

From: [Alexis Bonn](#)
To: [webCityClerk](#)
Subject: City Council: Regarding the BlueBird Development Proposal
Date: Tuesday, May 10, 2022 12:44:25 PM

CAUTION – EXTERNAL SENDER

Dear Brentwood City Clerk & City Council,

I am a resident of Brentwood living within the neighborhood off O'Hara Lane and O'Hara Ave, where the BlueBird Development is being proposed.

I have a few main concerns regarding the proposed BlueBird Development:

1. The city of Brentwood zoned this land for single family homes which was communicated to us when we purchased our homes in this neighborhood years ago. This proposal would require the city to rezone from single family to high density units, which goes the city's general plan.
2. This development of 150 units, does not have adequate parking spaces, meaning their parking will overflow into our streets. The parking on our streets is already overwhelmed.
3. On Lone Tree and O'Hara Ave there have been multiple fatal accidents. The traffic is heavy on this cross street already. The additional traffic of the 150 proposed BlueBird units will significantly impact this intersection and the safety of our community.

We purchased our home in this neighborhood under the premise that the proposed land would be single family homes. Though I understand the importance and need for high density housing, I do not believe this land is a suitable location due to the impacts on traffic and parking. Furthermore, the city has implemented zones for high density housing in other locations of Brentwood in the revised general plan.

I ask that you would kindly consider the implications of this project. **Please stick to the original promise and plan for single family homes.**

Thank you,
Alexis

From: [Clifton Fagerquist](#)
To: [Wimberly, Margaret](#); [=yCouncil Members](#); [Ogden, Tim](#); [Web Attorney](#); [Web City Manager Dist](#)
Subject: Deer Ridge
Date: Tuesday, May 10, 2022 4:29:29 AM

CAUTION – EXTERNAL SENDER

Please include in the public comments of today's City Council meeting....

Dear City Council,

I am a Deer Ridge resident and my home backs onto the closed golf course. I would like to reiterate my adamant opposition to any re-zone or change-in-the-uses of the closed Deer Ridge Golf course land. As a closed golf course, this land has reverted to its original purpose, i.e. open space, as designated in the City's general plan. Once again, I understand that *World Business Academy* (WBA), is trying to develop this open space for agro-tourism, restaurants, "green energy" technologies, a microgrid installation, etc., in direct contravention of this open space designation. I am also opposed to any increase in the lot sizes of Deer Ridge homes as this would involve re-zoning or change-the-uses of parcels of this open space.

Finally, it should be made clear that **Open Space is NOT Agriculture!** This is a false equivalency being promoted by WBA and some City officials. Neither WBA nor Suncoast have been good neighbors for Brentwood. The Brutoco/Brutocao brothers have done nothing for *Deer Ridge* and *Shadow Lakes* residents except to cause anxiety and frustration. The City should soundly reject any proposals coming from these individuals and their organizations.

Clifton Fagerquist



Brentwood, California 94513

From: [Ethel Lee Smith](#)
To: [webCityClerk](#)
Subject: Blue Bird
Date: Monday, May 09, 2022 9:28:25 PM

CAUTION – EXTERNAL SENDER

To Whom It May Concern: I live in the area that may be rezoned. I admit I know very little about what is about to happen with the rezoning, but I know enough to know that this is not something my husband and I would have wanted. We purchased our home

in 2008. We have been very happy living here. It is exactly the same as it was when we first bought our home only better. Unfortunately, I lost my husband a few years ago. This is actually his area of expertise, so I never really had to think about

things like this. He was City Planner for Union City back in the late 60ties. He was all for what was best for the city and the communities. I have been listening to a lot of my neighbor's concerns. I agree with most of what I've learned and I would be one

of the first to ask that you please Do Not Re-Zone this area. We raised one of our grandsons and when we were buying our home we considered all of the wonderful things about our neighborhood and re-zoning was never one of the things he would

have wanted, but he could tell you exactly why a lot more eloquently than my inadequate attempt. He died of cancer, and in the later days of his illness, all of our neighbors would see him drag himself around this community trying to get the exercise he was

so accustomed to. I never once worried about him walking in the safe neighborhood we chose to purchase our home in. It saddens me to think that it may be rezoned. Please don't rezone this area for anyone that live here and want to feel as

comfortable walking around this area as my dearly beloved husband did. Thank you. If this email is inadequate or not in line with the requests that we should be making please do not use it. My husband would not have wanted me to ask for "no rezone" if it were out of line with what was best for

our community. Thank you.

