b. Significant effects previously examined will be substantially more severe than shown in the previous EIR [or ND];
 - c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR [or ND] would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative (CEQA Guidelines, Section 15162, subd. (a); see also Pub. Resources Code, Section 21166).

This addendum, checklist, and attached documents constitute substantial evidence supporting the conclusion that preparation of a supplemental or subsequent EIR or ND is not required prior to approval of the proposed project by the City of Brentwood, and provides the required documentation under CEQA.

1.2.1 - Findings

There are no substantial changes proposed by the Barcelona Trilogy at the Vineyards Subdivision Project or in the circumstances in which the project will be undertaken that require major revisions of the Final EIR, or preparation of a new subsequent or supplemental EIR or ND, due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. As illustrated herein, the project is consistent with the Final EIR, and would involve only minor changes.

1.2.2 - Conclusions

The Brentwood Planning Commission or Brentwood City Council may approve the Barcelona Trilogy at the Vineyards Subdivision Project based on this Addendum. The impacts of the proposed project remain within the impacts previously analyzed in the EIR (CEQA Guidelines Section 15164).

The current proposed project does not require any major revisions to the Final EIR. Minor revisions to mitigation measures are proposed to address: (1) changes to statutes and regulations that have occurred since adoption of the Final EIR; (2) acknowledge that certain mitigation measures have already been implemented; or (3) to establish that certain mitigation measures from the Final EIR do not apply to the proposed project. No new significant information or changes in circumstances surrounding the project have occurred since the certification of the EIR. Therefore, the previous

CEQA analysis completed for the Vineyards at Marsh Creek and Annexation Sites Project remains adequate. The applicable mitigation measures from the Final EIR will be imposed on the proposed project as described herein.

1.3 - Determination

CEQA allows the preparation of an addendum to a previously certified EIR if some changes or additions are made to the previous EIR and no conditions are present that would require the preparation of a subsequent EIR (PRC Section 21166, CEQA Guidelines Sections 15162, 15164). As explained throughout this Addendum and summarized below, no such conditions are present.

1.3.1 - Statement of Findings

1. Substantial changes are not proposed to the project that would require major revisions to the 2004 EIR, due to the involvement of new significant environmental effects or a substantial increase in the severity of a previously identified effect.
2. Substantial changes have not occurred with respect to the circumstances under which the project is undertaken requiring major revisions to the 2004 EIR, due to the involvement of new significant environmental effects or a substantial increase in the severity of a previously identified effect.
3. There is no new information of substantial importance which was not known and could not have been known at the time the 2004 EIR was certified showing any of the following:
 - A) The project will have a new significant effect not previously discussed in the 2004 EIR.
 - B) The project will not cause any significant effect examined in the 2004 EIR to be substantially more severe.
 - C) The mitigation measures in the 2004 EIR and adopted in the CEQA Findings for the 2004 Project remain feasible but some have been modified to reflect the proposed project. All mitigation measures identified in this Addendum and required for the proposed project as identified in the 2004 EIR that are necessary to reduce the potentially significant impacts to a level of insignificance will be made a requirement of the project and are acceptable by the project proponent.

1.3.2 - Evidence Supporting Findings

As discussed in Section 2.3, Project Characteristics, the proposed project represents a net reduction the development intensity of the 2004 project.

As explained in Section XVI Transportation, the proposed project will not cause any new significant traffic impacts or increase the severity of the traffic impacts already evaluated in the 2004 EIR.

All potential impacts that were known or could have been known were adequately analyzed in the 2004 EIR (aesthetics, light, and glare; air quality; biological resources; cultural resources; geology and soils; hazards and hazardous materials; hydrology and water quality; land use; mineral resources; noise; population and housing; public services; recreation; transportation; and utility systems).

As summarized above and explained throughout this Addendum, this Addendum is appropriate for the proposed project since (1) substantial changes are not proposed in the project which will require major revisions to the 2004 EIR, (2) there are no substantial changes with respect to the circumstances under which the project is being undertaken that would require major revisions to the

2004 EIR, and (3) there is no new information which was not known or could not have been known at the time the 2004 EIR was certified.

1.4 - Mitigation Monitoring Program

As required by Public Resources Code Section 21081.6, subd. (a)(1), a mitigation monitoring and reporting program (MMRP) has been prepared for the project in order to monitor the implementation of the mitigation measures that have been adopted for the project. Any long-term monitoring of mitigation measures imposed on the overall development will be implemented through the MMRP.

SECTION 2: PROJECT DESCRIPTION

2.1 - Location and Setting

2.1.1 - Location

The project site is located in the city of Brentwood, Contra Costa County, California Exhibit 1). The project site is bounded by Trilogy Subdivision No. 8908, single-family residential uses (north), Miwok Avenue (east), and Vineyards Parkway (south); refer to Exhibit 2. The project site is located on the Brentwood, California, United States Geological Survey 7.5-minute topographic quadrangle map, Township 1 North, Range 2 East, Sections 22, 23, 26, and 27 (Latitude 37° 52' 30" North; Longitude 121° 45' West).

2.1.2 - Environmental Setting

The 10.89-gross acre project site is bordered on the south by Vineyards Parkway, on the east by Miwok Avenue and on the north by Trilogy Active Adult Subdivision 8908 neighborhood. There is a traffic signal located at the intersection of Miwok Avenue and Vineyards Parkway. The main entrance to the project site will be at the intersection of Miwok Avenue and Barcelona Trilogy at the Vineyards, which will not have a traffic signal. This site contains undeveloped land that supports weedy vegetation and was previously graded as part of the Trilogy at Marsh Creek Master Plan.

2.1.3 - Land Use Designations

The project site is designated as "Planned Development" (PD) by the City of Brentwood General Plan and zoned "Planned Development 64 (PD-64)."

2.2 - Project Background

2.2.1 – Vineyard at Marsh Creek Project

In June 2004, the Brentwood City Council approved entitlements associated with the Vineyards at Marsh Creek Project and certified the accompanying EIR (State Clearinghouse No. 2003062019). The Final EIR contemplated development of 1,100 units for Active Adults, 150 single-family executive lots, 35 acres of commercial and multi-family housing development in a "Village Center", a recreational center, and a 30-acre parcel to be used for a winery and amphitheater. Table 1 summarizes the 2004 Vineyards at Marsh Creek project. Entitlements included an Annexation, General Plan Amendment, Zoning Code Amendment, Vesting Tentative Subdivision Map, and

Table 1: 2004 Vineyards at Marsh Creek Project Summary

Use	Count
Active Adult Residential	1,100 dwelling units
Multi-Family Residential	350 dwelling units
Executive Lot Residential	150 dwelling units
Business/Commercial/Retail	71 acres
Public Facility	11 acres
Open Space	100 acres
Source: City of Brentwood, 2004.	

2.3 - Project Characteristics

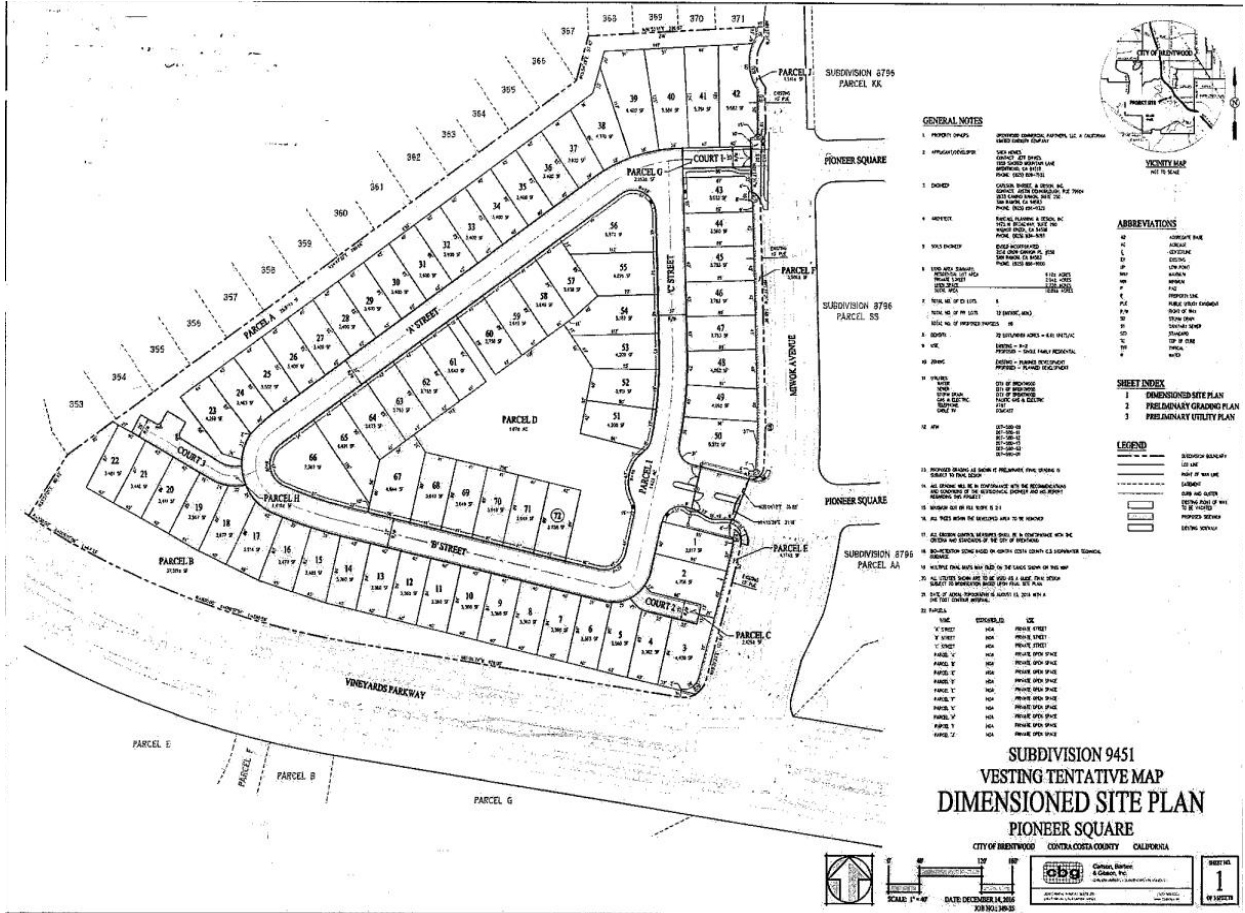
2.3.1 - Project Summary

The project applicant (Shea Homes, Inc.) is proposing to re-subdivide a 10.89-acre site, which was part of the originally approved 30-acre Village Center development, to create 72 Active Adult duet residential lots and a 1.07-acre park. Overall, the proposed 72 duet lot subdivision would be less intense than the approved project due to the elimination of 350 multi-family residential units and potential business, commercial, and retail building square footage on this 10.89-acre site. Entitlements for the proposed project include a Zoning Code Amendment, a Vesting Tentative Subdivision Map, and a Design Review. Table 2 summarizes the project.

