

1 Executive Summary

1.1 Introduction

The Executive Summary chapter provides an overview of the Deer Ridge and Shadow Lakes Community Improvement Plan (See Chapter 3, Project Description, for a detailed project description) and summarizes the conclusions of the environmental analysis provided in Chapters 4.1 through 4.19. This chapter also reviews the alternatives to the proposed project that are described in Chapter 20, Alternatives, and identifies the Environmentally Superior Alternative. Table 1-1 (Draft EIR Summary of Impacts and Mitigation), found at the end of this chapter, provides a summary of the environmental effects of the proposed project, which are identified in each technical chapter of this Draft EIR. Table 1-1 contains the potential environmental impacts associated with the proposed project, the significance of the impacts, the proposed mitigation measures for the impacts, and the significance of the impacts after implementation of the mitigation measures.

1.2 Project History

Deer Ridge and Shadow Lakes are two existing residential subdivisions, each featuring an 18-hole golf course, that lie within the Brentwood city limits and are separated by Balfour Road, a major east-west arterial. The subdivision north of Balfour Road is known as Shadow Lakes, and the subdivision south of Balfour Road is known as Deer Ridge. Both of these golf communities were approved by the Brentwood City Council on March 9, 1993, and were the subject of separately certified Environmental Impact Reports. Topical issues evaluated in the previously certified EIRs include Land Use; Agricultural Resources; Geology and Soils; Biological Resources; Traffic and Transportation; Air Quality; Noise; Storm Drainage and Flood Control; Water Supply, Wastewater Collection, Treatment, and Disposal; Solid Waste; Hazardous Conditions; Law Enforcement; Fire Protection and Emergency Services; Schools; Parks and Recreation; Energy Supply and Usage; Aesthetics and View; and Cultural Resources.

Though the previously certified EIRs are comprehensive and prepared at the “project-level,” containing a thorough amount of background data about the project site, their usefulness is limited for the purposes of this Draft EIR given the current project proposal in combination with changes to the prevailing regulatory environment, status of on-site resources, changes in existing conditions relative to the environmental resource topics analyzed in the Draft EIR, and general amount of time that has elapsed since their certification in 1992.

The two golf communities are fully built out in accordance with their respective approvals. The courses are owned by Deer Ridge Golf, L.P. and Shadow Lakes Golf, L.P., respectively. Due to stated economic constraints, ownership representatives contacted the City of Brentwood to discuss the potential consolidation of the two golf courses into a single 18-hole course, eliminating 18 existing golf holes and replacing a portion of those holes with “villages” that would accommodate a variety of age-restricted housing and similar types of uses.

In early May 2017, the golf course ownership (project applicant) began conducting a community engagement process with residents, including neighborhood meetings, mailers, and a website survey to understand their concerns and seek input on uses for the re-purposed holes. On July 6, 2017, the City received an application from Deer Ridge Golf, L.P. and Shadow Lakes Golf, L.P. to move forward with the proposed conceptual development plan. The application is described in its entirety in the Project Description, Chapter 3 of this Draft EIR.

1.2.1 Project and Decision Overview

Overview of Project

The Deer Ridge and Shadow Lakes Community Improvement Plan project (“proposed project”) is located within the city limits of Brentwood, California, approximately one-half mile west of State Route 4, to the south and north of Balfour Road.

The proposed project includes reconfiguring the Shadow Lakes Golf Club and the Deer Ridge Golf Club to combine the two existing courses (18 holes each for a total of 36 holes) into a single, 18-hole golf course, with ten holes north of Balfour Road (currently in Shadow Lakes) and eight holes south of Balfour Road (currently in Deer Ridge). A new golf cart bridge is proposed to be constructed over Balfour Road to connect the consolidated course.

The project proposes to develop two age-restricted housing communities on +/-32 acres of the closed holes. Village One would be located at Deer Ridge and Village Two would be located at Shadow Lakes. The communities could be any combination of senior living uses including, but not be limited to, active adult, assisted living, continuous care communities, and skilled nursing facilities, and non-age restricted memory care facilities. The communities may also include ancillary uses such as, but not limited to, swimming pools, clubhouses, fitness centers, and dining facilities.

The project site is currently zoned PD-18 (Shadow Lakes) and PD-20 (Deer Ridge), which allow for single-family residential, golf courses, and other uses within various subareas. The project would require a rezone to both PD-18 and PD-20 to allow the proposed age-restricted, multi-family residential development. For a more detailed project description, please refer to Chapter 3, Project Description, of this Draft EIR.

1.2.2 City of Brentwood CEQA Evaluation Process

This Draft EIR has been prepared to evaluate environmental impacts that may result from implementation of the proposed project. The California Environmental Quality Act (CEQA) requires the City of Brentwood with discretionary authority over the project to consider the information contained in the Draft EIR prior to taking any discretionary action. This Draft EIR provides information to the City of Brentwood and other public agencies, the general public, and decision makers regarding the environmental impacts from the construction and operation of the proposed project. The purpose of the public review of the Draft EIR is to disclose to the

public the significant effects of the proposed project and all related discretionary actions associated with its implementation.

The City of Brentwood has the authority to take discretionary actions relating to development of the proposed project and may conditionally approve or deny the project permit. This EIR evaluates and mitigates, to the extent feasible, the impacts associated with the proposed project. The EIR also discloses growth-inducing impacts; impacts found not to be significant; and significant cumulative impacts of past, present, and reasonably anticipated future projects.

1.3 Environmental Analysis

This section summarizes the potential environmental impacts that would result with approval and implementation of the proposed project. The following environmental topics are evaluated in Chapters 4 through 19 of this EIR: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise and Vibration, Population and Housing, Public Services and Recreation, Transportation and Circulation, Utilities and Service Systems, and Energy Conservation. The primary purpose of an EIR is to identify any significant effects of a project, as proposed. Knowledge of the significant impacts from the proposed project guides the identification of mitigation measures and of alternatives that would reduce these impacts.

1.3.1 Significant Impacts

Under CEQA, a significant impact on the environment is defined 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 and aesthetic significance. Table 1-1 provides a summary of the potentially significant impacts identified in the Draft EIR for the proposed project, proposed mitigation measures, and the level of significance after mitigation.

1.3.2 Mitigation Measures

This Draft EIR suggests mitigation measures that would reduce the impacts identified above to less-than-significant levels, as summarized in Table 1-1 at the end of this chapter. These mitigation measures will form the basis of a mitigation monitoring and reporting program to be implemented in accordance with State law.

1.3.3 Unavoidable Significant Impacts

Noise

Impact N-1: Short Term Construction. The project's construction activities would result in a substantial temporary increase in ambient noise levels. There would be periodic, temporary, unavoidable significant noise impacts that would cease upon completion of construction activities.

Public Services

Impact PSR-1b: The project would result in an increase in medical emergency services that would result in substantial adverse impacts to the East Contra Costa Fire Protection District's ability to meet standards for industry best practices.

Impact PSR-1c: The project would result in substantial adverse impacts associated with fire service apparatus including the need for a ladder track for the East Contra Costa Fire Protection District.

Transportation and Circulation

Impact TR-1e: The project would increase travel time along SR 4 between Balfour Road and Marsh Creek Road.

1.4 Summary of Alternatives Analysis

Section 15126.6 of the CEQA Guidelines states that an EIR must address "a range of reasonable alternatives to the project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project, and evaluate the comparative merits of the alternatives." Based on the significant impacts identified in this EIR, along with the proposed project objectives, several alternatives were considered as summarized below and discussed in detail in this EIR.

Alternatives that would avoid or substantially lessen any of the significant effects of the project and that would feasibly attain most of the basic project objectives are discussed below. Each alternative is discussed with respect to its relationship to the proposed project's objectives. Each alternative, if implemented, would be required to comply with all the mitigation measures described for the proposed project to ensure that the alternative impact conclusions presented below would be achieved.

1.4.1 Alternative 1: No Project Alternative

Consideration of the No Project Alternative is required by Section 15126.6(e) of the CEQA Guidelines. The analysis of the No Project Alternative must discuss the existing conditions at the time the Notice of Preparation was published, as well as: "what would be reasonably expected to occur in the foreseeable future if the project were not approved, based on current plans and consistent with available infrastructure and community services" [CEQA Guidelines Section 15126.6 (e)(2)]. The requirements also specify as the proposal of some other project, this 'no project' consequence should be discussed" [CEQA Guidelines Section 15126.6 (e)(3)(B)].

Under the No Project Alternative, construction and operation of the proposed project would not occur. Alternative 1 assumes that the existing conditions on the project site (as of August 2017) remain status quo. These conditions include the continued closure of the Shadow Lakes Golf Club and use of the course for open space, existing use of the Shadow Lakes clubhouse, and use of the Deer Ridge Golf Club and clubhouse for golf and open space. This alternative

assumes that the existing land use and zoning designations on-site remain (SPF, and PD-18 and PD-20, respectively). Under the Alternative 1 scenario, no improvements to the existing golf courses and associated facilities would occur, nor would the two golf courses be consolidated or reconfigured into a single 18-hole golf course. This alternative would not require an amendment to the General Plan, a rezone, or any of the other actions associated with the proposed Deer Ridge and Shadow Lakes Community Improvement Plan project.

1.4.2 Alternative 2: Reduced Density Alternative

Under the Reduced Density Alternative, the General Plan designation would still be amended to change the project site from its existing Semi-Public Facility (SPF) designation, but it would be changed to Residential Medium-Density (R-MD) rather than the Residential High-Density proposed by the applicant. According to the City's General Plan, the R-MD designation accommodates a variety of housing product types, including duplexes, triplexes, apartments, townhouses, and small-lot single-family detached.

Under this alternative, the proposed project would be developed under a similar land use plan as the proposed project, but with approximately 30 percent fewer senior housing units (110 units in Deer Ridge and 146 units in Shadow Lakes, for a total of 256 units). This reduction in units would enable a land plan that demonstrates greater consistency and conformity with the surrounding single-family residential development.

Because the same types of construction would be required for this alternative, short-term noise impacts associated with construction would likely remain significant and unavoidable.

