

ERRATA SHEET

INTRODUCTION

This errata sheet presents, in ~~strike-through~~ and double-underline format, the revisions to the Initial Study/Mitigated Negative Declaration (IS/MND) for the Hanson Lane Project (proposed project). The revisions to the IS/MND reflected in this errata sheet do not affect the adequacy of the previous environmental analysis contained in the IS/MND. Because the changes presented below would not result in any new significant impacts or a substantial increase in the severity of an environmental impact identified in the IS/MND, recirculation of the IS/MND is not required.

REVISIONS TO THE IS/MND

The site plan for proposed project has been revised since the IS/MND was circulated for public review to address City comments on the project plans and Density Bonus requirements. The changes to the site plan resulted in the removal of the 0.71-acre park site, addition of five single-family residences, and inclusion of an additional floor plan. The changes to the site plan did not alter the proposed internal roadways, driveways, emergency vehicle access lot, sidewalks, or landscaping.

As a result of the changes to the site plan, the Project Components section on page 6 of the IS/MND is hereby revised as follows:

Project Components

The proposed project would include the subdivision of the site to develop ~~89~~ 94 single-family residences, consisting of ~~and~~ three estate residential lots ranging from 21,101 sf to 21,100 21,200 sf and 91 residential lots ranging in size from 4,000 sf to 8,242 sf (see Figure 3).

~~The 89 single-family residential lots would range in size from 4,005 sf to 8,242 sf, and t~~
The single-family residences would be constructed according to the following:

- ~~28~~ 24 lots would be developed according to Floor Plan 1 (see Figure 4) and would consist of a 1,628-sf residence with three bedrooms;
- ~~29~~ 23 lots would be developed according to Floor Plan 2 (see Figure 5) and would consist of a 2,320-sf residence with four bedrooms and a loft;
- 24 lots would be developed according to Floor Plan 3 (see Figure 6) and would consist of a 2,177-sf residence with four bedrooms and a loft;
- ~~29~~ 23 lots would be developed according to Floor Plan 43 (see Figure 76) and would consist of a 2,771-sf residence with four bedrooms, an office, and an optional fifth bedroom;
- ~~3 large lots along the western boundary of the site to be developed with floor plans 1, 2, or 3.~~

A total of ~~nine~~ 12 below-market rate units would be provided for very-low, low-, and moderate-income families. Each residence would include a two-car garage and an open space backyard. Additionally, the three larger lots discussed above would provide a transition from the existing Ranchette Estate development adjacent to the southwest portion of the site.



A retaining wall would be constructed along the western boundary of the site due to a steep grade in a few areas near the adjacent existing residential development. The retaining wall would range in height from zero to four feet. A standard six-foot good neighbor backyard fence would be constructed on top the retaining wall. In addition, due to a steep grade between the northern boundary of the project site and the existing road to access the rural residences located to the north of Lone Tree Way, a four-foot retaining wall would be constructed. The retaining wall would separate the private road and Lone Tree Way.

Parks and Landscaping

~~The proposed project would include a 0.71-acre park site along the eastern boundary of the project site (see Figure 7). The park would conceptually include a play structure and turf area, picnic tables, basketball court, park benches and barbecues. An open space area would be provided along the western side of Marsh Creek (see Figure 8). The open space area would connect to the proposed on-site sidewalks along Marsh Creek and would include turf, benches, and landscaping and sidewalks. All existing on-site trees would be removed as part of the proposed project; however, trees would be planted throughout the open space area park and along the internal roadway network within the project site. In addition, a variety of shrubs, groundcover, and grasses would be planted throughout the project site.~~

In accordance with the above, Figures 3, 6, 7, and 8 in the IS/MND are hereby replaced and/or revised as shown at the end of this Errata Sheet. The additional floor plan is hereby added as Figure 6, as shown at the end of this Errata Sheet. All subsequent figures in the IS/MND are hereby renumbered as appropriate. The above changes are hereby applied throughout the remainder of the IS/MND, as appropriate.

Because the above changes would not result in any modifications to the overall disturbance area of the project site or the proposed land uses, impacts related to aesthetics, agricultural and forest resources, biological resources, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, tribal cultural resources, wildfire, and construction activities would remain the same as what is identified for the proposed project in the IS/MND. The addition of the five units would not be substantial such that the additional traffic associated with the units would result in any new significant impacts or an increase in severity of any impacts identified for the proposed project in the IS/MND related to air quality, greenhouse gas emissions, noise, or, transportation. Furthermore, the slight increase in demand for public services and utilities resulting from the five additional units would not be substantial such that new or physically altered facilities or infrastructure would be require to adequately serve the project. All mitigation measures set forth in the IS/MND would remain applicable and sufficient to reduce identified impacts to less-than-significant levels. Accordingly, the changes presented above would not result in any new significant impacts or a substantial increase in the severity of an environmental impact identified in the IS/MND, and recirculation of the IS/MND is not required.