Table 2: Proposed Project Summary

New Uses	Net Acres	Characteristics
Active Adult Residential Lots	6.12	72 Active Adult Duet Residential lots
Open Space	2.73	Private Park and Neighborhood Open Space
Streets	2.04	Interior streets and courts
Total	10.89	
Eliminated Uses		
Multi-Family units	7.1	Two lots originally approved for 350 multi-family units
Business Park, Commercial, and Office	3.8	Four lots originally approved for Business Park, Commercial, and Office development
Total	10.9	

Barcelona Trilogy at the Vineyards Dimensioned Site Plan



2.3.2 - Neighborhood Parks

One lot containing private neighborhood park is proposed within the proposed project.

2.3.3 - Roadways and Vehicular Access

Vehicular access would be provided by one internal looped street that would connect through a private security gate to Miwok Avenue. This intersection is proposed to be unsignalized and would allow full turning movements. Just north of this intersection is the Miwok Avenue intersection and it will not be signalized, which would provide an emergency vehicle access only to the proposed project.

2.3.4 - Utilities

Potable Water

The proposed project would be served with potable water service provided by the City of Brentwood. The project would install separate internal looped distribution systems consisting of 8- to 12-inch-diameter pipelines that would connect to an existing 12- inch-diameter line within Miwok Avenue.

Non-Potable Water

The proposed project would be served with non-potable water service provided by the City of Brentwood. This water source would be used for irrigation with park and landscaped areas. The project would install 8-inch-diameter pipelines that would connect to an existing 12-inch-diameter line within Miwok Avenue.

Wastewater

The proposed project would be served with wastewater collection and treatment service provided by the City of Brentwood. The project would install separate internal gravity sewer systems consisting of 8-inch-diameter pipelines that would connect to an existing 10-inch-diameter line within Miwok Avenue.

Storm Drainage

The proposed project would install separate storm drain systems consisting of 18- to 24-inch-diameter pipelines that would convey runoff to a stormwater basin located at two points on the easterly side of the project site. The project site would then outlet runoff into a 42-inch municipal storm drainage line located within Miwok Avenue.

Electricity and Natural Gas

The proposed project would be served with electricity and natural gas service provided by Pacific Gas and Electric Company. Existing underground electrical lines are located within Miwok Avenue and an existing underground natural gas line parallels the eastern boundary of the project site. All electric and natural gas service laterals would be located underground.

2.4 - Discretionary Approvals

The proposed project requires the following discretionary approvals from the City of Brentwood:

- Approval of an amendment to Chapter 17.514 PD-64 Zone
- Approval of a Vesting Tentative Subdivision Map
- Approval of a Design Review

SECTION 3: CEQA CHECKLIST

The purpose of the checklist is to evaluate the categories in terms of any changed condition (e.g., changed circumstances, project changes, or new information of substantial importance) that may result in a changed environmental result (e.g., a new significant impact or substantial increase in the severity of a previously identified significant effect) (CEQA Guidelines Section 15162).

The questions posed in the checklist come from Appendix G of the CEQA Guidelines. A “no” answer does not necessarily mean that there are no potential impacts relative to the environmental category, but that there is no change in the condition or status of the impact since it was analyzed and addressed with mitigation measures in the Final EIR prepared for the project. These environmental categories might be answered with a “no” in the checklist, since the proposed project does not introduce changes that would result in a modification to the conclusion of the certified EIR.

3.1 - Explanation of Checklist Evaluation Categories

(1) Conclusion in Prior EIR and Related Documents

This column summarizes the conclusion of the EIR relative to the environmental issue listed under each topic.

(2) Do the Proposed Changes Involve New Impacts?

Pursuant to CEQA Guidelines Section 15162, subd. (a)(1), this column indicates whether the changes represented by the revised Project will result in new significant environmental impacts not previously identified or mitigated by the EIR, or whether the changes will result in a substantial increase in the severity of a previously identified significant impact.

(3) New Circumstances Involving New Impacts?

Pursuant to CEQA Guidelines Section 15162, subd. (a)(2), this column indicates whether there have been substantial changes with respect to the circumstances under which the Project is undertaken that will require major revisions to the EIR, due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

(4) New Information Requiring New Analysis or Verification?

Pursuant to CEQA Guidelines Section 15162, subd. (a)(3)(A-D), this column indicates whether new information of substantial importance, which was not known and could not

have been known with the exercise of reasonable diligence at the time the EIR was certified as complete, shows any of the following:

- (A) The Project will have one or more significant effects not discussed in the previous EIR [or ND];
- (B) Significant effects previously examined will be substantially more severe than show in the previous EIR [or ND];
- (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the Project, but the project proponents decline to adopt the mitigation measure or alternative; or
- (D) Mitigation measures or alternatives which are considerable different from those analyzed in the previous EIR [or ND] would substantially reduce one or more significant effect of the environment, but the project proponents decline to adopt the mitigation measure or alternative.

If the additional analysis completed as part of this environmental review were to find that the conclusions of the EIR remain the same and no new significant impacts are identified, or identified impacts are not found to be substantially more severe, or additional mitigation is not necessary, then the question would be answered “no” and no additional environmental document would be required.

(5) Mitigation Measures Implemented or Address Impacts

Pursuant to CEQA Guidelines Section 15162, subd. (a)(3), this column indicates whether the EIR provided mitigation measures to address effects in the related impact category. These mitigation measures will be implemented with the construction of the project, as applicable. If “NA” is indicated, both the Final EIR and this Initial Study have concluded that the impact either would not occur with this project or would not be significant, and, therefore, no additional mitigation measures are needed.

3.2 - Discussion and Mitigation Sections

(1) Discussion

A discussion of the elements of the checklist is provided under each environmental category in order to clarify the answers. The discussion provides information about the particular environmental issue, how the project relates to the issue, and the status of any mitigation that may be required or that has already been implemented.

(2) Mitigation Measures

Applicable mitigation measures from the EIR that apply to the project are listed under each environmental category.

(3) Conclusions

A discussion of the conclusion relating to the analysis is contained in each section.

Environmental Issue Area	Conclusion in Final EIR	Do the Proposed Changes Involve New Impacts?	New Circumstances Involving New Impacts?	New Information Requiring New Analysis or Verification?	Mitigation Measures
I. Aesthetics					
<i>Would the project:</i>					
a) Have a substantial adverse effect on a scenic vista?	Less than significant impact	No. The proposed project does not involve changes that would result in new impacts on a scenic vista.	No. There are no new circumstances that would result in new or more severe impacts on a scenic vista.	No. No new information has been disclosed pertaining to the proposed project that would require additional analysis of scenic vistas.	None
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	Less than significant impact	No. The proposed project does not involve changes that would result in new impacts on State Scenic Highways.	No. There are no new circumstances that would result in new or more severe impacts on State Scenic Highways.	No. No new information has been disclosed pertaining to the proposed project that would require additional analysis of State Scenic Highways.	None
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	Less than significant impact	No. The proposed project does not involve changes that would result in new impacts on visual character.	No. There are no new circumstances that would result in new or more severe impacts on visual character.	No. No new information has been disclosed pertaining to the proposed project that would require additional analysis of visual character.	3.7-A.1 3.7-A.2

Environmental Issue Area	Conclusion in Final EIR	Do the Proposed Changes Involve New Impacts?	New Circumstances Involving New Impacts?	New Information Requiring New Analysis or Verification?	Mitigation Measures
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	Less than significant impact	No. The proposed project does not involve changes that would result in new impacts on light and glare.	No. There are no new circumstances that would result in new or more severe impacts on light and glare.	No. No new information has been disclosed pertaining to the proposed project that would require additional analysis of light and glare.	3.7-G.1 3.7-G.2

Discussion

- a) The Final EIR concluded that the 2004 project vicinity is within a developed area of Brentwood and does not contain any scenic vistas. The proposed project would involve the development of structures of height and visual character similar to those contemplated by the Final EIR. As such, the proposed project would not alter any conclusions set forth in the Final EIR. Impacts would be less than significant.
- b) The Final EIR concluded that that the project vicinity is within a developed area of Brentwood and the nearest officially designated State Scenic Highway is Interstate 580 in Alameda County, located more than 15 miles to the south of the project site. Based on this distance, the proposed project would not have the potential to substantially damage scenic resources within a State Scenic Highway. Impacts would be less than significant.
- c) The Final EIR concluded that the 2004 project would develop urban uses within an area planned to support such uses. Development of the project would be guided by the Development Standards addressed in the amendment of Planned Development No. 64, which would be approved in conjunction with the proposed project, and are intended to provide a framework for the development of the project site to ensure a stylistically consistent and cohesive mix of land uses, as well as to ensure integration of the proposed project within the existing fabric of the City of Brentwood. The Final EIR found that visual character impacts would be less than significant.

The proposed project would develop urban uses types similar to those contemplated by the 2004 project. Similar to that project, new development would be guided by the Development Standards addressed in the amendment of Planned Development No. 64 to ensure that new development is stylistically consistent with the urban fabric of Brentwood. Impacts would be less than significant.

d) The Final EIR concluded that development contemplated by the 2004 project would introduce new exterior lighting to the project vicinity. Development of the project would be guided by the Development Standards addressed in the amended Planned Development No. 64, which sets forth requirements for exterior lighting fixtures. The Final EIR found that light and glare impacts would be less than significant.

The proposed project would develop urban uses types similar to those contemplated by the 2004 project and would therefore have a similar potential for introduction of new sources of light and glare. Similar to that project, new development would be guided by the Planned Development No. 64 development standards to ensure that new lighting fixtures do not create substantial sources of light and glare. Impacts would be less than significant.

Mitigation Measures

No mitigation measure would be changed or removed.

Conclusion

The conclusions from the Final EIR remain unchanged when considering the development of the proposed project.