Under this alternative, reconfiguration of the golf courses would occur, as would the construction of the proposed golf cart bridge. In addition, a General Plan amendment, rezone, tentative parcel maps, and design review would also occur.

1.4.3 Alternative 3: Single-Family Homes Alternative

Under the Single-Family Homes Alternative, the General Plan designation would be amended to change the project site from its existing Semi-Public Facility (SPF) designation to Residential-Low Density (R-LD). According to the City's General Plan, the R-LD designation is designed predominantly for single-family detached homes, although higher density developments could be accommodated if offset with sufficient open space or other amenities in order to maintain the gross density within the indicated range.

Under this alternative, the proposed project would be developed with approximately 96 single-family dwelling units. This reduction in units would enable a land plan that demonstrates greater consistency and conformity with the surrounding single-family residential development. Because similar construction methods would be required for this alternative, short-term noise impacts associated with construction would likely remain significant and unavoidable.

Traffic impacts would be lessened under this alternative by way of an approximate 50 percent reduction in daily trips, compared to the proposed project. The 50 percent reduction in daily trips would be the result of a reduced population associated with this alternative and the fact that this alternative would not have trips associated with senior facility staffing and commercial vehicle deliveries. In addition, the proposed project's trip generation is based on conservative population and residential unit estimates, which resulted in a higher number of vehicle trips.

The Single-Family Homes Alternative would result in building heights that are consistent with and conform to the existing nearby single-family homes. Potential impacts associated with building bulk and massing would be minimized since this alternative would implement architectural and design techniques that are similar to those of nearby residences. Potential impacts associated with conflicting rooflines, uniform wall planes, and lack of decorative features would also be avoided with this alternative. This alternative would utilize the same acreage as the proposed project and would include the reconfiguration of the two existing golf courses and construction of the golf cart bridge. As a result, the amount of open space with this alternative would be the same as the proposed project. In addition, the proposed General Plan amendment, rezone, tentative parcel maps (these would become full-scale subdivision maps under Alternative 3), and design review would be the same as under the proposed project.

1.4.4 Environmentally Superior Alternative

CEQA Guidelines Section 15126(e)(2) requires that the environmentally superior alternative be identified. If the environmentally superior alternative is the No Project Alternative, the EIR shall identify an environmentally superior alternative among the other alternatives.

In comparison to the alternatives analyzed, the No Project Alternative would be the environmentally superior alternative. As required by CEQA, one of the remaining alternatives must be identified as the environmentally superior alternative. As a result, Alternative 2, the Reduced Density Alternative, is considered the environmentally superior alternative.

Alternative 2 reduces some impacts due to the reduced development intensity associated with this alternative, including a reduction in vehicle trips generated by the project by approximately 50 percent, which accounts for a reduction in air quality, GHG, noise, and traffic impacts. Other impacts would be similar in nature when compared to the proposed project. While Alternative 3, the Single-Family Homes Alternative, meets many of the overall project objectives identified in Section 20.1.1 of this Draft EIR, this alternative would not completely meet the stated project objectives of fulfilling a market demand for multi-family senior housing, increasing the supply of age-restricted communities (as stated in the General Plan), nor would it create a sustainable life-cycle housing community by locating the age-restricted community within the existing community close to recreational amenities like golf courses, open space, and infrastructure. Finally, this alternative may not meet other stated project objectives of generating sufficient revenue to make the golf course viable by eliminating the existing debt, performing the

deferred maintenance, re-opening the driving range, and constructing the open space improvements on the closed holes.

1.5 Summary Table

Table 1-1 (Draft EIR Summary of Impacts and Mitigation) provides a summary of the potentially significant impacts identified in the Draft EIR for the proposed project, proposed mitigation measures, and the level of significance after mitigation.

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| Table 1-1: Draft EIR Summary of Impacts and Mitigation | | | |
|---|---------------------------------------|---|-------------------------------------|
| Environmental Impacts | Significance Before Mitigation | Mitigation Measure | Significance With Mitigation |
| Aesthetics | | | |
| <p>Impact AES-1: The project would substantially alter the visual character of the site, including views to, from and across the project area, resulting in a significant impact to scenic vistas.</p> | S | <p>MM AES-1: Residential Design Guidelines: Prior to the issuance of building permits, the applicant shall demonstrate compliance with the City’s Residential Design Guidelines and applicable architectural review process to avoid conflicts with the City’s existing land use plans and policies. To achieve this, the following measures shall be required to reduce potential land use compatibility impacts:</p> <ul style="list-style-type: none"> ▪ The applicant shall limit building heights to no greater than the maximum roofline of adjacent single family homes to demonstrate consistency and conformity with surrounding single-family neighborhoods; ▪ The applicant shall decrease building bulk and mass through the use of smaller buildings and other design techniques to create a smaller clustered building appearance; ▪ To reduce the effects of building massing and intensity, the project design shall include vertical and horizontal façade variations, color, and texture changes, and decorative features to break up uniform wall planes and to achieve a look characteristic of the surrounding area; and The applicant shall further remove vehicular circulation and parking from the center of Village One and improve this area with private recreation and open space facilities. The applicant shall remove the two-central wing extensions of the two eastern most Village Two | LTS |

Table 1-1: Draft EIR Summary of Impacts and Mitigation

| Environmental Impacts | Significance Before Mitigation | Mitigation Measure | Significance With Mitigation |
|---|--------------------------------|--|------------------------------|
| | | buildings into the open space areas and improve these areas with private recreation and open space facilities. | |
| Impact AES-2: The project would not substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a State scenic highway. | No impact | None required. | N/A |
| Impact AES-3: The project would bring future high density residential uses to golf courses, thereby altering the visual character of the site, which would result in a significant impact. | S | Refer to MM AES-1. | LTS |
| Impact AES-4: The project would create new sources of light and glare, which, despite existing regulations, may result in a significant impact. | S | MM AES-2: Exterior Lighting Control Plan: To minimize the potential adverse impact associated with light and glare, the project applicant for any future housing facility shall submit an exterior lighting control plan, which must be reviewed and approved by the Planning Commission in conjunction with a formal design review application on the project site. The project applicant shall design and install all permanent exterior lighting and all temporary construction lighting such that: (a) lamps and reflectors are not directly visible from beyond the project site, as is feasible; (b) lighting does not cause excessive reflected glare; (c) direct lighting does not illuminate the nighttime sky; (d) illumination of the project and its immediate vicinity is minimized; and (e) the lighting mitigation plan complies with all relevant local policies and ordinances. | LTS |

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| Environmental Impacts | Significance Before Mitigation | Mitigation Measure | Significance With Mitigation |
|-----------------------|--------------------------------|--|------------------------------|
| | | <p>The exterior lighting control plan shall include the following:</p> <ul style="list-style-type: none"> ▪ A photometric study that demonstrates spillover horizontal foot-candle (fc) levels do not exceed 1.0 fc at the project site boundary; ▪ Identification of the location and direction of light fixtures that take the lighting control requirements into account; ▪ Lighting design that considers setbacks of project features from the site boundary to aid in satisfying the lighting control requirements; ▪ Lighting design that incorporates fixture hoods/shielding, with light directed downward or toward the area to be illuminated; ▪ Light fixtures that are visible from beyond the project boundary shall have cutoff angles that are sufficient to prevent lamps and reflectors from being visible beyond the project boundary, except where necessary for security; ▪ All lighting shall be of minimum necessary brightness consistent with operational safety and security; and ▪ Lights in high illumination areas not occupied on a continuous basis shall have (in addition to hoods) switches, timer switches, or motion detectors so that the lights operate only when the area is occupied. | |
| Cumulative Impact | S | Refer to MM AES-1 and MM AES-2. | LTS |

Table 1-1: Draft EIR Summary of Impacts and Mitigation

| Environmental Impacts | Significance Before Mitigation | Mitigation Measure | Significance With Mitigation |
|--|--------------------------------|---|------------------------------|
| Air Quality | | | |
| Impact AQ-1: The project would not obstruct implementation of the Applicable Air Quality Plan. | LTS | None required. | NA |
| Impact AQ-2: Unmitigated emissions would not exceed significance thresholds for the project. Although the proposed project would result in emissions below BAAQMD thresholds, Basic Construction Mitigation Measures would be required to be implemented during construction. | LTS | <p>MM AQ-1: Prior to any grading activities, the applicant shall prepare and implement a Construction Management Plan that includes the BAAQMD Basic Construction Mitigation Measures to minimize construction-related emissions. This shall plan shall first be reviewed and approved by the Director of Public Works/City Engineer.</p> <p>The BAAQMD Basic Construction Mitigation Measures are:</p> <ol style="list-style-type: none"> 1. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day. 2. All haul trucks transporting soil, sand, or other loose material off-site shall be covered. 3. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited. 4. All vehicle speeds on unpaved roads shall be limited to 15 mph. 5. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used. 6. Idling times shall be minimized either by shutting | LTS |

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|---|---------------------------------------|--|-------------------------------------|
| Environmental Impacts | Significance Before Mitigation | Mitigation Measure | Significance With Mitigation |
| | | equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points. 7. All construction equipment shall be maintained and properly tuned in accordance with manufacturer’s specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation. 8. Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District’s phone number shall also be visible to ensure compliance with applicable regulations. | |
| Impact AQ-3: The project would not expose sensitive receptors to substantial pollutant concentrations. | LTS | None required. | NA |
| Impact AQ-4: The project would not create objectionable odors affecting a substantial number of people. | LTS | None required. | NA |
| Cumulative Impacts | LTS | None required. | NA |
| Biological Resources | | | |
| Impact BIO-1: Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified | See specific impact statements below | See species-specific mitigation measures below. | |