Figure 3
Preliminary Site Plan (Revised)

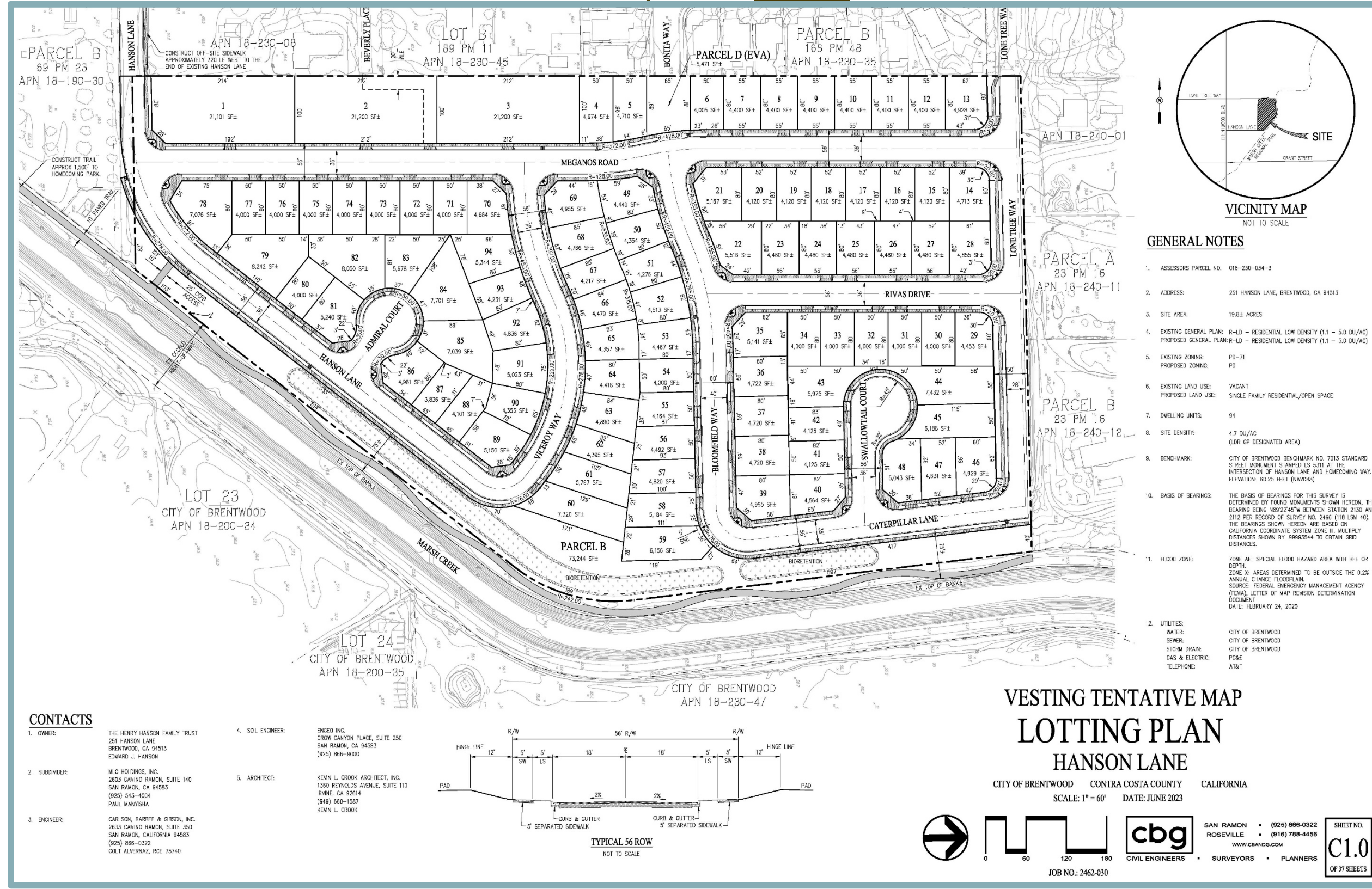


Figure 6
Proposed Floor Plan 3 (Revised)

