



NOTICE OF AVAILABILITY

DRAFT REVISED ENVIRONMENTAL IMPACT REPORT

BRIDLE GATE PROJECT

DATE: May 26, 2023

TO: Responsible Agencies and Interested Parties

FROM: Erik Nolthenius, Planning Manager

SUBJECT: **Bridle Gate Project Draft REIR**

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

PROJECT LOCATION: The project site consists of two parcels totaling approximately 126.86 acres in the city of Brentwood, and is identified by Contra Costa County Assessor's Parcel Numbers (APNs) 019-082-009 and 019-082-010. The project site is generally bounded by Old Sand Creek Road to the north, State Route (SR) 4 to the east, a single-family residential development (Brentwood Hills) to the south, and the edge of the Brentwood Planning Area and the City of Antioch's city limits to the west. The project site is currently vacant and covered with grasses and weedy vegetation. Sand Creek flows west to east through the northern portion of the project site.

PROJECT DESCRIPTION: The proposed project includes development of 286 single-family residences, as well as associated improvements within the project site, including 9.39 acres of parks, 25 acres of open space, stormwater detention and treatment areas, utility connections, and construction of an internal roadway network on approximately 92.96 acres. The 33.9 acres of land located north of the future Sand Creek Road extension is designated Regional Commercial by the General Plan and would remain undeveloped. The proposed project would require approval of a Vesting Tentative Subdivision Map, be subject to Design Review approval by the City of Brentwood Planning Commission, and a potential Rezone may be required to amend the PD-36 zoning district.

SIGNIFICANT EFFECTS ON THE ENVIRONMENT: The DREIR analyzes potentially significant environmental impacts of the project in the following areas: Air Quality, Greenhouse Gas Emissions, and Energy; Biological Resources; Hazards, Hazardous Materials; Noise; and Transportation. As described in the DREIR, all impacts related to the proposed project can be

mitigated to less-than-significant levels through mitigation measures incorporated into the DREIR.

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

DOCUMENT AVAILABILITY: The DREIR is available for public review in the City of Brentwood Community Development Department at 150 City Park Way, the City Clerk's office at 150 City Park Way, and on the City's website at:

<https://www.brentwoodca.gov/government/community-development/planning/ceqa-documents>

PUBLIC REVIEW PERIOD: The DREIR is available for review and comment from **May 26, 2023 to July 10, 2023. All comments on the DREIR must be received no later than 5:00 PM, July 10, 2023.** Written comments may be sent via U.S. mail, e-mail, or fax to:

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

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