Table 1-1: Draft EIR Summary of Impacts and Mitigation

| Environmental Impacts | Significance Before Mitigation | Mitigation Measure | Significance With Mitigation |
|---|--------------------------------|--|------------------------------|
| as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the CDFW or USFWS. | | | |
| Impact BIO-1a: Impacts on the California Tiger Salamander. | S | <p>MM BIO-1.1: As required by the ECCC HCP/NCCP, the applicant shall provide written notification to the USFWS and the CDFW regarding construction timing and likelihood of California Tiger Salamander presence prior to any ground disturbance. A copy of this notification shall also be provided to the Brentwood Community Development Department.</p> <p>The project applicant shall provide written notification to the USFWS, the CDFW, and the Implementing Entity, including photos and breeding habitat assessment, prior to the disturbance of any suitable breeding habitat. The project applicant shall also notify these parties of the approximate date of any work to occur near breeding habitat at least 30 days prior to such removal to allow the USFWS or CDFW staff to translocate individuals, if requested.</p> <p>The USFWS or CDFW must notify the project proponent of their intent to translocate any affected California tiger salamanders within 14 days of receiving notice from the project applicant, who must allow the USFWS or CDFW access to the site prior to construction if requested.</p> | LTS |
| Impact BIO-1b: Impacts on the California Red-Legged Frog. | S | <p>MM BIO-1.2: As required by the ECCC HCP/NCCP, the applicant shall provide written notification to the USFWS and the CDFW regarding construction timing and likelihood of California red-legged frog presence prior to any ground disturbance. A copy of this notification shall</p> | LTS |

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| Environmental Impacts | Significance Before Mitigation | Mitigation Measure | Significance With Mitigation |
|---|--------------------------------|---|------------------------------|
| | | <p>also be provided to the Community Development Department.</p> <p>The project applicant shall provide written notification to the USFWS, the CDFW, and the Implementing Entity, including photos and habitat assessment, prior to the disturbance of any suitable breeding habitat. The project applicant shall also notify these parties of the approximate date of removal of such breeding habitat at least 30 days prior to such removal to allow the USFWS or CDFW staff to translocate individuals, if requested.</p> <p>The USFWS or CDFW must notify the project proponent of their intent to translocate California any red-legged frog within 14 days of receiving notice from the project proponent. The applicant must allow the USFWS or CDFW access to the site prior to construction if they request it.</p> | |
| <p>Impact BIO-1c: Impacts on Western Pond Turtles.</p> | <p>S</p> | <p>MM BIO-1.3: The applicant shall conform with conditions of the ECCC HCP/NCCP to minimize impacts to western pond turtle through habitat avoidance and payment of applicable impact fees, prior to any ground disturbance.</p> <p>While the ECCC HCP/NCCP does not provide species-level avoidance and minimization measures for the western pond turtle, the project applicant would be required to adhere to general conditions of the ECCC HCP/NCCP as described for the California tiger salamander, which would help to reduce proposed project impacts on the western pond turtle and its habitats. In addition, the project applicant shall pay any applicable ECCC HCP/NCCP impact fees, which would be</p> | <p>LTS</p> |

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| Environmental Impacts | Significance Before Mitigation | Mitigation Measure | Significance With Mitigation |
|--|--------------------------------|--|------------------------------|
| | | used to fund the conservation program, which includes habitat acquisition, restoration, preservation, and management targeted at the western pond turtle. | |
| <p>Impact BIO-1d: Impacts on the Burrowing Owl.</p> | <p>S</p> | <p>MM BIO-1.4a: The applicant shall hire a qualified biologist to conduct preconstruction surveys for western burrowing owl prior to any ground disturbing activities on the project site. These surveys shall be submitted to the Community Development Department and the East Contra Costa County Habitat Conservancy for review and approval.</p> <p>Prior to any ground disturbance related to covered activities, the project applicant shall have a USFWS/CDFW- approved biologist conduct a preconstruction survey in areas identified in the planning surveys as having potential burrowing owl habitat. The surveys would establish the presence or absence of western burrowing owl and/or habitat features and evaluate use by owls in accordance with CDFW survey guidelines (California Department of Fish and Game 1995).</p> <p>MM BIO-1.4b: The applicant shall conduct construction monitoring for western burrowing owl for activities occurring between February 1 and August 31, and establish construction buffer zones around active nests. If burrowing owls are found during the breeding season (February 1 – August 31), the project applicant shall avoid all nest sites that could be disturbed by construction during the remainder of the breeding season or while the nest is occupied by adults or young.</p> | <p>LTS</p> |

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|-----------------------|--------------------------------|---|------------------------------|
| | | <p>Avoidance shall include establishment of a non-disturbance buffer zone (described below). Construction may occur during the breeding season if a qualified biologist monitors the nest and determines that the birds have not begun egg-laying and incubation or that the juveniles from the occupied burrows have fledged. During the nonbreeding season (September 1 – January 31), the project shall avoid the owls and the burrows they are using. Avoidance shall include the establishment of a buffer zone.</p> <p>During the breeding season, buffer zones of at least 250 feet in which no construction activities can occur would be established around each occupied burrow (nest site). Buffer zones of 160 feet would be established around each burrow being used during the nonbreeding season. The buffers would be delineated by highly visible, temporary construction fencing.</p> <p>If occupied burrows for burrowing owls cannot be avoided, passive relocation shall be implemented. Owls shall be excluded from burrows in the immediate impact zone and within a 160-foot buffer zone by installing one-way doors in burrow entrances. These doors shall be in place for 48 hours prior to excavation. The project site shall be monitored daily for 1 week to confirm that the owl has abandoned the burrow. Whenever possible, burrows shall be excavated using hand tools and refilled to prevent reoccupation (California Department of Fish and Game 1995). Plastic tubing or a similar structure shall be inserted in the tunnels during excavation to maintain an escape route for any owls inside the burrow.</p> | |

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|---|--------------------------------|---|------------------------------|
| <p>Impact BIO-1e: Impacts on the Swainson’s Hawk or other migratory birds.</p> | <p>S</p> | <p>MM BIO-1.5a: The applicant shall ensure that preconstruction surveys for Swainson’s hawk and other migratory birds are conducted by a qualified biologist for activities occurring between March 15 and September 15. These surveys shall be submitted to the Community Development Department and the East Contra Costa County Habitat Conservancy for review and approval.</p> <p>Prior to any ground disturbance related to covered activities that occurs during the nesting season (March 15 – September 15), a qualified biologist shall conduct a preconstruction survey no more than 30 days prior to construction to establish whether Swainson’s hawk nests within 1,000 feet of the project site are occupied. If potentially occupied nests within 1,000 feet are off the project site, then their occupancy would be determined by observation from public roads or by observations of Swainson’s hawk activity (e.g., foraging) near the project site. If nests are occupied, minimization measures and construction monitoring are required (see below).</p> <p>MM BIO-1.5b: The applicant shall conduct construction monitoring for activities that occur between March 15 and September 15 to prevent nest abandonment by migratory birds and birds of prey during nesting season.</p> <p>During the nesting season (March 15 – September 15), covered activities within 1,000 feet of occupied nests or nests under construction shall be prohibited to prevent nest abandonment. If site-specific conditions or the nature of the covered activity (e.g., steep topography, dense vegetation, limited activities) indicate that a</p> | <p>LTS</p> |

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| Environmental Impacts | Significance Before Mitigation | Mitigation Measure | Significance With Mitigation |
|-----------------------|--------------------------------|---|------------------------------|
| | | <p>smaller buffer could be used, the Implementing Entity shall coordinate with CDFW/USFWS to determine the appropriate buffer size.</p> <p>If young fledge prior to September 15, covered activities can proceed normally. If the active nest site is shielded from view and noise from the project site by other development, topography, or other features, the project applicant can apply to the Implementing Entity for a waiver of this avoidance measure. Any waiver must also be approved by the USFWS and CDFW. While the nest is occupied, activities outside the buffer can take place.</p> <p>All active nest trees shall be preserved on site, if feasible. Nest trees, including non-native trees, lost to covered activities shall be mitigated by the project proponent according to the requirements below.</p> <p>MM BIO-1.5c: The applicant shall mitigate the loss of any Swainson’s hawk nest trees by replanting 15 saplings for every tree lost and pay appropriate fees to the implementing entity or establish a five-year monitoring plan.</p> <p>The loss of non-riparian Swainson’s hawk nest trees shall be mitigated by the project applicant by:</p> <ul style="list-style-type: none"> ▪ If feasible on-site, planting 15 saplings for every tree lost with the objective of having at least 5 mature trees established for every tree lost according to the requirements listed below. <p>AND, either:</p> <ul style="list-style-type: none"> ▪ The project applicant shall pay the | |

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| Environmental Impacts | Significance Before Mitigation | Mitigation Measure | Significance With Mitigation |
|-----------------------|--------------------------------|--|------------------------------|
| | | <p>Implementing Entity an additional fee to purchase, plant, maintain, and monitor 15 saplings on the HCP/NCCP Preserve System for every tree lost according to the requirements listed below, OR</p> <ul style="list-style-type: none"> ▪ The project applicant shall plant, maintain, and monitor 15 saplings for every tree lost at a site to be approved by the Implementing Entity (e.g., within an HCP/NCCP Preserve or existing open space linked to HCP/NCCP preserves), according to the requirements listed below. <p>The following requirements shall be met for all planting options:</p> <ul style="list-style-type: none"> ▪ Tree survival shall be monitored at least annually for 5 years, then every other year until year 12. All trees lost during the first 5 years shall be replaced. Success would be reached at the end of 12 years if at least 5 trees per tree lost survive without supplemental irrigation or protection from herbivory. Trees must also survive for at least three years without irrigation. ▪ Irrigation and fencing to protect from deer and other herbivores may be needed for the first several years to ensure maximum tree survival. ▪ Native trees suitable for this site shall be planted. When site conditions permit, a variety of native trees would be planted for each tree lost to provide trees with different growth rates, maturation, and life span, and to provide a variety of tree canopy structures for | |