Environmental Issue Area	Conclusion in Final EIR	Do the Proposed Changes Involve New Impacts?	New Circumstances Involving New Impacts?	New Information Requiring New Analysis or Verification?	Mitigation Measures
II. Agricultural Resources					
<i>Would the project:</i>					
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	Less than significant impact	No. The proposed project does not involve changes that would result in new impacts on Important Farmland.	No. There are no new circumstances that would result in new or more severe impacts on Important Farmland.	No. No new information has been disclosed pertaining to the proposed project that would require additional analysis of Important Farmland.	None
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	Less than significant impact	No. The proposed project does not involve changes that would result in new impacts on agricultural zoning or Williamson Act contracts.	No. There are no new circumstances that would result in new or more severe impacts on agricultural zoning or Williamson Act contracts.	No. No new information has been disclosed pertaining to the proposed project that would require additional analysis of agricultural zoning or Williamson Act contracts.	None
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	Less than significant impact	No. The proposed project does not involve changes that would result in new impacts on surrounding agricultural uses.	No. There are no new circumstances that would result in new or more severe impacts on surrounding agricultural uses.	No. No new information has been disclosed pertaining to the proposed project that would require additional analysis of surrounding agricultural uses.	None

Discussion

- a,c) The Final EIR indicated that the Vineyards project could potentially result in the conversion of a very small amount (fewer than 10 acres) of prime farmland and/or farmland of statewide importance. The Vineyards project would also create on the project site approximately 60 new acres of farmland, to be used for vineyards and olive groves. This would more than offset the small amount of farmland that could be converted by the project to non-agricultural uses.
- b) The Final EIR indicated that the project site is zoned “PD-64,” a non-agricultural zoning district, and is not under a Williamson Act contract. The proposed project would maintain the PD-64 zoning, albeit with modifications to reflect the project characteristics; thus, it would remain non-agricultural in nature. As such, the proposed project would not alter the conclusions of the Final EIR. No impacts would occur.

Mitigation Measures

No mitigation measure would be changed or removed.

Conclusion

The conclusions from the Final EIR remain unchanged when considering the development of the proposed project.

Environmental Issue Area	Conclusion in Final EIR	Do the Proposed Changes Involve New Impacts?	New Circumstances Involving New Impacts?	New Information Requiring New Analysis or Verification?	Mitigation Measures
III. Air Quality					
<i>Would the project:</i>					
a) Conflict with or obstruct implementation of the applicable air quality plan?	Less Than Significant Impact	No. The proposed project does not involve changes that would result in new impacts on an applicable air quality plan.	No. There are no new circumstances that would result in new or more severe impacts on an applicable air quality plan.	No. No new information has been disclosed pertaining to the proposed project that would require additional analysis of an applicable air quality plan.	3.5-A1 3.5-A.2 3.5-C 3.5-E.1 3.5-E.2 3.5-G
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	Less Than Significant	No. The proposed project does not involve changes that would result in new impacts associated with violation of an air quality standard.	No. There are no new circumstances that would result in new or more severe impacts associated with violation of an air quality standard.	No. No new information has been disclosed pertaining to the proposed project that would require additional analysis of violations of air quality standards.	3.5-A.1 3.5-A.2 3.5-C 3.5-E.1 3.5-E.2 3.5-G
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	Less Than Significant	No. The proposed project does not involve changes that would result in new impacts associated with any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard.	No. There are no new circumstances that would result in new or more severe impacts associated with any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard.	No. No new information has been disclosed pertaining to the proposed project that would require additional analysis of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard.	3.5-A.1 3.5-A.2 3.5-C 3.5-E.1 3.5-E.2 3.5-G

Environmental Issue Area	Conclusion in Final EIR	Do the Proposed Changes Involve New Impacts?	New Circumstances Involving New Impacts?	New Information Requiring New Analysis or Verification?	Mitigation Measures
d) Expose sensitive receptors to substantial pollutant concentrations?	Less than significant impact	No. The proposed project does not involve changes that would result in new impacts on sensitive receptors.	No. There are no new circumstances that would result in new or more severe impacts on sensitive receptors.	No. No new information has been disclosed pertaining to the proposed project that would require additional analysis of sensitive receptors.	None
e) Create objectionable odors affecting a substantial number of people?	Less than significant impact	No. The proposed project does not involve changes that would result in new impacts associated with objectionable odors.	No. There are no new circumstances that would result in new or more severe impacts associated with objectionable odors.	No. No new information has been disclosed pertaining to the proposed project that would require additional analysis of objectionable odors.	None

Discussion

a-c) The Final EIR indicated that the short term construction and operational activities associated with the 2004 project may result in temporary construction related air quality impacts and implementation of the BAAQMD's recommended control measures for construction emissions would reduce impacts to less than significant levels.

It also indicated that pursuant to the BAAQMD's CEQAS Guidelines, when a City adopts a General Plan, it evaluates whether a plan is consistent with regional plans and policies affecting air quality. The policies and actions included throughout the 2014 General Plan, most specifically within the Conservation and Open Space, Land Use, and Circulation Elements, cover the full breadth of air quality issues as recommended in the 2010 Clean Air Plan. The 2010 Clean Air Plan's second primary goal is to address public health. The 2010 Clean Air Plan's primary goal of protecting the climate is to reduce greenhouse gases. The 2014 General Plan Conservation and Open Space Element includes an extensive list of policies and actions that are specifically aimed at reducing greenhouse gas emissions/climate change. These policies and actions are discussed in more detail in Section 3.7 (Greenhouse Gases and Climate Change) of the 2014 Final EIR.

Analysis prepared for the Vineyards at Marsh Creek Final EIR showed that the 2004 project would be consistent with the goals and policies of the General Plan and that the General

Plan would be consistent with the CAP in regards to population and VMT assumptions, TCM 's and impacts associated with odors and toxics. Therefore impacts regarding plan consistency would be less than significant.

The proposed project would be expected to result in less construction emissions than the 2004 project, because less ground disturbance and building construction would occur. As a result no new impacts would occur beyond those identified in the Final EIR for the 2004 project.

- d) The Final EIR concluded that the residential receptors associated with the 2004 project would not be exposed to substantial pollutant concentrations. Impacts were found to be less than significant.

The proposed project would develop 72 Active Adult residential duet units, most of which would be within 500 feet of Miwok Avenue and Vineyards Parkway. Because this roadway's average daily volume is well below 10,000 daily trips, the location of these residential receptors would not be exposed to substantial pollutant concentrations. Impacts would be less than significant.

- e) The Final EIR noted that common sources of objectionable odors include landfills, composting facilities, wastewater treatment plants, feed lots, and coffee roasting facilities, and the 2004 project's end uses (residential, commercial, institutional, and parks) did not include any of those types of uses. Impacts were found to be less than significant.

The proposed project would develop 72 Active Adult residential duet units. This type of use is not considered to be sources of objectionable odors. Impacts would be less than significant.

Mitigation Measures

No mitigation measure would be changed or removed.

Conclusion

The conclusions from the Final EIR remain unchanged when considering the development of the proposed project.

Environmental Issue Area	Conclusion in Final EIR	Do the Proposed Changes Involve New Impacts?	New Circumstances Involving New Impacts?	New Information Requiring New Analysis or Verification?	Mitigation Measures
IV. Biological Resources					
<i>Would the project:</i>					
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	Less than significant impact with mitigation	No. The proposed project does not involve changes that would result in new impacts on special status species.	No. There are no new circumstances that would result in new or more severe impacts on special status species.	No. No new information has been disclosed pertaining to the proposed project that would require additional analysis of special status species.	3.8-W
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	Less than significant impact	No. The proposed project does not involve changes that would result in new impacts on riparian habitat.	No. There are no new circumstances that would result in new or more severe impacts on riparian habitat.	No. No new information has been disclosed pertaining to the proposed project that would require additional analysis of riparian habitat.	3.8-W

c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	Less than significant impact	No. The proposed project does not involve changes that would result in new impacts on Section 404 wetlands.	No. There are no new circumstances that would result in new or more severe impacts on Section 404 wetlands.	No. No new information has been disclosed pertaining to the proposed project that would require additional analysis of Section 404 wetlands.	3.8-W
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Environmental Issue Area	Conclusion in Final EIR	Do the Proposed Changes Involve New Impacts?	New Circumstances Involving New Impacts?	New Information Requiring New Analysis or Verification?	Mitigation Measures
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	Less than significant impact	No. The proposed project does not involve changes that would result in new impacts on fish or wildlife movement.	No. There are no new circumstances that would result in new or more severe impacts on fish or wildlife movement.	No. No new information has been disclosed pertaining to the proposed project that would require additional analysis of fish or wildlife movement.	3.8-W
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	Less than significant impact with mitigation	No. The proposed project does not involve changes that would result in new impacts on local biological policies or ordinances.	No. There are no new circumstances that would result in new or more severe impacts on fish or local biological policies or ordinances.	No. No new information has been disclosed pertaining to the proposed project that would require additional analysis of local biological policies or ordinances.	3.8-W

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	Less than significant impact	No. The proposed project does not involve changes that would result in new impacts on an adopted Habitat Conservation Plan or Natural Community Conservation Plan.	No. There are no new circumstances that would result in new or more severe impacts on an adopted Habitat Conservation Plan or Natural Community Conservation Plan.	No. No new information has been disclosed pertaining to the proposed project that would require additional analysis of an adopted Habitat Conservation Plan or Natural Community Conservation Plan.	3.8-W
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Discussion

a-f)The Final EIR for the 2004 project indicated that the Vineyards project and annexation sites could contribute to the cumulative loss of individuals of these special-status species, their habitats, and special-status natural communities resulting in potentially-significant cumulative impacts. The 2001 City of Brentwood General Plan Update EIR anticipated this level of development in SPA J, in the City’s Planning Area and in the region. The Vineyards project and Annexation Sites are consistent with both the 2001 and 2014 General Plan Updates and with the assumptions made in the respective EIRs. The General Plan Update found that with the imposition of mitigation measures, the impacts of buildout on loss of plant and wildlife habitat, special status species or habitat for such species; degradation of sensitive natural habitat communities; and loss of trees would be reduced to a level of less-than-significant. The Vineyards project and Annexation Sites include all of the mitigation measures described in the General Plan Update EIR for these impacts.

The proposed project would involve development activities similar to the 2004 Vineyards project, and with all of the habitat mitigation previously completed, impacts for this project would be less than significant. The 2004 Vineyards project habitat mitigation requirements have been completed and the developer has submitted a PSR to the East Contra Costa County Habitat Conservancy for review and approval.

Mitigation Measures

No mitigation measure would be changed or removed.