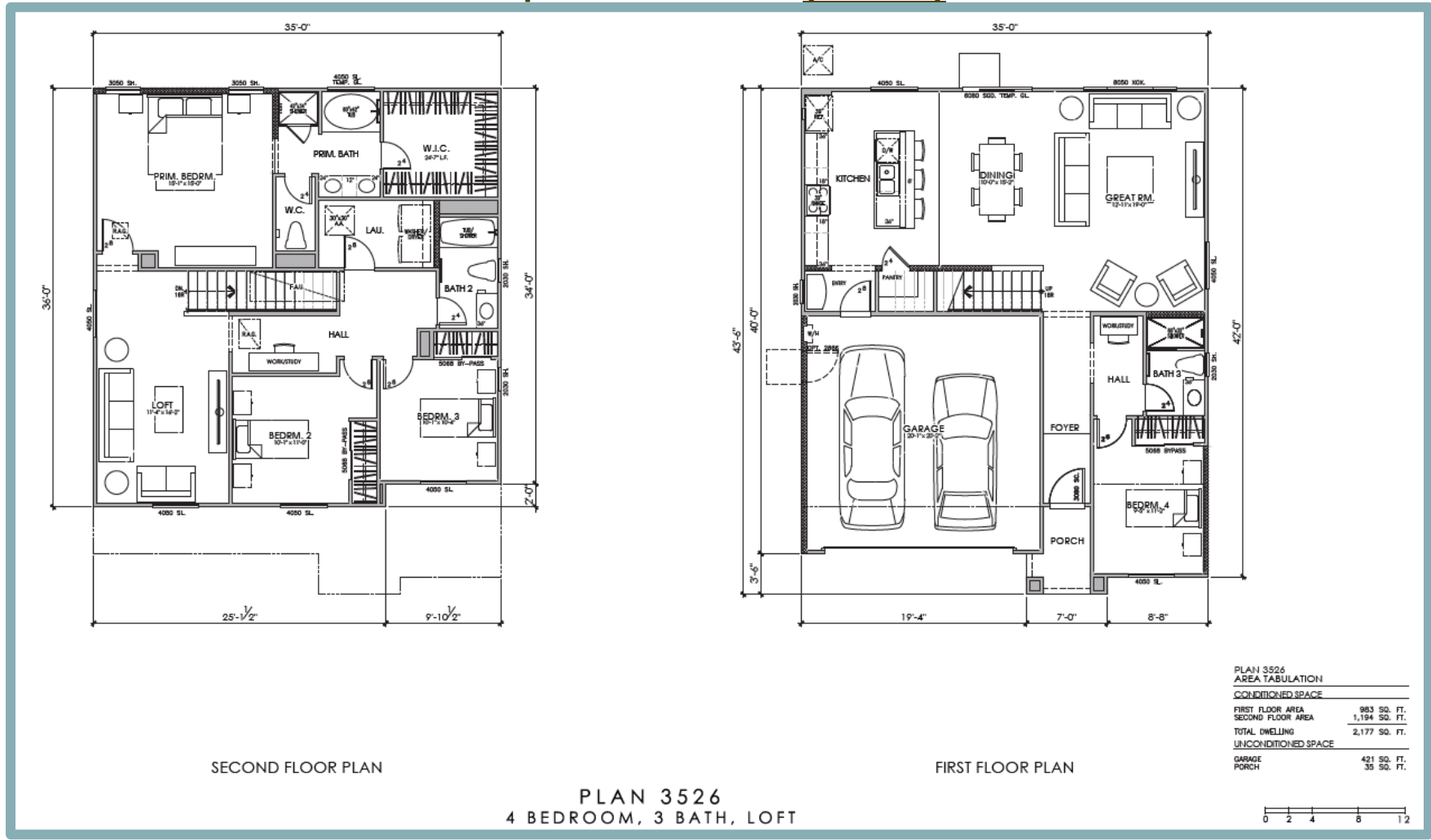


Figure 7
Proposed Floor Plan 4

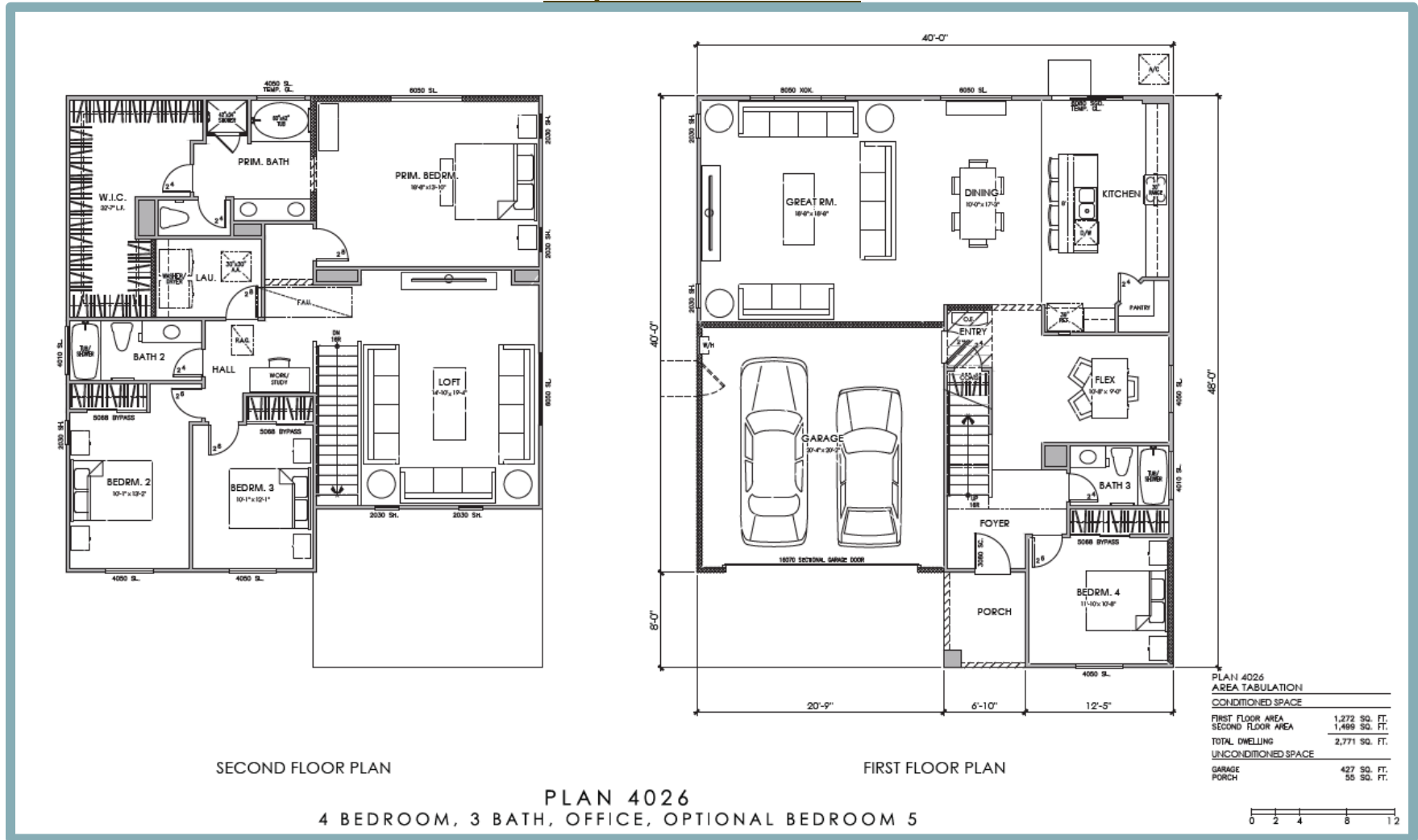


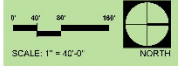
Figure 78
Landscaping Plan (Revised)



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SAN RAMON, CA 94583
(925) 555-4004

