

2.0 Introduction

2.1 Introduction

This Final Environmental Impact Report (FEIR) was prepared in accordance with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines (Section 15132). The City of Brentwood is the lead agency for the environmental review of the Deer Ridge and Shadow Lakes Community Improvement Plan (“proposed project”) and has the principal responsibility for processing the applications for the project. This FEIR assesses the expected environmental impacts resulting from approval and adoption of the proposed project and responds to comments received on the Draft EIR.

2.2 Purpose and Intended Uses of the EIR

2.1.1 CEQA Requirements for a Final EIR

This Final EIR for the proposed project has been prepared in accordance with the California Environmental Quality Act (CEQA) and State CEQA Guidelines. State CEQA Guidelines Section 15132 requires that a Final EIR consist of the following:

- the Draft Environmental Impact Report (Draft EIR) or a revision of the draft;
- comments and recommendations received on the Draft EIR, either verbatim or in summary;
- a list of persons, organizations, and public agencies commenting on the Draft EIR;
- the responses of the lead agency to significant environmental concerns raised in the review and consultation process; and
- any other information added by the lead agency.

In accordance with State CEQA Guidelines Section 15132(a), the Draft EIR is incorporated by reference into this Final EIR.

An EIR must disclose the expected environmental impacts of the proposed project, including impacts that cannot be avoided, growth-inducing effects, impacts found not to be significant, and significant cumulative impacts, as well as identify mitigation measures and alternatives to the proposed project that could reduce or avoid its adverse environmental impacts. CEQA requires government agencies to consider and, where feasible, minimize environmental impacts of proposed projects and obligates them to balance a variety of public objectives, including economic, environmental, and social factors.

2.1.2 Purpose and Use

The City of Brentwood, as the lead agency, has prepared this Final EIR to provide the public and responsible and trustee agencies with an objective analysis of the potential environmental impacts resulting from approval and implementation of the proposed project. Responsible and

trustee agencies that may use the EIR are identified in Chapter 1.0 of the Draft EIR. The environmental review process enables interested parties to evaluate the proposed project in terms of its environmental consequences, to examine and recommend methods to eliminate or reduce potential adverse impacts, and to consider a reasonable range of alternatives to the project. While CEQA requires that consideration be given to avoiding adverse environmental effects, the lead agency must balance adverse environmental effects against other public objectives, including the economic and social benefits of a project, in determining whether a project should be approved.

2.3 Environmental Review Process

The review process for the EIR includes the following general procedural steps:

2.1.3 Notice of Availability and Draft EIR

The City of Brentwood published a public Notice of Availability (NOA) for the Draft EIR on February 7, 2018, inviting comments from the general public, agencies, organizations, and other interested parties. The NOA was filed with the State Clearinghouse (SCH# 2017082023) and was published in the Brentwood Press, pursuant to the public noticing requirements of CEQA. The Draft EIR was available for public review from February 7, 2018 through April 10, 2018.

The Draft EIR contains a description of the proposed project, description of the environmental setting, identification of project impacts, and mitigation measures for impacts found to be significant, as well as an analysis of project alternatives, identification of significant irreversible environmental changes, growth-inducing impacts, and cumulative impacts. The Draft EIR identifies issues determined to have no impact or a less than significant impact, and provides a detailed analysis of potentially significant and significant impacts. Comments received in response to the NOP were considered in preparing the analysis in the Draft EIR.

2.1.4 Responses to Comments/Final EIR

The City of Brentwood received 84 comment letters regarding the Draft EIR from public agencies, organizations, and members of the public during the 60-day review period. In accordance with CEQA Guidelines Section 15088, this Final EIR responds to the written comments received on the Draft EIR. The Final EIR also contains minor edits to the Draft EIR, which are included in Chapter 4.0 (Errata). This document and the Draft EIR, as amended herein, constitute the Final EIR.

2.1.5 Certification of the Final EIR/Project Consideration and Approval Process

The Brentwood City Council will review and consider the Final EIR prior to taking any action on the proposed project. If the City Council finds that the Final EIR is "adequate and complete," then it may certify it in accordance with CEQA. The rule of adequacy generally holds that an EIR can be certified if:

- 1) The EIR shows a good faith effort at full disclosure of environmental information; and

- 2) The EIR provides sufficient analysis to allow decisions to be made regarding the proposed project in contemplation of environmental considerations.

Following review and consideration of the Final EIR, the Brentwood City Council may take action to approve, revise and approve, or reject the project. If significant environmental impacts that cannot be reduced to a less-than-significant level are identified for the project, the lead agency must prepare a Statement of Overriding Consideration, pursuant to section 15093 of the CEQA Guidelines. Significant and unavoidable impacts in the areas of (1) Noise; (2) Public Services and Recreation; and (3) and Transportation and Circulation were identified for the proposed project. Therefore, a decision to approve the proposed project, for which this EIR identifies significant environmental effects, must be accompanied by written findings and a Statement of Overriding Consideration in accordance with State CEQA Guidelines Sections 15091 and 15093.

Organization of the Final EIR

This Final EIR has been prepared consistent with Section 15132 of the State CEQA Guidelines, which identifies the content requirements for Final EIRs. This Final EIR is organized in the following manner:

Chapter 1.0 – Executive Summary

Chapter 1.0 briefly describes the project description, alternatives to the proposed project, and comments received on the Draft EIR.

Chapter 2.0 – Introduction

Chapter 2.0 briefly describes the purpose of the environmental evaluation, identifies the lead agency, summarizes the process associated with preparation and certification of an EIR, and identifies the content requirements and organization of the Final EIR.

Chapter 3.0 – Comments on Draft EIR and Responses

Chapter 3.0 provides a list of commenters, copies of written comments made on the Draft EIR (coded for reference), and responses to those written comments.

Chapter 4.0 – Errata

Chapter 4.0 consists of minor revisions to the Draft EIR in response to comments on the Draft EIR. The revisions to the Draft EIR do not change the intent or content of the analysis or mitigation.

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