Conclusion

The conclusions from the Final EIR remain unchanged when considering the development of the proposed project.

Environmental Issue Area	Conclusion in Final EIR	Do the Proposed Changes Involve New Impacts?	New Circumstances Involving New Impacts?	New Information Requiring New Analysis or Verification?	Mitigation Measures
V. Cultural Resources					
<i>Would the project:</i>					
a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?	Less than significant impact	No. The proposed project does not involve changes that would result in new impacts on historic resources.	No. There are no new circumstances that would result in new or more severe impacts on historic resources.	No. No new information has been disclosed pertaining to the proposed project that would require additional analysis of historic resources.	3.12-A
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	Less than significant impact	No. The proposed project does not involve changes that would result in new impacts on archaeological resources.	No. There are no new circumstances that would result in new or more severe impacts on archaeological resources.	No. No new information has been disclosed pertaining to the proposed project that would require additional analysis of archaeological resources.	3.12-C

c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	Less than significant impact	No. The proposed project does not involve changes that would result in new impacts on paleontological resources.	No. There are no new circumstances that would result in new or more severe impacts on paleontological resources.	No. No new information has been disclosed pertaining to the proposed project that would require additional analysis of paleontological resources.	None
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Environmental Issue Area	Conclusion in Final EIR	Do the Proposed Changes Involve New Impacts?	New Circumstances Involving New Impacts?	New Information Requiring New Analysis or Verification?	Mitigation Measures
d) Disturb any human remains, including those interred outside of formal cemeteries?	Less than significant impact	No. The proposed project does not involve changes that would result in new impacts on burial sites.	No. There are no new circumstances that would result in new or more severe impacts on burial sites.	No. No new information has been disclosed pertaining to the proposed project that would require additional analysis of burial sites.	3.12-H 3.12-J

Discussion

a) The Final EIR indicated that the construction of the proposed Vineyards project would involve grading and construction activities within the mapped boundaries of a significant archaeological resource. The proposed project would involve development activities similar to the 2004 project and would similarly result in a less than significant impact to historic resources.

b) The Final EIR indicated that a cement irrigation canal, an old well, and a windmill with associated materials are located on the Vineyards project and would be demolished to construct the Vineyards project.

The proposed project would involve development activities similar to the 2004 project, and, therefore, Mitigation Measure 3.12-C would apply and would serve to reduce impacts to a level of less than significant.

c) The Final EIR indicated the project site would not result in significant impacts to unique paleontological resources, therefore no mitigation was required.

The proposed project would involve development activities similar to the 2004 project, and, therefore, no new mitigation will be required.

d) The Final EIR indicated the project site has moderate sensitivity for human remains due to

its proximity to Marsh Creek. As such, the Final EIR set forth Mitigation Measure 3.12-H, which required inadvertent discovery measures to be implemented in the event of a find, to reduce impacts to a level of less than significant.

The proposed project would involve development activities similar to the 2004 project, and, therefore, Mitigation Measure 3.12-H would apply and would serve to reduce impacts to a level of less than significant.

Mitigation Measures

No mitigation measure would be changed or removed.

Conclusion

The conclusions from the Final EIR remain unchanged when considering the development of the proposed project.

Environmental Issue Area	Conclusion in Final EIR	Do the Proposed Changes Involve New Impacts?	New Circumstances Involving New Impacts?	New Information Requiring New Analysis or Verification?	Mitigation Measures
VI. Geology and Soils					
<i>Would the project:</i>					
a) Expose people or structures to potential substantial adverse effects, including risk of loss, injury, or death involving:					
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	Less than significant	No. The proposed project does not involve changes that would result in new impacts on an earthquake fault.	No. There are no new circumstances that would result in new or more severe impacts on an earthquake fault.	No. No new information has been disclosed pertaining to the proposed project that would require additional analysis of an earthquake fault.	None

ii) Strong seismic ground shaking?	Less than significant	No. The proposed project does not involve changes that would result in new impacts on strong seismic ground shaking.	No. There are no new circumstances that would result in new or more severe impacts on strong seismic ground shaking.	No. No new information has been disclosed pertaining to the proposed project that would require additional analysis of strong seismic ground shaking.	None
iii) Seismic-related ground failure, including liquefaction?	Less than significant	No. The proposed project does not involve changes that would result in new impacts on seismic-related ground failure, including liquefaction.	No. There are no new circumstances that would result in new or more severe impacts on seismic-related ground failure, including liquefaction.	No. No new information has been disclosed pertaining to the proposed project that would require additional analysis of seismic-related ground failure, including liquefaction.	None
iv) Landslides?	No impact	No. The proposed project does not involve changes that would result in new impacts on landslides.	No. There are no new circumstances that would result in new or more severe impacts on landslides.	No. No new information has been disclosed pertaining to the proposed project that would require additional analysis of landslides.	None
b) Result in substantial soil erosion or the loss of topsoil?	Less than significant	No. The proposed project does not involve changes that would result in new impacts on soil erosion.	No. There are no new circumstances that would result in new or more severe impacts on soil erosion.	No. No new information has been disclosed pertaining to the proposed project that would require additional analysis of soil erosion.	3.9-G

c)	Be located on a geologic unit or soil that is unstable or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	Less than significant	No. The proposed project does not involve changes that would result in new impacts on unstable geologic units or soils.	No. There are no new circumstances that would result in new or more severe impacts on unstable geologic units or soils.	No. No new information has been disclosed pertaining to the proposed project that would require additional analysis of unstable geologic units or soils.	3.9-I
d)	Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	Less than significant with mitigation	No. The proposed project does not involve changes that would result in new impacts on expansive soils.	No. There are no new circumstances that would result in new or more severe impacts on expansive soils.	No. No new information has been disclosed pertaining to the proposed project that would require additional analysis of expansive soils.	3.9-L
e)	Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water.	No impact	No. The proposed project does not involve changes that would result in new impacts on septic systems.	No. There are no new circumstances that would result in new or more severe impacts on septic systems.	No. No new information has been disclosed pertaining to the proposed project that would require additional analysis of septic systems.	None

Discussion

- a) The Final EIR indicated that the project site is located in an area susceptible to seismic hazards during an earthquake. As such, the Final EIR set forth Mitigation Measure 3.9-C, which requires compliance with Building Code seismic safety standards, to reduce impacts to a level of less than significant.

The proposed project would involve development activities similar to the 2004 project, and, therefore, Mitigation Measure 3.9-C would apply and would serve to reduce impacts to a level of less than significant.

- b) The Final EIR indicated that development activities associated with the 2004 project had the potential to cause erosion and sedimentation. As such, the Final EIR set forth Mitigation Measure 3.9-G, which requires the implementation of erosion control measures during construction, to reduce impacts to a level of less than significant.

The proposed project would involve development activities similar to the 2004 project, and, therefore, Mitigation Measure 3.9-G would apply and would serve to reduce impacts to a level of less than significant.

- c) The Final EIR indicated that the project site is located within an area that may be susceptible to lateral spreading and liquefaction. As such, the Final EIR set forth Mitigation Measure 3.9-I, which requires the preparation of a geotechnical report that addresses ground failure conditions and sets forth abatement measures, to reduce impacts to a level of less than significant.

The proposed project would involve development activities similar to the 2004 project, and, therefore, Mitigation Measure 3.9-I would apply and would serve to reduce impacts to a level of less than significant.

- d) The Final EIR indicated that the project site is underlain by expansive soils. As such, the Final EIR set forth Mitigation Measure 3.9-L, which requires the preparation of a geotechnical report that addresses expansive soil conditions and sets forth abatement measures, to reduce impacts to a level of less than significant.

The proposed project would involve development activities similar to the 2004 project, and, therefore, Mitigation Measure 3.9-L would apply and would serve to reduce impacts to a level of less than significant.

- e) The Final EIR indicated that the 2004 project would be served with sanitary sewer service provided by the City of Brentwood, a condition that precludes the use of alternative wastewater disposal systems. The Final EIR indicated that no impacts would occur.

The proposed project would be served with sanitary sewer service provided by the City of Brentwood, a condition that precludes the use of alternative wastewater disposal systems. No impacts would occur.

Mitigation Measures

No mitigation measure would be changed or removed.

Conclusion

The conclusions from the Final EIR remain unchanged when considering the development of the proposed project.

Environmental Issue Area	Conclusion in Final EIR	Do the Proposed Changes Involve New Impacts?	New Circumstances Involving New Impacts?	New Information Requiring New Analysis or Verification?	Mitigation Measures
VII. Greenhouse Gas Emissions					
<i>Would the project:</i>					
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	Less than significant impact	No. The proposed project does not involve changes that would result in new impacts on greenhouse gas emissions.	No. There are no new circumstances that would result in new or more severe impacts on greenhouse gas emissions.	No. No new information has been disclosed pertaining to the proposed project that would require additional analysis of greenhouse gas emissions.	None
b) Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?	Less than significant impact	No. The proposed project does not involve changes that would result in new impacts on conflicts with a plan, policy, or regulation for reducing greenhouse gas emissions.	No. There are no new circumstances that would result in new or more severe impacts on conflicts with a plan, policy, or regulation for reducing greenhouse gas emissions.	No. No new information has been disclosed pertaining to the proposed project that would require additional analysis of conflicts with a plan, policy, or regulation for reducing greenhouse gas emissions.	None

Discussion

Note to reader: At the time of Final EIR certification in 2004, a local or statewide greenhouse gas threshold had not yet been adopted. Therefore, the 2004 Final EIR relied upon industry guidance to assess impacts on greenhouse gas emissions.

Mitigation Measures

No mitigation measure would be changed or removed

Conclusion

The conclusions from the Final EIR remain unchanged when considering the development of the proposed project.