Table 1-1: Draft EIR Summary of Impacts and Mitigation

| Environmental Impacts | Significance Before Mitigation | Mitigation Measure | Significance With Mitigation |
|---|--------------------------------|--|------------------------------|
| | | <p>Swainson’s hawk. This variety would help to ensure that nest trees would be available in the short term (5-10 years for cottonwoods and willows) and in the long term (e.g., Valley oak, sycamore). This would also minimize the temporal loss of nest trees.</p> <ul style="list-style-type: none"> ▪ Riparian woodland restoration conducted as a result of covered activities (i.e., loss of riparian woodland) can be used to offset the nest tree planting requirement above, if the nest trees are riparian species. ▪ Whenever feasible and when site conditions permit, trees shall be planted in clumps together or with existing trees to provide larger areas of suitable nesting habitat and to create a natural buffer between nest trees and adjacent development (if plantings occur on the development site). ▪ Whenever feasible, plantings on the site shall occur closest to suitable foraging habitat outside the UDA. ▪ Trees planted in the HCP/NCCP preserves or other approved off-site location would occur within the known range of Swainson’s hawk in the inventory area and as close as possible to high-quality foraging habitat. | |
| Impact BIO-1f: Impacts on the White-Tailed Kite. | LTS | None required. | NA |
| Impact BIO-2: The project would not have a substantial adverse effect on | No impact | None required. | NA |

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| Environmental Impacts | Significance Before Mitigation | Mitigation Measure | Significance With Mitigation |
|--|--------------------------------|--|------------------------------|
| any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service. | | | |
| Impact BIO-3: The project would not have temporary adverse effects on wetlands or waters of the U.S./State with compliance of all ECCC HCP/NCCP conditions. | LTS | None required. | NA |
| Impact BIO-4: The project would not 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. | LTS | <p>MM BIO-2a: To avoid impacts to migratory birds, the project applicant shall schedule construction activities to occur outside of the nesting season.</p> <p>To the extent feasible, construction activities will be scheduled to avoid the nesting season. If construction activities are scheduled to take place outside the nesting season, all impacts on nesting birds protected under the MBTA and California Fish and Game Code will be avoided. The nesting season for most birds, including most raptors, in the project region extends from February 1 through August 31.</p> <p>MM BIO-2b: To avoid impacts to migratory birds, the project applicant shall retain a qualified biologist to conduct preconstruction/pre-disturbance surveys for nesting birds as required by the ECCC HCP/NCCP.</p> <p>In the event it is not possible to schedule construction activities between September 1 and January 31, then preconstruction surveys for nesting birds will be</p> | LTS |

| Table 1-1: Draft EIR Summary of Impacts and Mitigation | | | |
|--|---------------------------------------|--|-------------------------------------|
| Environmental Impacts | Significance Before Mitigation | Mitigation Measure | Significance With Mitigation |
| | | <p>conducted by a qualified ornithologist to ensure that no nests will be disturbed during project implementation. During this survey, the ornithologist will inspect all trees and other potential nesting habitats (e.g., trees, shrubs, ruderal grasslands, buildings) in and immediately adjacent to the impact areas for nests. If an active nest is found sufficiently close to work areas to be disturbed by these activities, the ornithologist will determine the extent of a construction-free buffer zone to be established around the nest (typically 300 feet for raptors and 100 feet for other species), to ensure that no nests of species protected by the MBTA and California Fish and Game Code will be disturbed during project implementation.</p> | |
| <p>Impact BIO-5: The project would conflict with the City of Brentwood’s policies and ordinances protecting biological services, such as a tree preservation policy or ordinance.</p> | S | <p>MM BIO 2: The applicant shall hire a qualified arborist to prepare a Tree Removal, Protection, and Replacement Plan (TRPRP) and include on all project plans, any oak trees to be removed, avoided, or protected within the Deer Ridge portion of the project site.</p> <p>All oak trees to be removed, avoided, or protected shall be depicted on project plans. A TRPRP shall be generated by an arborist to include all removed, avoided, or protected trees on the project site. Protected oak trees may require the establishment of Tree Protection Zones according to the Municipal Code and arborist recommendations, which at a minimum shall include the installation of a fence 1.0 foot outside the tree dripline. All oak trees to be removed on the project site that meet the Municipal Code requirements shall be replaced within the new development as per the requirements of the Municipal Code.</p> | LTS |

| Table 1-1: Draft EIR Summary of Impacts and Mitigation | | | |
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| Environmental Impacts | Significance Before Mitigation | Mitigation Measure | Significance With Mitigation |
| Impact BIO-6: The project is covered under the ECCC HCP/NCCP and would comply with all requirements of the ECCC HCP/NCCP, thereby impacts associated with HCP conflicts would be less than significant. | LTS | None required. | NA |
| Cumulative Impacts | S | Refer to MM BIO 1.1-1.5c, MM BIO 2a-2b, and MM BIO 2. | LTS |
| Cultural Resources | | | |
| Impact CR-1: Ground disturbing activities associated with the project have the potential to significantly disturb previously discovered or undiscovered cultural or historical resources. | S | <p>MM CR-1: Prior to ground disturbing activities, the developer shall ensure that a qualified archaeologist, who meets the Secretary of the Interior's Standards for professional archaeology, provide construction personnel with training in the protocols to be taken in the event cultural resources are encountered within the project site.</p> <p>If construction or grading activities result in the discovery of historic or prehistoric archaeological artifacts or unique paleontological resources, all work within 100 feet of the discovery shall cease, the Community Development Department shall be notified, the resource shall be examined by a qualified archaeologist, for appropriate protection and preservation measures. The qualified archaeologist shall meet the Secretary of the Interior's Standards for professional archaeology. Work may only resume when appropriate protections are in place and have been approved by the Community Development Department.</p> | LTS |
| Impact CR-2: Unanticipated archaeological discoveries may be encountered during project | S | <p>Refer to MM CR-1, and including:</p> <p>MM CR-2: Prior to ground disturbing activities, the</p> | LTS |

| Table 1-1: Draft EIR Summary of Impacts and Mitigation | | | |
|---|---------------------------------------|---|-------------------------------------|
| Environmental Impacts | Significance Before Mitigation | Mitigation Measure | Significance With Mitigation |
| construction. | | <p>developer shall ensure that a qualified archaeologist, who meets the Secretary of the Interior’s Standards for professional archaeology, monitor all grading activities during construction for the presence of cultural resources.</p> <p>A qualified archaeologist, who meets the Secretary of the Interior’s Standards for professional archaeology, shall monitor all grading and excavation activities. If construction or grading activities result in the discovery of significant historic or prehistoric archaeological artifacts or unique paleontological resources, all work within 100 feet of the discovery shall cease, the Community Development Director shall be notified, the resources shall be examined by a qualified archaeologist for appropriate protection and preservation measures; and work may only resume when appropriate protections are in place and have been approved by the Community Development Director.</p> | |
| Impact CR-3: Development of the project could directly or indirectly potentially significantly destroy a unique paleontological resource or site or unique geologic feature. | S | Refer to MM CR-2. | LTS |
| Impact CR-4: There is no indication that there are burials present at the project site and it is unlikely that human remains would be discovered during project development. | LTS | <p>MM CR-3: Prior to ground disturbance, the applicant shall ensure that protocols related to the discovery of human remains are in place and followed during construction of the proposed project.</p> <p>If human remains are encountered during construction, work in that area must cease and the Contra Costa County Coroner must be notified immediately. If the remains are determined to be Native American, then the</p> | LTS |

Table 1-1: Draft EIR Summary of Impacts and Mitigation

| Environmental Impacts | Significance Before Mitigation | Mitigation Measure | Significance With Mitigation |
|---|--------------------------------|---|------------------------------|
| | | Native American Heritage Commission (NAHC) is to be notified within 24 hours as required by Public Resources Code 5097. The NAHC will notify the designated Most Likely Descendant who will provide recommendations for the treatment of the remains within 48 hours. | |
| Impact CR-5: No Tribal Cultural Resources have been identified on the project site. | LTS | Refer to MMs CR-1, CR-2 and CR-3. | LTS |
| Cumulative Impact | S | Refer to MM CR-1, MM CR-2, and MM CR-3. | LTS |
| Geology and Soils | | | |
| Impact GEO-1: Future development within the project site may expose people or structures to potential adverse effects associated with a seismic event, including strong shaking and seismic-related ground failure ground. | | MM GEO-1: The applicant shall prepare a design-level geotechnical investigation and a final geotechnical report with site-specific recommendations, which must be reviewed and approved by the City of Brentwood prior to issuance of any grading permit. All recommended remedial grading measures identified in the ENGEO reports dated April 6, 1990 and June 10, | |
| | LTS | 1999 shall be updated to reflect current building code requirements, and be implemented unless alternative techniques developed by a certified geotechnical engineer or engineering geologist are identified as part of the final geotechnical report. Prior to any excavation activities and/or the placement of fill on the Deer Ridge and Shadow Lakes sites, the project applicant shall retain a registered geotechnical engineer to prepare a design level geotechnical investigation. The design-level geotechnical report shall address, but not be limited to, site preparation and grading, evaluation of subgrade soils, building foundations, CBC seismic design parameters, and the | LTS |

| Table 1-1: Draft EIR Summary of Impacts and Mitigation | | | |
|---|---------------------------------------|--|-------------------------------------|
| Environmental Impacts | Significance Before Mitigation | Mitigation Measure | Significance With Mitigation |
| | | <p>need for conducting any additional subsurface explorations to determine foundation types.</p> <p>The design-level geotechnical report shall be prepared and submitted in conjunction with building permit applications and reviewed and approved by the City of Brentwood. Recommendations from the design-level geotechnical report shall be incorporated into the final project design and construction documents for each phase of the proposed project.</p> | |
| <p>Impact GEO-2: Buildout of the project would involve construction-related activities and topsoil would be exposed due to grading. The potential exists for wind and water erosion to occur which could affect project site soils, causing a potentially significant impact. The project applicant would be required to prepare a preliminary erosion control plan to ensure compliance with City of Brentwood erosion control ordinances. As a result, impacts would be less than significant.</p> | LTS | None required. | NA |
| <p>Impact GEO-3: Most landslides on the project site are not currently active.</p> | S | <p>Refer to MM GEO-1, and including:</p> <p>MM GEO-2: Prior to issuance of a grading permit for any development associated with the Deer Ridge portion of the project site, the project applicant shall retain an Engineering Geologist and Geotechnical Engineer to review proposed building footprints to validate or modify the recommendations as stated for the 1999 ENGEO Geotechnical Exploration Report and new development underlain by old coal mining voids be</p> | LTS |