Lee Smith

From: [Liliana Corona](#)
To: [webCityClerk](#)
Subject: BlueBird preliminary proposal on Lone Tree / Ohara
Date: Monday, May 09, 2022 9:33:58 PM

CAUTION – EXTERNAL SENDER

Hello City Council,

My name is Liliana Corona and I live on [REDACTED] I'd like to comment on the BlueBird preliminary proposal on Lone Tree and O'hara Ave.

We moved here in 2018 and chose this neighborhood based on the current zoning at this corner and school site off Smith Rd. We've invested a lot of money into our home as well as worked really hard to purchase this home. I have two young boys and we love walking and bike riding.

We are asking the city to please stick to its original plan for the zoning of this land. My understanding is that there is already allocation for high-density housing throughout Brentwood per the latest city plans.

Our families biggest concern is the parking impact to our surrounding neighborhood. This not only leads to compacted traffic to Ohara LN, Ohara Avea and smith lane. This also leads to hazardous biking and walking situations for all the kids and families. If re zoned there isn't even a safe bike lane on lone tree for this high volume complex. The traffic light is already an issue for pedestrians on the really busy lone tree intersection.

We also have concerns about the compounding impact to the planned TK-8 school site. I'm currently in the wait list for our own Marsh Creek elementary and forced out of my own school zone for my two sons. I have to drive 20 minutes to take my kids to Krey Elementary due to March Creek being at capacity.

Thank you for your sincere consideration to our no rezone request. The current zoning is not an issue at all. Our request is simply to please not rezone.

Liliana Corona
Sent from my iPhone

From: [Mark Johnson](#)
To: [webCityClerk](#)
Subject: Comments for City Council Members
Date: Tuesday, May 10, 2022 2:53:35 PM

CAUTION – EXTERNAL SENDER

Please present my comments below to the City Council for their review in the Council meeting tonight:

TO: Brentwood City Council

RE: Proposed Bluebird Housing Project

My name is Mark Johnson, and my wife Susan and I reside in a home located at 1945 Muirwood Loop in the City of Brentwood. I am writing to express our concern over the proposed Bluebird high-density housing project to be located at the intersection of O'Hara Avenue and Lone Tree Way, which is not far from our home.

Presently Lone Tree Way is inadequate for the current amount of traffic. The section of Lone Tree Way between Fairview Avenue and O'Hara Avenue is poorly planned and is a common location for dangerous driving in both directions, as vehicles merge from four lanes to two. The addition of a high-density development at Lone Tree Way and O'Hara Way will only make this bad situation worse.

Compounding this existing traffic problem will be the presence of the new K-8 school planned on the north side of Big Basin Drive, which will be located near the proposed Bluebird project site. O'Hara Lane between O'Hara Avenue and Smith Drive is already too narrow to safely support pedestrian traffic and any surface parking. These streets will be grossly overwhelmed with traffic with the addition of just the school, not to mention the Bluebird development.

In addition to creating a traffic mess, the Bluebird development is sure to create a parking nightmare for the residents of Bluebird and for the adjacent single-family homes. The adjacent residential streets are already so narrow that cars parked along the streets essentially reduce the street width to one-way traffic. Adding a high-density development with inadequate on-site parking will force the Bluebird residents to park in adjacent neighborhoods, which is simply not acceptable.

It is our understanding that the property upon which the Bluebird development is proposed is not currently zoned for high-density housing. We strongly urge the City of Brentwood to refuse to re-zone the property so that the development cannot proceed at this location. There are far too many negative impacts to the existing residents at this location, and another

location should be considered.

Thank you for your consideration of this matter

Mark Johnson

Brentwood, CA 94513

From: [Shelby](#)
To: [webCityClerk](#)
Subject: NO REZONE
Date: Tuesday, May 10, 2022 9:02:53 AM

CAUTION – EXTERNAL SENDER

Hello, my name is Shelby Solari and I live on Big Basin Drive in Brentwood. I am writing regarding the BlueBird preliminary proposal on Lone Tree and O'Hara Lane. I am very concerned about this project for many reasons.