Environmental Issue Area	Conclusion in Final EIR	Do the Proposed Changes Involve New Impacts?	New Circumstances Involving New Impacts?	New Information Requiring New Analysis or Verification?	Mitigation Measures
VIII. Hazards and Hazardous Materials					
<i>Would the project:</i>					
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	Less than significant impact	No. The proposed project would not result in the disclosure of new information that would require additional analysis of hazardous materials.	No. There are no new circumstances that would result in new or more severe impacts related to hazardous materials.	No. No new information has been disclosed pertaining to the proposed project that would require additional analysis of hazardous materials.	None
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	Less than significant impact with mitigation	No. The proposed project would not result in the disclosure of new information that would require additional analysis of reasonably foreseeable upset and accident conditions.	No. There are no new circumstances that would result in new or more severe impacts related to reasonably foreseeable upset and accident conditions.	No. No new information has been disclosed pertaining to the proposed project that would require additional analysis of reasonably foreseeable upset and accident conditions.	3.11-C

<p>c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?</p>	<p>Less than significant impact</p>	<p>No. The proposed project would not result in the disclosure of new information that would require additional analysis of hazardous emissions or handle hazardous or</p>	<p>No. There are no new circumstances that would result in new or more severe impacts related to hazardous or acutely hazardous materials, substances, or waste.</p>	<p>No. No new information has been disclosed pertaining to the proposed project that would require additional analysis of hazardous or acutely hazardous materials, substances, or waste.</p>	<p>None</p>
		<p>acutely hazardous materials, substances, or waste.</p>			
<p>d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?</p>	<p>No impact</p>	<p>No. The proposed project would not result in the disclosure of new information that would require additional analysis of hazardous materials sites compiled pursuant to Government Code Section 65962.5.</p>	<p>No. There are no new circumstances that would result in new or more severe impacts related to hazardous materials sites compiled pursuant to Government Code Section 65962.5.</p>	<p>No. No new information has been disclosed pertaining to the proposed project that would require additional analysis of hazardous materials sites compiled pursuant to Government Code Section 65962.5.</p>	<p>None</p>
<p>e) Be located within two miles of a public airport or private use airport and result in a safety hazard for people residing or working in the project area?</p>	<p>No impact</p>	<p>No. The proposed project would not result in the disclosure of new information that would require additional analysis of airports.</p>	<p>No. There are no new circumstances that would result in new or more severe impacts on airports.</p>	<p>No. No new information has been disclosed pertaining to the proposed project that would require additional analysis of airports.</p>	<p>None</p>

f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	No impact	No. The proposed project would not result in the disclosure of new information that would require additional analysis of private airstrips.	No. There are no new circumstances that would result in new or more severe impacts on private airstrips.	No. No new information has been disclosed pertaining to the proposed project that would require additional analysis of private airstrips.	None
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Environmental Issue Area	Conclusion in Final EIR	Do the Proposed Changes Involve New Impacts?	New Circumstances Involving New Impacts?	New Information Requiring New Analysis or Verification?	Mitigation Measures
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	Less than significant impact	No. The proposed project would not result in the disclosure of new information that would require additional analysis of emergency evacuation or response.	No. There are no new circumstances that would result in new or more severe impacts on emergency evacuation or response.	No. No new information has been disclosed pertaining to the proposed project that would require additional analysis of emergency evacuation or response.	None
h) Be located in an area designated as having a high, extreme, or severe fire hazard, or otherwise expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	Less than significant impact	No. The proposed project would not result in the disclosure of new information that would require additional analysis of wildland fires.	No. There are no new circumstances that would result in new or more severe impacts related to wildland fires.	No. No new information has been disclosed pertaining to the proposed project that would require additional analysis of wildland fires.	None

Discussion

- a-c) The proposed project would involve development activities similar to the 2004 project, and, therefore, Mitigation Measure 3.11-C would apply and would serve to reduce impacts to a level of less than significant.
- d) The Final EIR indicated that the project site is not located on a list of hazardous materials sites compiled pursuant to Government Code 65962.5. The project has not been added to any hazardous materials databases in the time that has elapsed since Final EIR certification. This condition precludes the possibility of related impacts. No impacts would occur.
- e,f) The Final EIR indicated that the project site is more than 7 miles from the Byron Airport. Therefore, this condition precludes the possibility of exposing persons in the project vicinity to aviation hazards. No impacts would occur.
- g) The Final EIR indicated that the project site is located in area served with adequate emergency response times. The Final EIR noted that the 2004 project would be required to comply with the applicable emergency access requirements of the California Fire Code. Impacts would be less than significant.
- h) The Final EIR indicated that the project would develop an on-site fire break between the project and the State Park which would be maintained by the Home Owners Association or CFD. Residences will include fire sprinkler systems in each home. This combination of fire prevention and suppression components would result in less than significant wildland fire impacts.

Mitigation Measures

No mitigation measure would be changed or removed.

Conclusion

The conclusions from the Final EIR remain unchanged when considering the development of the proposed project.

Environmental Issue Area	Conclusion in Final EIR	Do the Proposed Changes Involve New Impacts?	New Circumstances Involving New Impacts?	New Information Requiring New Analysis or Verification?	Mitigation Measures
IX. Hydrology and Water Quality					
<i>Would the project:</i>					
a) Violate any water quality standards or waste discharge requirements?	Less than significant impact	No. The proposed project would not result in the disclosure of new information that would require additional analysis of water quality standards or waste discharge requirements.	No. There are no new circumstances that would result in new or more severe impacts on water quality standards or waste discharge requirements.	No. No new information has been disclosed pertaining to the proposed project that would require additional analysis of water quality standards or waste discharge requirements.	None
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	Less than significant impact	No. The proposed project would not result in the disclosure of new information that would require additional analysis of groundwater.	No. There are no new circumstances that would result in new or more severe impacts on groundwater.	No. No new information has been disclosed pertaining to the proposed project that would require additional analysis of groundwater.	None
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner	Less than significant impact	No. The proposed project would not result in the disclosure of new information that would	No. There are no new circumstances that would result in new or more severe impacts on erosion.	No. No new information has been disclosed pertaining to the proposed project that would require	None

Environmental Issue Area	Conclusion in Final EIR	Do the Proposed Changes Involve New Impacts?	New Circumstances Involving New Impacts?	New Information Requiring New Analysis or Verification?	Mitigation Measures
which would result in substantial erosion or siltation on- or off-site?		require additional analysis of erosion.		additional analysis of erosion.	
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	Less than significant impact	No. The proposed project would not result in the disclosure of new information that would require additional analysis of flooding.	No. There are no new circumstances that would result in new or more severe impacts on flooding.	No. No new information has been disclosed pertaining to the proposed project that would require additional analysis of flooding.	None
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	Less than significant impact	No. The proposed project would not result in the disclosure of new information that would require additional analysis of runoff.	No. There are no new circumstances that would result in new or more severe impacts on runoff.	No. No new information has been disclosed pertaining to the proposed project that would require additional analysis of runoff.	None
f) Otherwise substantially degrade water quality	Less than significant impact	No. The proposed project would not result in the disclosure of new information that would require additional analysis of water quality.	No. There are no new circumstances that would result in new or more severe impacts on water quality.	No. No new information has been disclosed pertaining to the proposed project that would require additional analysis of water quality.	None

Environmental Issue Area	Conclusion in Final EIR	Do the Proposed Changes Involve New Impacts?	New Circumstances Involving New Impacts?	New Information Requiring New Analysis or Verification?	Mitigation Measures
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	Less than significant impact	No. The proposed project would not result in the disclosure of new information that would require additional analysis of 100-year flood hazard areas.	No. There are no new circumstances that would result in new or more severe impacts on 100-year flood hazard areas.	No. No new information has been disclosed pertaining to the proposed project that would require additional analysis of 100-year flood hazard areas.	None
h) Place within a 100-year flood hazard structures which would impede or redirect flood flows?	Less than significant impact	No. The proposed project would not result in the disclosure of new information that would require additional analysis of 100-year flood hazard areas.	No. There are no new circumstances that would result in new or more severe impacts on 100-year flood hazard areas.	No. No new information has been disclosed pertaining to the proposed project that would require additional analysis of 100-year flood hazard areas.	None
i) Expose people or structures to significant risk or loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	Less than significant impact	No. The proposed project does not involve changes that would result in new impacts on dam or levee failure.	No. There are no new circumstances that would result in new or more severe impacts on dam or levee failure.	No. No new information has been disclosed pertaining to the proposed project that would require additional analysis of dam or levee failure inundation zone.	None

Environmental Issue Area	Conclusion in Final EIR	Do the Proposed Changes Involve New Impacts?	New Circumstances Involving New Impacts?	New Information Requiring New Analysis or Verification?	Mitigation Measures
j) Inundation of by seiche, tsunami, or mudflow?	No impact	No. The proposed project does not involve changes that would result in new impacts on seiches, tsunamis, or mudflows.	No. There are no new circumstances that would result in new or more severe impacts on seiches, tsunamis, or mudflows.	No. No new information has been disclosed pertaining to the proposed project that would require additional analysis of seiches, tsunamis, or mudflows.	None

Discussion

- a,f) The Final EIR indicated that construction and operational activities associated with the 2004 project had the potential to generate polluted runoff that may enter downstream waterways. As such, the Final EIR set forth Mitigation Measure 3.10-C.1, which requires implementation of stormwater quality control measures, to reduce further impacts to a level of less than significant.

The proposed project would involve development activities similar to the 2004 project, and, therefore, Mitigation Measure 3.10-C.1 would apply and would serve to reduce impacts to a level of less than significant.

- b) The Final EIR indicated that although the 2004 project would largely convert the pervious surfaces of the project site to impervious surfaces, the provision of stormwater basins, park areas, and landscaped areas within the project would facilitate groundwater percolation and recharge. The Final EIR found that impacts would be less than significant.

The proposed project would include 2.73 acres of parks, landscaped areas, and stormwater treatment areas that would facilitate groundwater percolation and recharge. This is an equivalent, if not greater, amount of pervious acreage relative to the 2004 project. As such, the proposed project would yield a similar less than significant conclusion.

- c-e) The proposed project would involve development activities similar to the 2004 project, and, therefore, Mitigation Measures 3.10-C.2 and 3.10-E would apply and would serve to reduce impacts to a level of less than significant.

- g-i) The Final EIR indicated that the project site is located outside of a 100-year flood hazard area or dam failure inundation area. This condition precludes the possibility of placing dwelling units or structures within a flood hazard area. No impacts would occur.

- j) The Final EIR indicated that the project site would not be susceptible to tsunamis, seiches, or mudflows because of the distance to the nearest large body of water and the absence of steep slopes on the project vicinity. This condition precludes the possibility of related impacts. No impacts would occur.

Mitigation Measures

No mitigation measures would be changed or removed.

Conclusion

The conclusions from the Final EIR remain unchanged when considering the development of the proposed project.