Table 1-1: Draft EIR Summary of Impacts and Mitigation

| Environmental Impacts | Significance Before Mitigation | Mitigation Measure | Significance With Mitigation |
|---|--------------------------------|---|------------------------------|
| | | <p>sealed and repaired should mines be located.</p> <p>Prior to any excavation activities and/or the placement of fill on the Deer Ridge site, a certified geotechnical engineer shall be retained by the project applicant to evaluate subgrade soils, including any additional subsurface explorations, to determine final foundation types. Additionally, as recommended in the 2017 ENGO Technical Memorandum, building footprint areas for the proposed structures should be explored prior to construction to confirm that no mines are located under the proposed structures. Final techniques shall be (a) developed by the certified geotechnical engineer and (b) reviewed by the City prior to issuance of a grading permit.</p> <p>Prior to issuance of any grading permits in the areas subject to potential collapse within the Deer Ridge portion of the project site, the project applicant shall retain and Engineering Geologist and the Geotechnical Engineer to seal and repair old coal mining voids not previously repaired during site construction of the two golf courses, subject to review by the City of Brentwood. The preferable form of repair in areas of shallow voids would be to subexcavate and recompact or remove by cut. Special foundation treatment may be necessary in areas adjacent to the hoisting slopes should structure be located in the project area. Treatment may include subexcavation, placement of a steel or concrete system to seal off the hoisting slope at a certain depth, followed by placement and compaction of fill to necessary grades.</p> | |
| <p>Impact GEO-4: The project would be located on expansive soil, creating substantial risks to life or property that</p> | <p>S</p> | <p>Refer to MM GEO-1.</p> | <p>LTS</p> |

| Table 1-1: Draft EIR Summary of Impacts and Mitigation | | | |
|---|---------------------------------------|--|-------------------------------------|
| Environmental Impacts | Significance Before Mitigation | Mitigation Measure | Significance With Mitigation |
| would be potentially significant. | | | |
| Impact GEO-5: No septic tanks would be constructed as part of the project, therefore no impacts would occur. | No impact | None required. | NA |
| Cumulative Impact | S | Refer to MM GEO 1- MM GEO 5. | LTS |
| Greenhouse Gas Emissions | | | |
| Impact GHG-1: The project would generate greenhouse gas emissions, but would be below the BAAQMD’s significance thresholds. | LTS | None required. | NA |
| Impact GHG-2: The project would not conflict with or impede implementation of GHG reduction goals identified in AB 32 and other strategies to help reduce GHG emissions. | LTS | None required. | NA |
| Cumulative Impact | LTS | None required. | NA |
| Hazards & Hazardous Materials | | | |
| Impact HAZ-1: Implementation of the project may create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. | S | MM HAZ-1: The developer shall prepare and implement a Hazardous Materials Risk Management Plan for the proposed project. This plan shall be reviewed and approved by the Contra Costa County Environmental Health Department and the City of Brentwood prior to implementation. Facilities that store, handle, or use regulated substances as defined in the California Health and Safety Code 25532 (g) in excess of threshold quantities shall prepare and implement, as necessary, risk management plans (RMP) for determination of risks to the community. The | LTS |

Table 1-1: Draft EIR Summary of Impacts and Mitigation

| Environmental Impacts | Significance Before Mitigation | Mitigation Measure | Significance With Mitigation |
|-----------------------|--------------------------------|--|------------------------------|
| | | <p>RMP will be reviewed and approved by the Contra Costa County Environmental Health Department (EHD) through the Certified Unified Program Agencies (CUPA) process.</p> <p>MM HAZ-2: Prior to issuance of any grading permits associated with development of the project site, the applicant shall prepare and implement a Site Damage-Prevention Plan. This plan shall be reviewed and approved by the Contra Costa County Environmental Health Department and the City of Brentwood.</p> <p>Prior to issuance of grading permits, the applicant shall work with the pipeline operators (PG&E, Kinder Morgan, Chevron, and California Resources Center) to implement a site damage-prevention plan to the satisfaction of the City of Brentwood Public Works Department. This may potentially include the following:</p> <ul style="list-style-type: none"> ▪ Designing a site development plan incorporating permanent land use over the pipeline right-of-way that minimizes the potential for damage to the lines (as discussed above, this is already an integrated plan design feature, but is listed here because it is an important component of a damage prevention plan); ▪ Prominently marking the line locations prior to site development, maintaining markings throughout the development process, and final marking after work is complete; ▪ Communicate plans for significant excavation | |

| Table 1-1: Draft EIR Summary of Impacts and Mitigation | | | |
|--|---------------------------------------|---|-------------------------------------|
| Environmental Impacts | Significance Before Mitigation | Mitigation Measure | Significance With Mitigation |
| | | <p>or land contouring work;</p> <ul style="list-style-type: none"> ▪ Identify changes in land contour that could significantly reduce the soil cover over the pipelines; ▪ Evaluate the effects of heavy construction vehicles crossing the lines, designate areas for heavy construction vehicles to cross the lines, and provide temporary fill or other temporary protection over the lines where necessary; ▪ Minimize installations of new buried utilities and services across the existing pipelines; ▪ Evaluate whether the existing lines should be lowered to increase vertical separation between the pipelines and new surface features; and ▪ Develop other damage-prevention measures as may be necessary. <p>In addition to the damage prevention measures listed above, the applicant and the pipeline operators shall consider other measures for reducing risk suggested in the Pipelines and Informed Planning Alliance (PIPA) recommended practices on informed land use. PIPA recommended practices are not “mandated,” but they are best management practices intended to reduce risk and enhance pipeline safety.</p> | |
| Impact HAZ-2: Implementation of the project may create a significant hazard to the public or the environment through reasonably foreseeable upset and accidental conditions involving the | LTS | None required. | NA |

Table 1-1: Draft EIR Summary of Impacts and Mitigation

| Environmental Impacts | Significance Before Mitigation | Mitigation Measure | Significance With Mitigation |
|--|--------------------------------|---------------------------------|------------------------------|
| release of hazardous materials into the environment. | | | |
| Impact HAZ-3: The project may be subject to emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. | S | Refer to MM HAZ-1 and MM HAZ-2. | LTS |
| Impact HAZ-4: The project would not 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 not create a significant hazard to the public or the environment. | No impact | None required. | NA |
| Impact HAZ-5: The project is not 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. Therefore, the project would not result in a safety hazard for people residing or working in the project area. | No impact | None required. | NA |
| Impact HAZ-6: The project is not located within the vicinity of a private airstrip, therefore the project would not result in a safety hazard for people residing or working in the project area. | No impact | None required. | NA |
| Impact HAZ-7: The project would result in a less-than-significant impact with | LTS | None required. | NA |

| Table 1-1: Draft EIR Summary of Impacts and Mitigation | | | |
|--|---------------------------------------|---|-------------------------------------|
| Environmental Impacts | Significance Before Mitigation | Mitigation Measure | Significance With Mitigation |
| respect to interference with an adopted emergency response plan or emergency evacuation plan. | | | |
| Impact HAZ-8: The project is in a developed area that is not adjacent to any wildland areas and does not fall within the Very High level fire hazard zone. Adherence to regulations already in place through the development application and review process at the City would reduce the potential impacts associated with fire hazards as a result of adjacent wildlands to less than significant. | LTS | None required. | NA |
| Cumulative Impact | LTS | None required. | NA |
| Hydrology & Water Quality | | | |
| Impact HYD-1: Implementation of the project would result in a significant impact to downstream surface water quality during construction. However, long-term operational impacts associated with water quality standards and wastewater discharge requirements would be less than significant. | S | MM HYD-1: Prior to issuance of any grading permit, the applicant shall demonstrate to the City of Brentwood compliance with NPDES General Construction Activities Storm Water Permit Requirements established by the Clean Water Act (CWA), including the preparation of a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP shall identify specific types and sources of stormwater pollutants, determine the location and nature of potential impacts inclusive of soil movement to other golf holes within both Deer Ridge and Shadow Lakes, and specify appropriate control measures to eliminate any potentially significant impacts on receiving water quality from stormwater runoff. The SWPPP shall comply with the most current standards established by | LTS |

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|-----------------------|--------------------------------|---|------------------------------|
| | | <p>the San Francisco RWQCB. Best Management Practices shall be selected from a menu according to site requirements and shall be subject to approval by the City Engineer and San Francisco RWQCB.</p> <p>MM HYD-2: Prior to issuance of any grading permit, the project applicant shall submit to the City Engineer for review a draft copy of the Notice of Intent (NOI) and SWPPP.</p> <p>Owners of new construction must file a complete Notice of Intent (NOI) package and develop a Storm Water Pollution Prevention Plan (SWPPP) in accordance with Section A of the General Permit prior to the commencement of soil disturbing activities. A Waste Discharger Identification (WDID) number will be issued to within 10 business days after the State Water Board receives a complete NOI package (original signed NOI, vicinity map, and check).</p> <p>The applicant shall submit to the City Engineer for review a draft copy of the Notice of Intent (NOI) and SWPPP, prior to the issuance of any grading permit. After approval by the City, the NOI and SWPPP shall be sent to the State Water Resources Control Board for approval.</p> <p>MM HYD-3: The applicant shall prepare a Final Drainage Plan that demonstrates the project’s new stormwater drainage facilities satisfy the Regional Water Quality Control Board’s Municipal Regional Permit requirements.</p> | |

| Table 1-1: Draft EIR Summary of Impacts and Mitigation | | | |
|---|---------------------------------------|---|-------------------------------------|
| Environmental Impacts | Significance Before Mitigation | Mitigation Measure | Significance With Mitigation |
| | | The project applicant shall prepare and submit a final drainage plan that demonstrates the ability of the planned on-site storm drainage to adequately collect onsite stormwater flows in accordance with all applicable standards and requirements, which must be reviewed and approved by the City of Brentwood prior to the issuance of grading and construction permits. The final drainage plan shall demonstrate that the new stormwater drainage facilities can satisfy the regional board’s Municipal Regional Permit (MRP) requirements by: Minimizing impervious surfaces, as feasible, and directing flows to Integrated Management Practices (IMPs); Integrating appropriately sized IMPs to ensure post-development flows do not exceed pre-development flows; and Incorporating bio-retention in combination with site planning, minimizing impervious areas, and dispersion of runoff to meet Low Impact Development (LID) requirements. | |
| Impact HYD-2: Implementation of the project would not result in groundwater overdraft, substantial local groundwater level drawdown, or substantially redirect stormwater such that natural basin recharge would be precluded. Impacts to local groundwater recharge would be less than significant. | LTS | None required. | NA |
| Impact HYD-3: Implementation of the project would result in substantial erosion or sedimentation on- and off-site with the alteration of existing | S | Refer to MM HYD-1, MM HYD-2, and MM HYD-3. | LTS |