1. O'Hara already has a traffic problem at the Lone Tree intersection. This signal backs up at times all the way to Big Basin Drive.
 2. The project does not plan for adequate parking which will highly impact the neighboring streets. The homes currently next to the site already have little parking for their homes and the impact of the additional cars will create a huge inconvenience for the current homes as well as the occupants of the new BlueBird development.
 3. This area is already going to be impacted by traffic with the approved school that is to be built. The school traffic will affect Lone Tree, O'Hara and Big Basin Drive.
 4. Brentwood already has allocated areas for high density housing throughout the city per the latest city plans. Adding this many homes to an already crowded area is not good for anyone.
 5. I am concerned for the safety of our neighbors with the additional traffic. Emergency vehicles would have a hard time getting through traffic on the small one lane roads surrounding this area with the additional cars.
- I am asking for Brentwood to stick to the original plan of NO REZONE to this property.
Thank you for your consideration.

From: [Ogden, Tim](#)
To: [=yCouncil Members](#)
Cc: [=yDepartment Directors](#)
Subject: D.1 School District Planning & Funding Staff Report Question
Date: Monday, May 09, 2022 5:56:32 PM

Mayor & Council,

Council Member Rarey asked a follow up question regarding school funding opportunities in light of state laws prohibiting the City from imposing development impact fees or other exactions/fees, beyond the authorized school impact fees they now collect. She asked about whether CFD's could be in put in place by the school or the City to ensure new development pays towards the funding of school facilities.

The following response regarding CFD's was provided by outside legal counsel Christie Crowl from Jarvis, Fay, and Gibson, LLP, and shared for public information purposes.

“While the City could adopt an ordinance or impose requirements to create CFDs for school facilities as conditions of project approvals, doing so cannot guarantee CFD formation. CFDs require voter approval and involve establishing a special tax district by way of a vote of either the registered voters or landowners within the area. So even if the City had a regulation or policy in place, it could not guarantee that CFDs would actually ever be formed. There are certain circumstances (e.g. where there is only a single landowner involved) where it could be easier to require a school facilities CFD as part of the entitlement process, but there are other procedural and practical problems associated with doing so as well.

“CFD law (known as the Mello-Roos Act) only allows CFDs to finance the construction or purchase of school facilities in certain circumstances. The facilities must be constructed under the supervision of (or as if they were constructed under the supervision of) the agency that will own them, which is the school district. And the school district is in a better position than the City to identify its own facility needs. Moreover, the law states that CFDs established for school facilities may be exempt from certain school fees, which could negatively impact or even negate the purpose of the CFD.

“In sum, CFDs require voter approval which can be a barrier to formation. And while it may be possible to create a CFD to fund school facilities, the school district is in a better position to do so because it would eventually own those facilities.”

Thanks,
Tim

Tim Ogden, City Manager
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Fax: 925.516.5441



togden@brentwoodca.gov

Title: Like us on facebook



From: [Ewen, Joshua](#)
To: [=yCouncil Members](#)
Subject: City Council - Item D.3 EcDev Grants Competitive Cycle of 22/23
Date: Tuesday, May 10, 2022 4:11:53 PM
Attachments: [22-23 ED Grant Application Revised Web Version Fillable.pdf](#)
[21-22 ED Grant Final Report & Reimbursement Form Fillable.pdf](#)

Hello Mayor and Councilmembers,

Staff has received two inquiries from the councilmembers relating to Item D.3 EcDev Grant Program for FY 2022/23 Competitive Cycle Awards.

Thank you for the questions. Responses are provided below:

Councilmember Mendoza – “Please clarify what is means in the ED Grant Application materials regarding “[p]ass through payments are not allowed.”

City funds are not allowed to be passed through from a selected Grantee to a subrecipient, where the subrecipient, project or event were not previously contemplated and approved by the City Council.

As an example: Grantee A receives an award for a community based event. In lieu of Grantee A being able to perform, they attempt to pass through grant funds to a subrecipient Grantee B for either the same event now under Grantee B’s direction or another comparable event not hosted by Grantee A. The City would not allow the transfer or pass through of payments to a Subrecipient Grantee B without returning for City Council’s prior approval for the use of funds.

Councilmember Meyer – “Please provide information on whether have staff analysis done on the events, how effective they are in attracting participants, the effect on small business in the area, what profit is made by the event sponsor, and any post event reporting.”

The Economic Development Grant Program Guidelines & Application Packet require a proposal of projected event outcomes and an associated narrative that may assist the City Council consider the merits of each prospective Grantee or event/project in FY 2022/23 as based on the Land Use & Development Committee recommendations. In addition, Grantees that are awarded city funds are required to file an annual event/project closeout report (attached) that is due by the end of each Fiscal Year.

City staff is intending to return to City Council by end of CY 2022 with an update and seek input on the EcDev Grant Program review criteria and Grantee selection process for future program years.

Thank you,

Joshua R. Ewen, Senior Analyst
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