Environmental Issue Area	Conclusion in Final EIR	Do the Proposed Changes Involve New Impacts?	New Circumstances Involving New Impacts?	New Information Requiring New Analysis or Verification?	Mitigation Measures
X. Land Use					
<i>Would the project:</i>					
a) Physically divide an established community?	No Impact	No. The proposed project does not involve changes that would result in new impacts on division of an established community.	No. There are no new circumstances that would result in new or more severe impacts on division of an established community.	No. No new information has been disclosed pertaining to the proposed project that would require additional analysis of division of an established community.	None
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	No Impact	No. The proposed project does not involve changes that would result in new impacts on conflicts with any applicable land use plan, policy, or regulation.	No. There are no new circumstances that would result in new or more severe impacts on conflicts with any applicable land use plan, policy, or regulation.	No. No new information has been disclosed pertaining to the proposed project that would require additional analysis of conflicts with any applicable land use plan, policy, or regulation.	None

c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	Less than significant impact	No. The proposed project does not involve changes that would result in new impacts on habitat conservation plans or natural community conservation plans.	No. There are no new circumstances that would result in new or more severe impacts on habitat conservation plans or natural community conservation plans.	No. No new information has been disclosed pertaining to the proposed project that would require additional analysis of habitat conservation plans or natural community conservation plans.	None
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Discussion

- a) The Final EIR indicated that the 2004 project would not result in a physical division of an established community. It also stated the Vineyards project would require a General Plan Amendment and a Rezone as part of the entitlement process to ensure that the project would not conflict with the overall goals and policies of the Brentwood General Plan and Zoning Ordinance therefore, no mitigation was required.

The proposed project would develop 72 Active Adult residential lots and 2.73 acres for a future park and open space. Impacts would be less than significant.

- b) The 2004 project involved a General Plan Amendment to re-designate the site to “Planned Development” and rezoning to a “PD-64” zoning district. The Final EIR found that the General Plan Amendment and rezoning were consistent and compatible with the various provisions of the City of Brentwood General Plan and Brentwood Municipal Code. Impacts were found to be less than significant.

The proposed project includes a rezone to specify the development standards for the duet units. The proposed project’s 72 Active Adult residential duet units and 2.73 acres of future park and open space areas are consistent with the allowable land uses of the “Planned Development” land use designation and “PD-64” zoning district. Impacts would be less than significant.

The proposed project would involve development activities similar to the 2004 Vineyards project, and with all of the habitat mitigation previously completed, impacts for this project would be less than significant. The 2004 Vineyards project habitat mitigation requirements have been completed and the developer has submitted a PSR to the East Contra Costa County Habitat Conservancy for review and approval.

- c) The Final EIR indicated that no East Contra Costa County Habitat Conservation Plan/Natural Community Conservation Plan existed for the Vineyards project therefore, the 2004 project would not have the potential to result in any inconsistencies with such plan. The Final EIR concluded that impacts would be less than significant and no mitigation was required.

Mitigation Measures

No mitigation measure would be changed or removed.

Conclusion

The conclusions from the Final EIR remain unchanged when considering the development of the proposed project.

Environmental Issue Area	Conclusion in EIR	Do the Proposed Changes Involve New Impacts?	New Circumstances Involving New Impacts?	New Information Requiring New Analysis or Verification?	EIR Mitigation Measures
XI. Mineral Resources					
<i>Would the project:</i>					
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	Less Than Significant Impact	No. The proposed project does not involve changes that would result in new impacts on loss of known mineral resources of statewide importance.	No. There are no new circumstances that would result in new or more severe impacts on loss of known mineral resources of statewide importance.	No. No new information has been disclosed pertaining to the proposed project that would require additional analysis of known mineral resources of statewide importance.	3.9-M.1
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	Less Than Significant Impact	No. The proposed project does not involve changes that would result in new impacts on loss of known mineral resources of local importance.	No. There are no new circumstances that would result in new or more severe impacts on loss of known mineral resources of local importance.	No. No new information has been disclosed pertaining to the proposed project that would require additional analysis of known mineral resources of local importance.	3.9-M.2

Discussion

- a) The Final EIR indicated that the 2004 project site contained Domengine Sandstone, which is identified by Contra Costa County and the United States Geological Survey as a significant mineral source. Development of the 2004 project would preclude the extraction of this Domengine Sandstone. Impacts were found to be less than significant.

If Domengine Sandstone is encountered within the proposed project site and to the extent

feasible should be mined and utilized on-site for filling of utility trenches and other areas where appropriate. The developer shall ensure that properties located adjacent to undisturbed mineral resources include a statement in the deed informing the prospective buyer of the potential of future mining operations occurring in the vicinity. Impacts were found to be less than significant.

Mitigation Measures

No mitigation measure would be changed or removed.

Conclusion

The conclusions from the Final EIR remain unchanged when considering the development of the proposed project.

Environmental Issue Area	Conclusion in Final EIR	Do the Proposed Changes Involve New Impacts?	New Circumstances Involving New Impacts?	New Information Requiring New Analysis or Verification?	Mitigation Measures
XII. Noise					
<i>Would the project:</i>					
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	Less than significant impact with mitigation	No. The proposed project does not involve changes that would result in new impacts associated with noise levels in excess of standards established by applicable local, regional, or national regulations.	No. There are no new circumstances that would result in new or more severe impacts associated with noise levels in excess of standards established by applicable local, regional, or national regulations.	No. No new information has been disclosed pertaining to the proposed project that would require additional analysis of noise levels in excess of standards established by applicable local, regional, or national regulations.	3.6-A.1 3.6-A.2 3.6-A.3
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	Less than significant impact	No. The proposed project does not involve changes that would result in new impacts associated with groundborne vibration.	No. There are no new circumstances that would result in new or more severe impacts associated with groundborne vibration.	No. No new information has been disclosed pertaining to the proposed project that would require additional analysis of groundborne vibration.	None

c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	Less than significant impact	No. The proposed project does not involve changes that would result in new impacts on associated with a substantial permanent increase in ambient noise levels.	No. There are no new circumstances that would result in new or more severe impacts associated with a substantial permanent increase in ambient noise levels.	No. No new information has been disclosed pertaining to the proposed project that would require additional analysis of a substantial permanent increase in ambient noise levels.	3.6-G
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	Less than significant impact	No. The proposed project does not involve changes that would result in new impacts associated with a substantial temporary increase in ambient noise levels.	No. There are no new circumstances that would result in new or more severe impacts associated with a substantial temporary increase in ambient noise levels.	No. No new information has been disclosed pertaining to the proposed project that would require additional analysis of a substantial temporary increase in ambient noise levels.	3.6-G
e) For a project located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	No impact	No. The proposed project does not involve changes that would result in new impacts associated with aviation noise.	No. There are no new circumstances that would result in new or more severe impacts associated with aviation noise.	No. No new information has been disclosed pertaining to the proposed project that would require additional analysis of aviation noise.	None
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	No impact	No. The proposed project does not involve changes that would result in new impacts associated with aviation noise.	No. There are no new circumstances that would result in new or more severe impacts associated with aviation noise.	No. No new information has been disclosed pertaining to the proposed project that would require additional analysis of aviation noise.	None

Discussion

- a) The Final EIR indicated that residential receptors may be exposed to ambient noise levels in excess of 60 dBA CNEL/L_{dn}, which is the City of Brentwood General Plan's normally acceptable exterior noise standard for residential uses. This includes noise from traffic on surrounding roadways, commercial activities, and recreational activities in parks. As such, the Final EIR set forth Mitigation Measures 3.6-A.1, 3.6-A.2, 3.6-A.3 and 3.6-G, which require incorporation of various site planning and noise attenuation measures to achieve the 60 dBA CNEL/L_{dn} standard, to reduce impacts to a level of less than significant.

The proposed project would develop 72 Active Adult residential duet units, reserve 2.73 acres for future park and open space within the same project site boundaries as analyzed within the Final EIR for the 2004 project. As such, the residential uses may be exposed to ambient noise levels in excess of 60 dBA CNEL/L_{dn}. Accordingly, Mitigation Measures 3.6-A.1, 3.6-A.2, 3.6-A.3 and 3.6-G would apply and serve to reduce impacts to a level of less than significant.

- b) The Final EIR indicated that construction activities would not involve vibration-intensive activities such as pile driving, and, therefore, construction-related vibration would not have the potential to result in excessive groundborne vibration at nearby land uses. The Final EIR found that impacts would be less than significant.

The proposed project would involve development activities similar to the 2004 project and would therefore yield a similar finding for groundborne vibration. Impacts would be less than significant.

- c) The Final EIR indicated that the 2004 project compares the 2007 Without Vineyards Project scenario with the 2007 With Vineyards project scenario. The highest noise increase would occur along Fairview Avenue from Concord Avenue to Marsh Creek, which would have a noise increase of 4.8 dBA. Under the 2007 Without Vineyards Project scenario, this roadway segment would be 58.6dBA at 100 feet from the roadway centerline. As noted an increase of 3dBA or more is considered significant when the No Project noise levels at adjacent residential or commercial uses are equal to or greater than 60dBA CNEL. If the existing noise environment were below 60dBA CNEL, an increase of 5dBA CNEL or more would result in a significant impact. As such the 2004 project projected noise levels did not exceed the established criteria/threshold levels, resulting in less than significant impacts in this regard.

The proposed project would involve development activities similar to the 2004 project, and, therefore, Mitigation 3.6-A.1, 3.6-A.2, 3.6-A.3 and 3.6-G would apply and would serve to reduce impacts to a level of less than significant.

- d) The Final EIR indicated that construction activities have the potential to temporarily expose nearby sensitive receptors to noise levels as high as 92 dB at a distance of 50 feet. As such, the Final EIR set forth Mitigation Measures 3.6-A.1, 3.6-A.2, and 3.6-A.3 which require implementation of construction noise attenuation measures, to reduce impacts to a level of less than significant.

The proposed project would involve development activities similar to the 2004 project, and, therefore, Mitigation Measures 3.6-A.1, 3.6-A.2, and 3.6-A.3 would apply and would serve to reduce impacts to a level of less than significant.

- e,f) The Final EIR indicated that the project site is more than 7 miles from the Byron Airport. Therefore, this condition precludes the possibility of exposing persons in the project vicinity to excessive aviation noise. No impacts would occur.

Mitigation Measures

No mitigation measure would be changed or removed.

Conclusion

The conclusions from the Final EIR remain unchanged when considering the development of the proposed project.