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|--|---------------------------------------|---------------------------|-------------------------------------|
| Environmental Impacts | Significance Before Mitigation | Mitigation Measure | Significance With Mitigation |
| drainage patterns. | | | |
| Impact HYD-4: Implementation of the project would alter the existing drainage pattern of the project site. | S | Refer to MM HYD-3. | LTS |
| Impact HYD-5: Implementation of the project would provide substantial additional sources of polluted runoff during operation of the project. | S | Refer to MM HYD-3. | LTS |
| Impact HYD-6: The project would not substantially degrade water quality and no additional impacts would occur. | No impact | None required. | NA |
| Impact HYD-7: Implementation of the project would not place structures within a 100-Year Flood Hazard Area. | LTS | None required. | NA |
| Impact HYD-8: No impacts associated with placing structures within a 100-year flood hazard area would occur. | No Impact | None required. | NA |
| Impact HYD-9: Impacts associated with flooding in the project site associated with the failure of a levee, dam, seiche, tsunami, or mudflow would be less than significant. | LTS | None required. | NA |
| Cumulative Impact | LTS | None required. | NA |

| Table 1-1: Draft EIR Summary of Impacts and Mitigation | | | |
|---|---------------------------------------|--|-------------------------------------|
| Environmental Impacts | Significance Before Mitigation | Mitigation Measure | Significance With Mitigation |
| Land Use & Planning | | | |
| Impact LU-1: Implementation of the proposed project would not physically divide an established community and impacts would be less than significant. | LTS | None required. | NA |
| Impact LU-2: Implementation of the proposed project would be generally consistent with the Brentwood General Plan and corresponding Residential Design Guidelines. | S | Refer to MM AES-1. | LTS |
| Impact LU-3: Implementation of the proposed project would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or State habitat conservation plan. The applicant is required to pay Development Fees to offset any impacts to biological resources to the ECCC HCP/NCCP. | LTS | None required. | NA |
| Cumulative Impact | LTS | None required. | NA |
| Noise & Vibration | | | |
| Impact N-1: The project would result in short-term construction noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other | | MM N-1: The applicant shall require the construction contractor to implement construction noise reduction procedures to minimize construction-related noise impacts on nearby receptors to the extent feasible. To reduce the effects of construction-related noise, the | |

| Table 1-1: Draft EIR Summary of Impacts and Mitigation | | | |
|---|---------------------------------------|---|-------------------------------------|
| Environmental Impacts | Significance Before Mitigation | Mitigation Measure | Significance With Mitigation |
| agencies. | | <p>project applicant shall include the following requirements in all construction contracts for the proposed project:</p> <p>N-1a: Heavy Construction Activities. Per City Municipal Code 9.32.050, heavy construction activities shall be restricted to the hours of 7:00 AM and 3:30 PM, or until 5:30 PM with the express written approval of the City Engineer or designee Monday through Friday, 8:00 AM</p> | |
| | S | <p>and 5:00 PM on Saturdays with written approval of the City Engineer or designee, and never on Sunday or City holidays. Outside carpentry construction shall be restricted to the hours of 7:00 AM and 7:00 PM Monday through Friday, 9:00 AM and 5:00 PM on Saturdays and never on Sunday or City holidays.</p> <p>N-1b: Construction Equipment. Properly maintain construction equipment and ensure that all internal combustion engine driven machinery with intake and exhaust mufflers and engine shrouds (if the equipment had such devices installed as part of its standard equipment package) that are in good condition and appropriate for the equipment. Equipment engine shrouds shall be closed during equipment operation. Contractor, shall maintain and tune-up all construction equipment to minimize noise emissions.</p> <p>N-1c: Vehicle and Equipment Idling. Construction vehicles and equipment shall not be left idling for longer than five minutes when not in use.</p> <p>N-1d: Stationary Equipment. All noise-generating stationary equipment such as air compressors or portable power generators shall be located as far as possible from sensitive receptors. Temporary noise</p> | SU |

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|-----------------------|--------------------------------|--|------------------------------|
| | | <p>barriers shall be constructed to screen stationary noise generating equipment when located near adjoining sensitive land uses. Temporary noise barriers could reduce construction noise levels by 10 dBA.</p> <p>N-1e: Construction Route. All construction traffic to and from the project site shall be routed using designated truck routes where feasible. All construction-related heavy truck traffic in residential areas shall be prohibited where feasible.</p> <p>N-1f: Workers’ Radios. All noise from workers’ radios shall be controlled to a point that they are not audible at sensitive receptors near the construction activity.</p> <p>N-1g: Construction Plan. Prior to issuance of any grading and/or building permits, the contractor shall prepare and submit to the City of Brentwood for approval a detailed construction plan identifying the schedule for major noise-generating construction activity.</p> <p>N-1h: Disturbance Coordinator. A “noise disturbance coordinator” shall be designated by the contractor. The noise disturbance coordinator shall be responsible for responding to any local complaints about construction noise. The noise disturbance coordinator shall determine the cause of the noise complaint (e.g. starting too early, bad muffler, etc.) and shall require that reasonable measures warranted to correct the problem be implemented. The coordinator shall post a telephone number for the disturbance coordinator at the construction site and include it in the notice sent to neighbors regarding the construction schedule.</p> <p>MM N-1a specifies the hours in which heavy construction can occur. MMs N-1b through N-1d</p> | |

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|-----------------------|--------------------------------|---|------------------------------|
| | | <p>includes requirements for the proper maintenance and use of equipment; specifies the locations of stationary equipment; and places limits on engine idling. MM N-1e through N-1g require the use of a designated truck route when feasible; limits workers radio volumes; and requires a detailed construction plan be prepared prior to construction. MM N-1h requires that a disturbance coordinator be designated for the project.</p> <p>MM N-2: Prior to the issuance of any building permit, the applicant shall demonstrate compliance with the City’s Municipal Code pertaining to the types and placement of mechanical equipment.</p> <p>Prior to issuance of any building permit, the applicant shall demonstrate, to the satisfaction of the Community Development Department, compliance with the following:</p> <ul style="list-style-type: none"> ▪ To the extent possible, all mechanical equipment shall be oriented away from the nearest noise sensitive receptors; and ▪ All mechanical equipment shall be screened and enclosed to minimize noise or the equipment shall be factory rated at a noise level that would comply with the noise limits set forth in the City’s Municipal Code. <p>MM N-3: The applicant shall demonstrate compliance with the City’s Municipal Code pertaining to the placement and operation of delivery truck loading and delivery areas.</p> | |

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| Environmental Impacts | Significance Before Mitigation | Mitigation Measure | Significance With Mitigation |
|-----------------------|--------------------------------|--|------------------------------|
| | | <p>The applicant shall ensure that where a loading/delivery area is located within 250 feet of a residential use, all deliveries of goods and supplies; trash pick-up; and the operation of machinery or mechanical equipment which emits noise levels in excess of 60 dBA, as measured from the closest property line to the equipment, shall only be allowed between the hours of 7:00 AM and 10:00 PM, unless otherwise specified in a separate approval. The separate approval shall require a detailed acoustical study based on architectural plans to demonstrate that loading/delivery noise levels do not exceed the City’s 60 dBA standard. If necessary, the acoustical study shall incorporate noise reduction measures to meet the City’s standard. Approval of the detailed acoustical study shall be required prior to the issuance of any building permits.</p> <p>MM N-4: The applicant shall ensure that the design and placement of all parking areas incorporate all feasible sound attenuation methods. This shall be reviewed by the City and approved by the Planning Commission in conjunction with any future design review application for senior housing facilities on the project site.</p> <p>Prior to the issuance of any building permit, the applicant shall ensure all feasible sound attenuation shall be incorporated into the parking areas (i.e., landscaping and brushed driving surfaces), such that noise from parking area has been minimized to the greatest extent practicable such that parking lot noise would not exceed the standards indicated in Brentwood Municipal Code Section 9.32.030 (Designated Noise Zones).</p> | |

| Table 1-1: Draft EIR Summary of Impacts and Mitigation | | | |
|---|---------------------------------------|--|-------------------------------------|
| Environmental Impacts | Significance Before Mitigation | Mitigation Measure | Significance With Mitigation |
| Impact N-2: Grading and construction on the project site could result in a potentially significant temporary noise and/or vibration impacts to nearby noise sensitive receivers. | LTS | None required. | NA |
| Impact N-3: Implementation of the project would create new sources of permanent noise in the project vicinity. | S | Refer to MM N-2, MM N-3, and MM N-4. | LTS |
| Impact N-4: Implementation of the project would result in a periodic increase in ambient noise levels in the project vicinity above levels existing without the project. | S | Refer to MM N-1. | LTS |
| Impact N-5: The project is not located within an airport land use plan nor is it located within two miles of a public airport. | No impact | None required. | NA |
| Impact N-6: The nearest private airstrip is not within the vicinity of the project site. | No impact | None required. | NA |
| Cumulative Impact | S | Refer to MM N-1, MM N-2, MM N-3, and MM N-4. | LTS |
| Population & Housing | | | |
| Impact POP-1: The project would induce population growth in the city, but would be consistent with population projections for the City’s General Plan. | LTS | None required. | NA |
| Impact POP-2: Implementation of the | No impact | None required. | NA |

| Table 1-1: Draft EIR Summary of Impacts and Mitigation | | | |
|---|---------------------------------------|--|-------------------------------------|
| Environmental Impacts | Significance Before Mitigation | Mitigation Measure | Significance With Mitigation |
| proposed project would not displace existing housing, nor would it require the construction of replacement housing elsewhere. | | | |
| Impact POP-3: Implementation of the proposed project would not displace substantial numbers of people or require construction of replacement housing elsewhere. | No impact | None required. | NA |
| Cumulative Impact | LTS | None required. | NA |
| Public Services, Utilities, and Service Systems | | | |
| Impact PSR-1: Would the project result in substantial adverse physical impacts associated with the provision of or need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response time, or other performance objectives for any of the following public services. | See specific impact statements below | See specific mitigation measures below. | |
| Impact PSR-1a: Increased fire protection due to construction-related activities. | S | MM PSR-1: Prior to the issuance of grading or building permits, the applicant shall develop and implement a Fire Safety Plan for use during construction. The applicant shall submit the Fire Safety Plan, along with maps of the project site and access roads, to the city, the East Contra Costa Fire Protection District, and the Contra Costa County Fire Protection District for review and approval prior to the issuance of any building | LTS |