HANSON RANCH
Brentwood, California

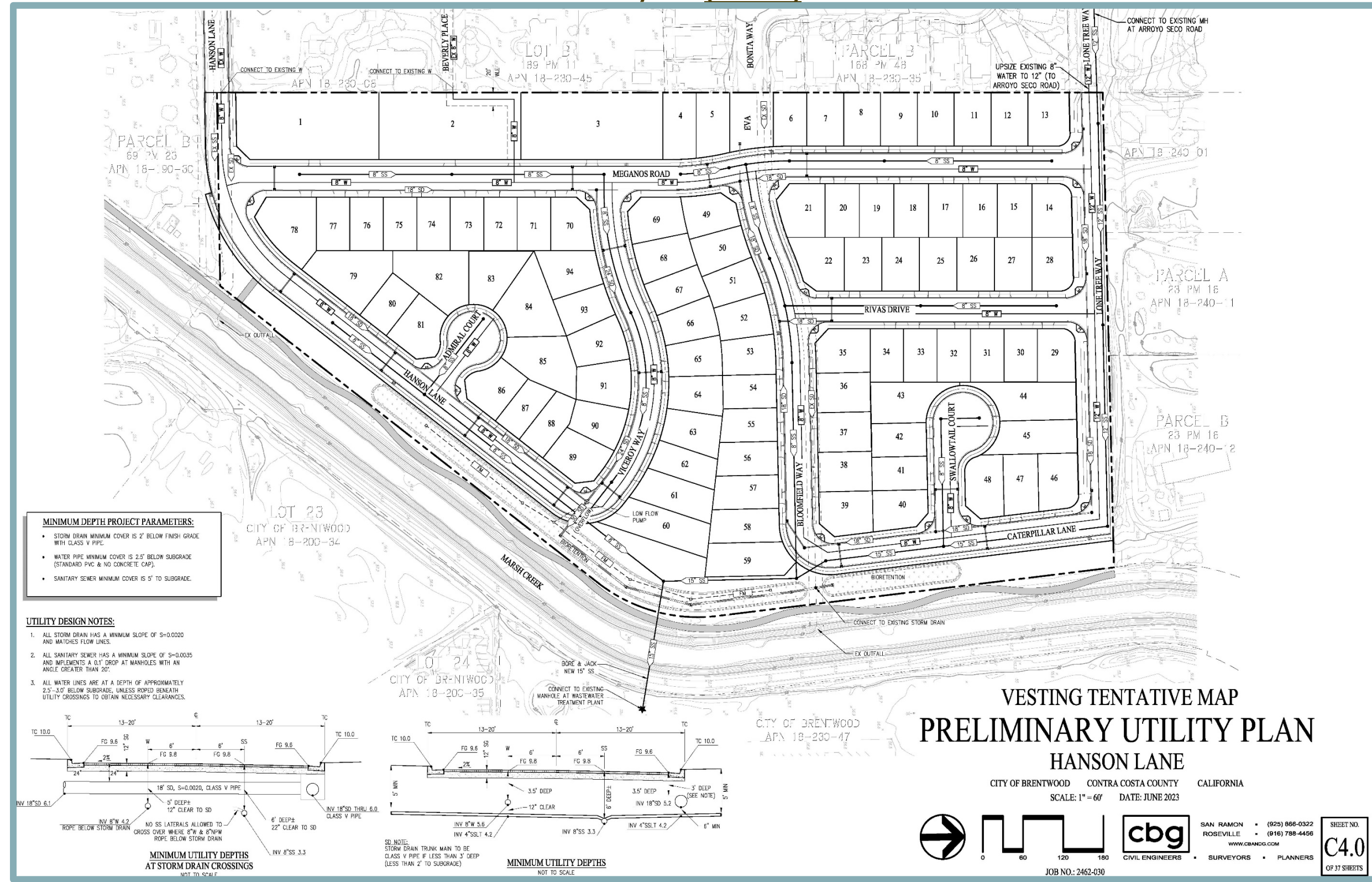
OVERALL PLAN
CONCEPTUAL LANDSCAPE PLAN
JUNE 14, 2023



L-1
Project No. 36923



Figure 9
Utility Plan (Revised)



Mitigation Measure VII-2 on page 60 of the IS/MND is hereby revised as follows:

VII-24. ~~All grading and foundation plans for the proposed project shall be designed by a Civil and Structural Engineer and reviewed and approved by the Director of Public Works/City Engineer, Chief Building Official, and a qualified Geotechnical Engineer prior to issuance of grading permits to ensure that all geotechnical recommendations specified in the geotechnical report are properly incorporated and utilized in the project design. The Geotechnical Exploration Report provides feasible measures including, but not limited to: removal and recompaction of areas with undocumented fill; specification of backfill materials and procedure; demolition and stripping procedures; and requirements for installation of foundations. Implement Mitigation Measure VII-3.~~

Mitigation Measure VII-4 on page 60 of the IS/MND is hereby revised as follows:

VII-45. *Prior to grading permit issuance, the applicant shall submit a final grading plan to the Director of Public Works/City Engineer for review and approval. If the grading plan differs significantly from the proposed grading illustrated on the approved project plans, plans that are consistent with the new revised grading plan shall be provided for review and approval by the Director of Public Works/City Engineer.*

Mitigation Measure VII-5 on page 60 of the IS/MND is hereby revised as follows:

VII-56. *Any applicant for a grading permit shall submit an erosion control plan to the Director of Public Works/City Engineer for review and approval. The plan shall identify protective measures to be taken during construction, supplemental measures to be taken during the rainy season, the sequenced timing of grading and construction, and subsequent revegetation and landscaping work to ensure water quality in creeks and tributaries in the General Plan Area is not degraded from its present level. All protective measures shall be shown on the grading plans and specify the entity responsible for completing and/or monitoring the measure and include the circumstances and/or timing for implementation.*

Mitigation Measure VII-6 on page 60 of the IS/MND is hereby revised as follows:

VII-67. *Grading, soil disturbance, or compaction shall not occur during periods of rain or on ground that contains freestanding water. Soil that has been soaked and wetted by rain or any other cause shall not be compacted until completely drained and until the moisture content is within the limit approved by a Soils Engineer. Approval by a Soils Engineer shall be obtained prior to the continuance of grading operations. Confirmation of this approval shall be provided to the Public Works Department prior to commencement of grading.*

Mitigation Measure VII-7 on page 61 of the IS/MND is hereby revised as follows:

VII-78. *Implement Mitigation Measure VII-2.*

Mitigation Measure VII-8 on page 62 of the IS/MND is hereby revised as follows:

VII-89. *Should construction or grading activities result in the discovery of unique paleontological resources, all work within 100 feet of the discovery shall*



cease. The Community Development Department shall be notified, and the resources shall be examined by a qualified archaeologist, paleontologist, or historian, at the contractor's expense, for the purpose of recording, protecting, or curating the discovery as appropriate. The archaeologist, paleontologist, or historian shall submit to the Community Development Department for review and approval a report of the findings and method of curation or protection of the resources. Work may only resume in the area of discovery when the preceding work has occurred. The language of this mitigation shall be included via notation on the project improvement plans.

Mitigation Measure X-1 on page 74 of the IS/MND is hereby revised as follows:

~~X-18. Prior to the completion of construction activities, the applicant shall prepare and submit, for the City's review, an acceptable Stormwater Control Operation and Maintenance Plan. In addition, prior to the sale, transfer, or permanent occupancy of the site the applicant shall be responsible for paying for the long term maintenance of treatment facilities, and executing a Stormwater Management Facilities Operation and Maintenance Agreement and Right of Entry in the form provided by the City of Brentwood. The applicant shall accept the responsibility for maintenance of stormwater management facilities until such responsibility is transferred to another entity.~~

~~The applicant shall submit, with the application of building permits, a draft Stormwater Facilities and Maintenance Plan, including detailed maintenance requirements and a maintenance schedule for the review and approval by the Director of Public Works/City Engineer. Typical routine maintenance consists of the following:~~

- ~~• Limit the use of fertilizers and/or pesticides. Mosquito larvicides shall be applied only when absolutely necessary.~~
- ~~• Replace and amend plants and soils as necessary to ensure the planters are effective and attractive. Plants must remain healthy and trimmed if overgrown. Soils must be maintained to efficiently filter the storm water.~~
- ~~• Visually inspect for ponding water to ensure that filtration is occurring.~~
- ~~• After all major storm events remove trash, inspect drain pipes and bubble-up risers for obstructions and remove if necessary.~~
- ~~• Continue general landscape maintenance, including pruning and cleanup throughout the year.~~
- ~~• Irrigate throughout the dry season. Irrigation shall be provided with sufficient quantity and frequency to allow plants to thrive.~~
- ~~• Excavate, clean and or replace filter media (sand, gravel, topsoil) to ensure adequate infiltration rate (annually or as needed).
Implement Mitigation Measure X-2.~~

Mitigation Measure X-2 on pages 74 and 75 of the IS/MND is hereby revised as follows:

~~X-29. Contra Costa County Flood Control & Water Conservation District drainage fees for the Drainage Areas shall be paid by the applicant prior to issuance of building permits. Implement Mitigation Measure X-4.~~

Mitigation Measure X-3 on page 75 of the IS/MND is hereby revised as follows:



X-310.

Prior to the issuance of grading permits, the project applicant shall ensure that the final improvements plans prepared for the proposed project show the subdivisions compliance with applicable standards set forth in Brentwood Municipal Code Sections 15.07.300 and 15.07.320 regarding project construction and design. The final improvement plans compliance with the aforementioned Municipal Code requirements shall be submitted for review and approval to the City Engineer.

The aforementioned revisions are for clarification purposes only, and do not affect the conclusions of the IS/MND.