Environmental Issue Area	Conclusion in Final EIR	Do the Proposed Changes Involve New Impacts?	New Circumstances Involving New Impacts?	New Information Requiring New Analysis or Verification?	Mitigation Measures
XIII. Population and Housing					
<i>Would the project:</i>					
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?	Less than significant impact	No. The proposed project does not involve changes that would result in new impacts associated with growth inducement.	No. There are no new circumstances that would result in new or more severe impacts associated with growth inducement.	No. No new information has been disclosed pertaining to the proposed project that would require additional analysis of growth inducement.	None
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	No impact	No. The proposed project does not involve changes that would result in new impacts associated with displacement of housing.	No. There are no new circumstances that would result in new or more severe impacts associated with displacement of housing.	No. No new information has been disclosed pertaining to the proposed project that would require additional analysis of displacement of housing.	None

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	No impact	No. The proposed project does not involve changes that would result in new impacts associated with displacement of persons.	No. There are no new circumstances that would result in new or more severe impacts associated with displacement of persons.	No. No new information has been disclosed pertaining to the proposed project that would require additional analysis of displacement of persons.	None
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Discussion

- a) The Final EIR indicated that the 2004 project had the potential to add 1,897 persons to the City of Brentwood’s population. The Final EIR found that the population growth attributable to the proposed project was within the growth projections of the City of Brentwood General Plan and therefore represented planned growth. Additionally, the Final EIR noted that the project site is surrounded by urban development and infrastructure on all four sides and, therefore, the 2004 project would not remove a barrier to growth. Impacts would be less than significant.

The proposed project would develop 72 Active Adult residential units. Using the 2004 Vineyards at Marsh Creek Final EIR previously established Active Adult average persons per household figure of 1.89 persons per unit, the proposed project would add 135 persons to the City’s population. Additionally, similar to the 2004 project, the proposed project would not remove a barrier to growth. Impacts would be less than significant.

- b,c) The Final EIR indicated that there were no existing dwelling units on the project site. This condition precludes the possibility of displacement of persons or dwelling units. No impacts would occur.

Mitigation Measures

No mitigation measure would be changed or removed.

Conclusion

The conclusions from the Final EIR remain unchanged when considering the development of the proposed project.

Environmental Issue Area	Conclusion in Final EIR	Do the Proposed Changes Involve New Impacts?	New Circumstances Involving New Impacts?	New Information Requiring New Analysis or Verification?	Mitigation Measures
XIV.Public Services					
<i>Would the project:</i>					
a) Fire protection?	Less than significant impact with mitigation	No. The proposed project does not involve changes that would result in new impacts on fire protection.	No. There are no new circumstances that would result in new or more severe impacts on fire protection.	No. No new information has been disclosed pertaining to the proposed project that would require additional analysis of fire protection.	3.13-A.1 3.13-A.2
b) Police protection?	Less than significant impact with mitigation	No. The proposed project does not involve changes that would result in new impacts on police protection.	No. There are no new circumstances that would result in new or more severe impacts on police protection.	No. No new information has been disclosed pertaining to the proposed project that would require additional analysis of police protection.	3.13-C
c) Schools?	No Impact	No. The proposed project does not involve changes that would result in new impacts on schools.	No. There are no new circumstances that would result in new or more severe impacts on schools.	No. No new information has been disclosed pertaining to the proposed project that would require additional analysis of schools.	None

Environmental Issue Area	Conclusion in Final EIR	Do the Proposed Changes Involve New Impacts?	New Circumstances Involving New Impacts?	New Information Requiring New Analysis or Verification?	Mitigation Measures
d) Parks?	Less than significant impact	No. The proposed project does not involve changes that would result in new impacts on parks.	No. There are no new circumstances that would result in new or more severe impacts on parks.	No. No new information has been disclosed pertaining to the proposed project that would require additional analysis of parks.	3.13-G
e) Other public facilities?	No Impact	No. The proposed project does not involve changes that would result in new impacts on other public facilities.	No. There are no new circumstances that would result in new or more severe impacts on other public facilities.	No. No new information has been disclosed pertaining to the proposed project that would require additional analysis of other public facilities.	None

Discussion

- a) The Final EIR indicated that the 2004 project would add new residents to the city of Brentwood’s population and increase demand for fire protection. As such, the Final EIR set forth Mitigation Measures 3.13-A.1 and 3.13-A.2, which require implementation of various measures related to fire protection, to reduce impacts to a level of less than significant.

The proposed project would only add 135 new residents to the City’s population. To ensure adequate fire protection, Mitigation Measures 3.13-A.1, and 3.13-A.2 would apply and serve to reduce impacts to a level of less than significant.

- b) The Final EIR indicated that the 2004 project would add 1,897 new residents to the city of Brentwood’s population and increase demand for police protection. Using the City’s established police staffing ratio of 1.5 officers per 1,000 residents, the 2004 project would create a demand for 2.4 additional police officers. As such, the Final EIR set forth Mitigation Measure 3.13-C, which requires the applicant to participate in a Community Facilities District, to reduce impacts to a level of less than significant.

The proposed project would only add 135 new residents to the City's population therefore, would not require additional demand for police staffing above what was required from the 2004 project.

- c) The Final EIR indicated that the 2004 project would generate 371 students who would enroll in the Brentwood Union School District (Grades K-8) and the Liberty Union High School District (Grades 9-12). The EIR also indicated that the project would be subject to state-mandated fees, which would be used to pay for additional school facilities as needed, in order to reduce impacts to a level of less than significant.

The proposed project's 72 Active Adult residential duet units would most likely not generate students who would enroll in the Brentwood Union School District (Grades K-8) and the Liberty Union High School District (Grades 9-12); however, the project would be subject to state-mandated fees, which would be used to pay for additional school facilities as needed, in order to reduce impacts to a level of less than significant.

- d) The Final EIR indicated that the 2004 project would add 1,897 new residents to the City of Brentwood's population and increase demand for parks. Using the City's established park land ratio of 5.0 acres per 1,000 residents, the 2004 project would create a demand for 17.9 acres of park land. As such, the Final EIR set forth Mitigation Measure 3.13-G, which required the applicant to dedicate park land, to reduce impacts to a level of less than significant.

The proposed project only would add 136 new residents to the City's population and is providing 2.73 acres of park land and open space, therefore, with the already existing parkland would help the overall 2004 project exceed the 5.0-acre-per-1,000-residents standard. Impacts to parks would be less than significant.

- e) The proposed project would add 136 persons to the City's population and because of this the proposed project would be conditioned to form or annex into the most current City of Brentwood Community Facilities District to fund public facilities and services, prior to final map approval, to the satisfaction of the City Engineer.

Mitigation Measures

No mitigation measure would be changed or removed.

Conclusion

The conclusions from the Final EIR remain unchanged when considering the development of the proposed project.

Environmental Issue Area	Conclusion in Final EIR	Do the Proposed Changes Involve New Impacts?	New Circumstances Involving New Impacts?	New Information Requiring New Analysis or Verification?	Mitigation Measures
XV. Recreation					
<i>Would the project:</i>					
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	Less than significant impact	No. The proposed project does not involve changes that would result in new impacts on deterioration of existing park lands.	No. There are no new circumstances that would result in new or more severe impacts on deterioration of existing park lands.	No. No new information has been disclosed pertaining to the proposed project that would require additional analysis of deterioration of existing park lands.	None
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	Less than significant impact	No. The proposed project does not involve changes that would result in new impacts on new or expanded park facilities.	No. There are no new circumstances that would result in new or more severe impacts on new or expanded park facilities.	No. No new information has been disclosed pertaining to the proposed project that would require additional analysis of new or expanded park facilities.	None

Discussion

a,b) The Final EIR indicated that the 2004 project would add 1,897 new residents to the city of Brentwood's population and increase demand for parks. Using the City's established park land ratio of 5.0 acres per 1,000 residents, the 2004 project would create a demand for 17.9 acres of park land. As such, the Final EIR set forth Mitigation Measure 3.13-G, which required the applicant to dedicate park land, to reduce impacts to a level of less than significant.

The proposed project only would add 135 new residents to the City's population and is providing 2.73 acres of park land and open space, therefore, with the already existing parkland would help the overall 2004 project exceed the 5.0-acre-per-1,000-residents standard. Impacts to parks would be less than significant.

Mitigation Measures

No mitigation measure would be changed or removed.

Conclusion

The conclusions from the Final EIR remain unchanged when considering the development of the proposed project.

Environmental Issue Area	Conclusion in Final EIR	Do the Proposed Changes Involve New Impacts?	New Circumstances Involving New Impacts?	New Information Requiring New Analysis or Verification?	Mitigation Measures
XVI. Transportation					
<i>Would the project:</i>					
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	Less than significant impact	No. The proposed project does not involve changes that would result in new impacts on measures of effectiveness of transportation.	No. There are no new circumstances that would result in new or more severe impacts on measures of effectiveness of transportation.	No. No new information has been disclosed pertaining to the proposed project that would require additional analysis of measures of effectiveness of transportation.	3.4-E
b) Conflict with an applicable congestion management program, including but not limited to, level of service standards and travel demand measures, or other standards established by the county congestion management agency	Less than significant impact	No. The proposed project does not involve changes that would result in new impacts on congestion management program roadways.	No. There are no new circumstances that would result in new or more severe impacts on congestion management program roadways.	No. No new information has been disclosed pertaining to the proposed project that would require additional analysis of congestion management	3.4-E

	for the designated roads or highways?			program roadways.		
c)	Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results	No impact	No. The proposed project does not involve changes that would result in	No. There are no new circumstances that would result in new or more severe	No. No new information has been disclosed pertaining to the proposed	None
	in substantial safety risks?		new impacts on air traffic patterns.	impacts on air traffic patterns.	project that would require additional analysis of air traffic patterns.	
d)	Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	Less than significant impact	No. The proposed project does not involve changes that would result in new impacts on hazards due to a design feature.	No. There are no new circumstances that would result in new or more severe impacts on hazards due to a design feature.	No. No new information has been disclosed pertaining to the proposed project that would require additional analysis of hazards due to a design feature.	3.4-G
e)	Result in inadequate emergency access?	Less than significant impact	No. The proposed project does not involve changes that would result in new impacts on emergency access.	No. There are no new circumstances that would result in new or more severe impacts on emergency access.	No. No new information has been disclosed pertaining to the proposed project that would require additional analysis of emergency access.	3.4-G
f)	Conflict with adopted policies, plans, or program regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities.	Less than significant impact	No. The proposed project does not involve changes that would result in new impacts on public transit, bicycle, or pedestrian facilities.	No. There are no new circumstances that would result in new or more severe impacts on public transit, bicycle, or pedestrian facilities.	No. No new information has been disclosed pertaining to the proposed project that would require additional analysis of public transit, bicycle, or pedestrian facilities.	None

Discussion

- a,b) The Final EIR set forth Mitigation Measure 3.4-E, which required the applicant to either install improvements or pay fair share fees to the City of Brentwood to install improvements. The implementation of the improvements contemplated by Mitigation Measure 3.4-E would achieve acceptable levels of service and reduce impacts to a level of less than significant.
- c) The Final EIR indicated that the project site is more than 7 miles from the Byron Airport. Therefore, this condition precludes the possibility of the proposed project altering air traffic patterns at Byron Airport. No impacts would occur.
- d) The Final EIR indicated that the 2004 project would contribute vehicle trips to four intersections that would operate at unacceptable levels of service, which may create roadway safety problems. As such, the Final EIR set forth Mitigation Measures 3.4-A, 3.4-B, 3.4-C, and 3.4-D, which require implementation of various improvements, to reduce impacts to a level of less than significant.