Table 1-1: Draft EIR Summary of Impacts and Mitigation

| Environmental Impacts | Significance Before Mitigation | Mitigation Measure | Significance With Mitigation |
|-----------------------|--------------------------------|--|------------------------------|
| | | <p>permit or grading permits. The Fire Safety Plan shall contain notification procedures and emergency fire precautions including, but not limited to, the following:</p> <ul style="list-style-type: none"> a. All internal combustion engines, stationary and mobile, shall be equipped with spark arresters. Spark arresters shall be in good working order. b. Light trucks and cars with factory-installed (type) mufflers shall be used only on roads where the roadway is cleared of vegetation. Said vehicle types shall maintain their factory-installed (type) muffler in good condition. c. Fire rules shall be posted on the project bulletin board at the contractor’s field office and areas visible to employees. d. Equipment parking areas and small stationary engine sites shall be cleared of all extraneous flammable materials. e. Personnel shall be trained in the practices of the Fire Safety Plan relevant to their duties. Construction personnel shall be trained and equipped to extinguish small fires in order to prevent them from growing into more serious threats. f. The project proponent shall make an effort to restrict use of chainsaws, chippers, vegetation masticators, grinders, drill rigs, tractors, torches, and explosives to outside of the official fire season. When the above tools are used, water tanks equipped with hoses, fire rakes, and axes shall be easily accessible to personnel. g. Smoking shall be prohibited in wildland areas and shall be limited to paved areas or areas cleared of all | |

Table 1-1: Draft EIR Summary of Impacts and Mitigation

| Environmental Impacts | Significance Before Mitigation | Mitigation Measure | Significance With Mitigation |
|-----------------------|--------------------------------|--|------------------------------|
| | | <p>vegetation.</p> <p>h. The project proponent shall confer with the ECCFPD regarding the need to install water or dip tanks within the project site. Should dip tanks be required, the project proponent shall construct dip tanks as specified by the ECCFPD.</p> <p>i. Perimeter fuel modification zones around building pads shall be implemented and approved by the ECCFPD prior to combustible materials being brought to the project site areas adjacent to conservation areas that include flammable vegetation.</p> <p>j. Existing flammable vegetation shall be removed on vacant lots prior to commencement of construction and prior to bringing combustible construction materials on-site.</p> <p>k. Dead fuel, ladder fuel (fuel which can spread fire from ground to trees), and downed fuel shall be removed and trees/shrubs shall be properly limbed, pruned, and spaced per this plan.</p> <p>MM PSR-2: The applicant shall continuously comply with the Fire Safety Plan during construction of the proposed project.</p> <p>The applicant shall continuously comply with the Fire Safety Plan and conduct the following tasks during the construction of the project: When a Red Flag Warning is issued by the National Weather Service for the project site, all non-emergency construction activities shall cease. This provision shall be clearly stated in the required Fire Safety Plan. The required Emergency Response Liaison shall ensure implementation of a</p> | |

| Table 1-1: Draft EIR Summary of Impacts and Mitigation | | | |
|--|---------------------------------------|---|-------------------------------------|
| Environmental Impacts | Significance Before Mitigation | Mitigation Measure | Significance With Mitigation |
| | | system that allows for immediate receipt of Red Flag Warning information from the San Francisco/Monterey office of the National Weather Service. | |
| Impact PSR-1b: Increase in medical emergency services from senior housing facilities. | S | As a standard condition of project approval, the project applicant would be required to pay the City's development impact fee pursuant to the Schedule of City Fees in effect at the time of project approval. This fee includes a Fire Fee to fund fire facilities and apparatus necessary for the safety of new development. While payment of this fee is intended to serve as full mitigation for impacts related to response of medical emergencies, the level of funding and timing for implementation of said improvements has not been determined. | SU |
| Impact PSR-1c: Ladder truck required for three-story structures. | S | As a standard condition of project approval, the project applicant would be required to pay the City's development impact fee pursuant to the Schedule of City Fees in effect at the time of project approval. This fee includes a Fire Fee to fund fire facilities and apparatus necessary for the safety of new development. While payment of this fee is intended to serve as full mitigation for impacts related to fire service, the level of funding and timing for implementation of said improvements has not been determined. | SU |
| Impact PSR-1d: Increased wildfire risk from additional open space. | S | MM PSR-3: Prior to issuance of the first building permit, the applicant shall implement a Fire Protection Plan. The applicant shall submit the Fire Protection Plan, along with maps of the project site and access roads/driveways, to the ECCFPD for review and approval prior to the issuance of any building permit or grading permits. The Fire Protection Plan requires the applicant | LTS |

Table 1-1: Draft EIR Summary of Impacts and Mitigation

| Environmental Impacts | Significance Before Mitigation | Mitigation Measure | Significance With Mitigation |
|-----------------------|--------------------------------|---|------------------------------|
| | | <p>to enforce the following:</p> <ul style="list-style-type: none"> a. Residents, employees, and employers shall implement passive protections (fuel modification, interior sprinklers, ignition resistant construction) designed to work with little human intervention. b. All future landowners will be provided with the prohibited plant list and vegetation management zone requirements and limitations. The project applicant shall maintain a community website that includes the prohibited plant list and vegetation management zone requirements and limitations. The project proponent shall also ensure that the prohibited plant list and provisions of the Fire Management Plan shall be enforced by recording applicable covenants, codes, and restrictions on each private lot. This will include guidance for residents, employees, and employers within the project site, on maintaining landscape and structural components according to the appropriate fire standards. c. Fire rules shall be posted on a business bulletin board for all businesses within the project site. These rules shall be posted in areas visible to employees, typically a break room or main office. <p>MM PSR-4: Prior to the issuance of a certificate of occupancy for any residential unit, all prospective landowners, or tenants as appropriate, within the project site shall be provided copies of the prohibited plants list and vegetation management zone requirements and limitations as set forth in the Fire Protection Plan.</p> | |

Table 1-1: Draft EIR Summary of Impacts and Mitigation

| Environmental Impacts | Significance Before Mitigation | Mitigation Measure | Significance With Mitigation |
|-----------------------|--------------------------------|---|------------------------------|
| | | <p>Provisions in the prohibited plants list and vegetation management zone requirements shall be enforced by recording applicable covenants, codes, and restrictions on each project site as to the applicable plant use prohibitions and vegetation zone management requirements.</p> <p>MM PSR-5: Prior to issuance of the grading permit, the applicant shall prepare a Long-Term Open Space Maintenance Implementation Plan.</p> <p>The Long-Term Open Space Maintenance Implementation Plan shall be provided to the City, the East Contra Costa Fire Protection District, the Contra Costa County Fire Protection District, and the Brentwood Police Department for review and approval, with approval by all agencies prior to issuance of the first certificate of occupancy for the project. Upon approval, the applicant shall continuously implement the Long-Term Open Space Maintenance Implementation Plan for the duration of the project’s operations. The maintenance plan shall include, but is not limited to, the following elements:</p> <ul style="list-style-type: none"> ▪ Turf Care - Mowing, aerating, reseeding, top dressing, weed control. ▪ Irrigation - Adjustment and repair of automated watering of turf, trees, and shrubs. ▪ Disease and Insect Control - Monitoring, preventing, correcting, and management of disease and/or insects in turf, trees, shrubs | |

| Table 1-1: Draft EIR Summary of Impacts and Mitigation | | | |
|--|---------------------------------------|--|-------------------------------------|
| Environmental Impacts | Significance Before Mitigation | Mitigation Measure | Significance With Mitigation |
| | | either by natural or chemical methods. <ul style="list-style-type: none"> ▪ Hardscape Surfaces - Sweeping, blowing, and/or power washing of walkways, parking lots, and any other hardscape surfaces within or adjacent to open space areas. ▪ Repair - Maintenance required to facilities or open space amenities. ▪ Litter Removal - Emptying trash cans, replacing trash bags and picking up litter throughout the open space areas. ▪ Special Features - Maintenance of equipment or facilities such as benches, gathering areas, exercise stations, bocce courts, view overlooks, and multi-use lawn areas. | |
| Impact PSR-2: The project could 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. | S | Refer to MM PSR-5. | LTS |
| Impact PSR-3: The project would be reconfigured into a single golf course. The existing holes to be closed would be repurposed into some form of open space or amenities. | LTS | None required. | NA |
| Cumulative Impacts | S | As a standard condition of project approval, the project applicant would be required to pay the City's development impact fee pursuant to the Schedule of City Fees in effect at the time of project approval. This | SU |