Accordingly, Mitigation Measure 3.4-E would apply to the proposed project and would serve to reduce impacts to a level of less than significant.

- e) The Final EIR indicated that the 2004 project, based upon the approved project design plans, would not result in hazards due to unacceptable design features and would provide adequate emergency access. As such, adequate emergency access would be provided and impacts would be less than significant.
- f) The Final EIR found that the 2004 project would not conflict with adopted plans for public transit, bicycles, or pedestrians, and, therefore, impacts would be less than significant.

Mitigation Measures

No mitigation measure would be changed or removed.

Conclusion

The conclusions from the Final EIR remain unchanged when considering the development of the proposed project.

Environmental Issue Area	Conclusion in Final EIR	Do the Proposed Changes Involve New Impacts?	New Circumstances Involving New Impacts?	New Information Requiring New Analysis or Verification?	Mitigation Measures
XVII. Utilities and Service Systems					
<i>Would the project:</i>					
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	Less than significant impact	No. The proposed project does not involve changes that would result in new impacts on wastewater treatment requirements.	No. There are no new circumstances that would result in new or more severe impacts on wastewater treatment requirements.	No. No new information has been disclosed pertaining to the proposed project that would require additional analysis of wastewater treatment requirements.	3.14-E
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	Less than significant impact	No. The proposed project does not involve changes that would result in new impacts associated with new water or wastewater treatment facilities.	No. There are no new circumstances that would result in new or more severe impacts associated with new water or wastewater treatment facilities.	No. No new information has been disclosed pertaining to the proposed project that would require additional analysis of new water or wastewater treatment facilities.	3.14-A 3.14-B 3.14-C
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	Less than significant impact	No. The proposed project does not involve changes that would result in new impacts on stormwater drainage facilities.	No. There are no new circumstances that would result in new or more severe impacts on stormwater drainage facilities.	No. No new information has been disclosed pertaining to the proposed project that would require additional analysis of stormwater drainage facilities.	3.10-A

Environmental Issue Area	Conclusion in Final EIR	Do the Proposed Changes Involve New Impacts?	New Circumstances Involving New Impacts?	New Information Requiring New Analysis or Verification?	Mitigation Measures
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	Less than significant impact	No. The proposed project does not involve changes that would result in new impacts on water supply.	No. There are no new circumstances that would result in new or more severe impacts on water supply.	No. No new information has been disclosed pertaining to the proposed project that would require additional analysis of water supply.	3.14-A
e) Result in inadequate wastewater treatment capacity to serve the project's projected demand in addition to the provider's existing commitments?	Less than significant impact	No. The proposed project does not involve changes that would result in new impacts on wastewater treatment capacity.	No. There are no new circumstances that would result in new or more severe impacts on wastewater treatment capacity.	No. No new information has been disclosed pertaining to the proposed project that would require additional analysis of wastewater treatment capacity.	3.14-B
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	Less than significant impact	No. The proposed project does not involve changes that would result in new impacts on landfill capacity.	No. There are no new circumstances that would result in new or more severe impacts on landfill capacity.	No. No new information has been disclosed pertaining to the proposed project that would require additional analysis of landfill capacity.	None
g) Comply with federal, state, and local statutes and regulations related to solid waste?	Less than significant impact	No. The proposed project does not involve changes that would result in new impacts on statutes and regulations related to solid waste.	No. There are no new circumstances that would result in new or more severe impacts on statutes and regulations related to solid waste.	No. No new information has been disclosed pertaining to the proposed project that would require additional analysis of statutes and regulations related to solid waste.	None

Discussion

- a,b) The Final EIR found that there is sufficient wastewater treatment capacity and distribution facilities to serve the Vineyards project and no expansion or construction of new wastewater facilities beyond what is already planned would be required. In addition, the project includes sufficient water supply facilities and no off-site facilities would need to be expanded to serve the project. Therefore, no mitigation is required.
- c) The Final EIR indicated that the 2004 project would incorporate a stormwater management system to regulate the rate and volume of runoff in a manner that avoids any significant drainage impacts.
- d,e)The Final EIR found that there is sufficient wastewater treatment capacity and distribution facilities to serve the Vineyards project and no expansion or construction of new wastewater facilities beyond what is already planned would be required. In addition, the project includes sufficient water supply facilities and no off-site facilities would need to be expanded to serve the project. Therefore, no mitigation is required.
- f,g) The Final EIR found that the Keller Canyon Landfill had adequate capacity to accommodate the 2004 project's solid waste and concluded that impacts were less than significant.

The proposed project would not result in a net increase in solid waste generation relative to the 2004 project. Impacts would be less than significant.

Mitigation Measures

No mitigation measure would be changed or removed.

Conclusion

The conclusions from the Final EIR remain unchanged when considering the development of the proposed project.

Environmental Issue Area	Conclusion in Final EIR	Do the Proposed Changes Involve New Impacts?	New Circumstances Involving New Impacts?	New Information Requiring New Analysis or Verification?	Mitigation Measures
XVIII. Mandatory Findings of Significance					
<i>Would the project:</i>					
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	Less than significant impact with mitigation	No. The proposed project does not involve changes that would result in new impacts associated with degrading the quality of the environment, substantially reducing the habitat of a fish or wildlife species, causing a fish or wildlife population to drop below self-sustaining levels, threatening to eliminate a plant or animal community, reducing the number or restrict the range of a rare or endangered plant or animal, or eliminating important examples of the major periods of California history or prehistory.	No. There are no new circumstances that would result in new or more severe impacts associated with degrading the quality of the environment, substantially reducing the habitat of a fish or wildlife species, causing a fish or wildlife population to drop below self-sustaining levels, threatening to eliminate a plant or animal community, reducing the number or restrict the range of a rare or endangered plant or animal, or eliminating important examples of the major periods of California history or prehistory.	No. No new information has been disclosed pertaining to the proposed project that would require additional analysis of degrading the quality of the environment, substantially reducing the habitat of a fish or wildlife species, causing a fish or wildlife population to drop below self-sustaining levels, threatening to eliminate a plant or animal community, reducing the number or restrict the range of a rare or endangered plant or animal, or eliminating important examples of the major periods of California history or prehistory.	3.8-A1 3.8-A2 3.8-B 3.8-C1 3.8-C2 3.8-D1 3.8-D2 3.8-E1 3.8-E2 3.8-F.1 3.8-G1 3.8-G2 3.8-H1 3.8-H2 3.8-H3 3.8-H4 3.8-I 3.8-J 3.8-K1 3.8-K2 3.8-L 3.8-M 3.8-N1 3.8-O1 3.8-P 3.8-Q 3.8-R 3.8-S1 3.8-U

Environmental Issue Area	Conclusion in Final EIR	Do the Proposed Changes Involve New Impacts?	New Circumstances Involving New Impacts?	New Information Requiring New Analysis or Verification?	Mitigation Measures
b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	Less than significant impact	No. The proposed project does not involve changes that would result in new impacts associated with cumulatively considerable impacts.	No. There are no new circumstances that would result in new or more severe impacts associated with cumulatively considerable impacts	No. No new information has been disclosed pertaining to the proposed project that would require additional analysis of cumulatively considerable impacts	None
c) Does the project have environmental effects which will cause substantial adverse effects on human beings?	Less than significant impact	No. The proposed project does not involve changes that would result in new impacts associated with environmental effects that will cause substantial adverse effects on human beings.	No. There are no new circumstances that would result in new or more severe impacts associated with environmental effects that will cause substantial adverse effects on human beings.	No. No new information has been disclosed pertaining to the proposed project that would require additional analysis of environmental effects that will cause substantial adverse effects on human beings.	None

Discussion

- a) As discussed in Section 3.8, Biological Resources section, the proposed project would have a potentially significant impact on special status species and trees. The proposed project would incorporate Mitigation Measures 3.8-A1, 3.8-A2, 3.8-B, 3.8-C1, 3.8-C2, 3.8-D1, 3.8-D2, 3.8-E1,

3.8-E2, 3.8-F1, 3.8-G1, 3.8-G2, 3.8-H1, 3.8-H2, 3.8-H3, 3.8-H4, 3.8-I, 3.8-J, 3.8-K1, 3.8-K2, 3.8-L, 3.8-M, 3.8-N1, 3.8-O1, 3.8-P, 3.8-Q, 3.8-R, 3.8-S1, and 3.8-U to reduce impacts to a level of less than significant. As discussed in Section 3.12, Cultural and Historic Resources, construction activities may encounter undiscovered cultural resources, and, therefore, Mitigation Measures 3.12-A, 3.12-C, 3.12-D, 3.12-F, and 3.12-H, would be implemented to reduce impacts to a level of less than significant.

- b) As discussed in the preceding sections, many of the potential impacts of the proposed project would occur during construction, with a few lasting operational effects. For remaining areas of analysis, the proposed project would not contribute to cumulative, significant long-term impacts that would substantially combine with impacts of other current or probable future impacts. The proposed project would not create impacts that are cumulatively considerable.
- c) The preceding sections of this addendum discuss various types of impacts that could have adverse effects on human beings, including:
- Dust and air pollutants during project construction activities (Section III, Air Quality)
 - Operational emissions (Section III, Air Quality)

Each type of impact with the potential to cause substantial adverse effects on human beings has been evaluated, and this addendum concludes that these potential impacts would not substantially increase with development of the proposed project, and would be consistent with the results concluded in the Final EIR. Therefore, the proposed project would have a less than significant impact related to adverse effects on human beings.

Mitigation Measures

No mitigation measure would be changed or removed.

Conclusion

The conclusions from the Final EIR remain unchanged when considering the development of the proposed project.