| Table 1-1: Draft EIR Summary of Impacts and Mitigation | | | |
|--|---------------------------------------|--|-------------------------------------|
| Environmental Impacts | Significance Before Mitigation | Mitigation Measure | Significance With Mitigation |
| | | fee includes a Fire Fee to fund fire facilities and apparatus necessary for the safety of new development. While payment of this fee is intended to serve as full mitigation for impacts, the level of funding and timing for implementation of said improvements has not been determined. The proposed project combined with all other projects, would exceed those projections and impacts would remain significant and unavoidable. | |
| Transportation & Circulation | | | |
| Impact TR-1: The project could 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. | See specific impact statements below | See specific mitigation measures below. | |
| Impact TR-1a: The project would increase delays at West Country Club Drive/American Avenue at Balfour Road. | S | MM TR-1a: Prior to issuance of the first building permit, the applicant shall design and construct a third westbound left turn lane at the intersection of American Avenue/Balfour Road. | LTS |
| Impact TR-1b: The project would increase delays on Balfour Road from American Avenue/West Country Club | S | Refer to MM TR-1a. | LTS |

| Table 1-1: Draft EIR Summary of Impacts and Mitigation | | | |
|---|---------------------------------------|---|-------------------------------------|
| Environmental Impacts | Significance Before Mitigation | Mitigation Measure | Significance With Mitigation |
| Drive to SR 4. | | | |
| Impact TR-1c: The project would increase delays at John Muir Parkway at Eagle Rock Way. | S | MM TR-1c: Prior to issuance of the building permit for the second building at the Deer Ridge site (approximately 68 units), the applicant shall be responsible for the construction of an additional eastbound right-turn lane at the intersection of John Muir Parkway/Eagle Rock Way. | LTS |
| Impact TR-1d: The project would increase delays along SR 4 between Sand Creek Road and Balfour Road. | S | MM TR-1d: Prior to issuance of the first building permit, the project applicant shall pay all required traffic impact fees. Prior to issuance of the first building permit, the applicant shall pay the required fair share traffic impact fees to the East Contra Costa Regional Fee and Financing Authority Fee Program. Widening SR 4 between Balfour Road and San Creek Road is included in the Fee Program. The roadway will operate at acceptable LOS when widened. The widening is currently under construction and when implemented the impact will be insignificant | SU |
| Impact TR-1e: The project would increase delays at SR 4 between Balfour Road and Marsh Creek Road. | S | Implementation of Mitigation Measure TR-1d would reduce this impact, but not to a less-than-significant level. | SU |
| Impact TR-1f: The project would increase construction vehicle traffic on the project site. | LTS | None required. | NA |
| Impact TR-2a: The project would increase intersection delays at John | S | Refer to MM TR-1c. | LTS |

Table 1-1: Draft EIR Summary of Impacts and Mitigation

| Environmental Impacts | Significance Before Mitigation | Mitigation Measure | Significance With Mitigation |
|--|--------------------------------|--------------------|------------------------------|
| Muir Parkway and Eagle Rock Way. | | | |
| Impact TR-2b: The project would increase travel time along Balfour Road between American Avenue/ West Country Club Drive and SR 4. | S | Refer to MM TR-1a. | LTS |
| Impact TR-3: Conflict with applicable congestion management program, including LOS standards, travel demand measures, or other standards established by the county congestion management agency for designated roads or highways. | S | Refer to MM TR-1a. | LTS |
| Impact TR-4: Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. | No impact | None required. | NA |
| Impact TR-5: Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment). | No impact | None required. | NA |
| Impact TR-6: Result in inadequate emergency access. | No impact | None required. | NA |
| Impact TR-7: Conflict with adopted policies, plans, or programs regarding | No impact | None required. | NA |

| Table 1-1: Draft EIR Summary of Impacts and Mitigation | | | |
|--|---------------------------------------|---|-------------------------------------|
| Environmental Impacts | Significance Before Mitigation | Mitigation Measure | Significance With Mitigation |
| public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities. | | | |
| Cumulative Impacts | S | Refer to MM TR-1a and as a standard condition of project approval, the project applicant would be required to pay all local and regional traffic and roadway impact fees to mitigate their incremental cumulative impacts. | LTS |
| Utilities | | | |
| Impact UTIL-1: Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board. | LTS | None required. | NA |
| Impact UTIL -2: 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. | | MM UTIL-1: Prior to the issuance of any building permit for each respective site, the applicant shall install a sewer main for the Shadow Lakes site and a sanitary sewer main for the Deer Ridge site. Prior to the issuance of any building permit for the Shadow Lake Site, the applicant shall install an 8-inch | |
| | S | diameter sewer main to directly connect the Shadow Lakes Site to the existing 12-inch diameter sewer main in Balfour Road. In addition, prior to the issuance of any building permit for the Deer Ridge Site, the applicant shall install an 8-inch diameter parallel sewer main in Foothill Drive to Douglas Drive. MM UTIL-2: Prior to the issuance of grading or any construction permits, the applicant shall prepare and | LTS |

Table 1-1: Draft EIR Summary of Impacts and Mitigation

| Environmental Impacts | Significance Before Mitigation | Mitigation Measure | Significance With Mitigation |
|-----------------------|--------------------------------|--|------------------------------|
| | | <p>submit for review and approval by the City of Brentwood Public Works Department a final utility plan and supporting calculations.</p> <p>Prior to the issuance of any grading or any construction permits for either the Shadow Lakes or Deer Ridge sites, the applicant shall prepare and submit for review and approval by the City of Brentwood Public Works Department a final utility plan and supporting calculations. The utility plan and calculations shall demonstrate that the project’s proposed onsite and offsite infrastructure (sewer, water, drainage, traffic, etc.) has been properly designed to mitigate the project’s impacts in accordance with all applicable standards and requirements.</p> <p>MM UTIL-3: Prior to the issuance of the building permit for the 2nd project building in the Shadow Lakes site or upon the completion of one-third of the units in the Shadow Lakes site, whichever comes first, the applicant shall design and construct a parallel sewer main in Balfour Road to increase sewer capacity from Ranchwood Drive to East Country Drive.</p> <p>Prior to the issuance of any building permit for the 2nd project building or upon the completion of one-third of the units in Shadow Lake site, the applicant shall design and construct a parallel 12-inch diameter sewer main in Balfour Road to increase sewer capacity from Ranchwood Drive to East Country Club Drive. Applicable portions of this work, if any, will be fee creditable pursuant to the City’s current Development Fee Program.</p> | |

| Table 1-1: Draft EIR Summary of Impacts and Mitigation | | | |
|---|---------------------------------------|---|-------------------------------------|
| Environmental Impacts | Significance Before Mitigation | Mitigation Measure | Significance With Mitigation |
| Impact UTIL-3: Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects. | LTS | None required. | NA |
| Impact UTIL -4: Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed. | | <p>MM UTIL-4: Prior to the issuance of the building permit for the 2nd project building or upon the completion of one-third of the units in either the Shadow Lakes or Deer Ridge sites, whichever comes first, the developer shall design and construct the small missing link (about 550 ft.) of interconnect pipe from the terminus of Foothill Drive, to the terminus of the City’s design for John Muir Parkway.</p> <p>Of the approximately 550 feet of required 12-inch pipe, approximately 380 feet is located within the existing Foothill Drive public right-of-way, easterly of the intersection with Pearson Drive. Prior to the issuance of the building permit for the 2nd project building or upon the completion of one-third of the units in either the Shadow Lakes or Deer Ridge sites, the applicant shall</p> | |
| | S | <p>design and construct this approximately 380-foot portion of new water pipe. In addition, the applicant shall design the remaining approximately 170 feet of water pipe to the terminus of the City’s design for John Muir Parkway, and shall demonstrate a good faith effort to acquire the necessary right-of-way to effectuate construction of the remaining 170 feet of pipe.</p> <p>Should the applicant be unable to acquire the needed right-of-way, the applicant shall request the City to</p> | LTS |

Table 1-1: Draft EIR Summary of Impacts and Mitigation

| Environmental Impacts | Significance Before Mitigation | Mitigation Measure | Significance With Mitigation |
|--|--------------------------------|---|------------------------------|
| | | acquire the right-of-way on the applicant’s behalf. Applicable portions of this work, if any, will be fee creditable per the City’s current Development Fee Program. | |
| <p>Impact UTIL -5: Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments.</p> | S | <p>MM UTIL-5: Prior to the issuance of the building permit, the applicant shall pay all Development Impact fees to the City.</p> <p>The applicant shall pay the City any and all appropriate Wastewater Impact fees, as calculated by the City. Payment of these fees shall be considered complete mitigation towards the City’s expansion of the Waste Water Treatment Plant’s existing capacity.</p> | LTS |
| <p>Impact UTIL -6: Be served by a landfill with sufficient permitted capacity to accommodate the project’s solid waste disposal needs.</p> | | <p>MM UTIL-6: Prior to the issuance of a grading permit, the applicant shall pay its fair share (25 percent) towards the purchase of one (1) additional garbage truck and implement a solid waste reduction program.</p> <p>Prior to the issuance of a grading permit, the applicant shall, in coordination with the Department of Public Works, pay its fair share towards the purchase of one additional garbage truck. The fair share shall be based on the ratio of one truck per every 2,000 new residents.</p> | |
| | S | <p>Since the proposed project would result in approximately 560 new residents, the project’s fair share would be 25 percent.</p> <p>Prior to the issuance of a grading permit, the applicant shall prepare and implement a solid waste reduction program for both construction and operation of the proposed project. This plan shall be prepared in coordination with the Department of Public works and shall include measures for minimizing the amount of</p> | LTS |

Table 1-1: Draft EIR Summary of Impacts and Mitigation

| Environmental Impacts | Significance Before Mitigation | Mitigation Measure | Significance With Mitigation |
|---|--------------------------------|--|------------------------------|
| | | construction related materials that require transport to landfills. The plan shall also include solid waste reduction measures and recycling opportunities for future residents. | |
| Impact UTIL - 7: Comply with Federal, State, and local statutes and regulations related to solid waste. | LTS | None required. | NA |
| Cumulative Impacts | S | Refer to MM-UTIL 1 through MM UTIL-6. | LTS |
| Energy Conservation | | | |
| Impact ER-1: Encourage activities that result in the use of large amounts of fuel or energy, or use these resources in a wasteful manner | LTS | None required. | NA |
| Cumulative Impact | LTS | None required. | NA |
| Notes: LTS= Less Than Significant SU = Significant and Unavoidable S = Significant NA = Not Applicable | | | |

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