

IS/MND Supplemental Analysis Memo

City of Brentwood
Lone Tree Residential Project
December 5, 2023

The following analysis (described for each of the IS/MND environmental topics) provides information beyond what is provided within the Lone Tree Residential Project IS/MND, to reflect the potential of the Project to utilize a shared housing unit (allowed through density bonus) within one of the proposed (duet) units, as proposed by the Project applicant. Although this modification to the Project does not reflect a CEQA issue per se, the following supplemental analysis is provided for the sake of disclosure. Therefore, based on this potential approach by the Project applicant, the following discussion discloses the differences associated with the Project assuming it would contain the equivalent of 40 housing units, four units more than the 36 housing units analyzed in the IS/MND. This would not change any of the IS/MND significance determinations, nor does it affect CEQA otherwise, as these differences are very minor.

Supplemental Analysis:

- I. Aesthetics: No change.
- II. Agriculture and Forest Resources: No change.
- III. Air Quality: No change (note: the Project with 40 units would also not exceed the applicable screening criteria).
- IV. Biological Resources: No change.
- V. Cultural Resources: No change.
- VI. Energy: The potential increase in housing units from 36 to 40 would increase energy consumption approximately as follows:
 - Natural Gas (kBTU/year):
 - 36 housing units: 932,034
 - 40 housing units: 1,035,593
 - Electricity (kWh/year):
 - 36 housing units: 274,163
 - 40 housing units: 304,626
 - On-road vehicles (operation) (gallons of gasoline fuel per year):
 - 36 housing units: 28,893
 - 40 housing units: 32,103
 - On-road vehicles (construction) (gallons of gasoline fuel per year):
 - 36 housing units: 2,142
 - 40 housing units: 2,380
 - On-road vehicles (construction) (gallons of diesel fuel per year):
 - 36 housing units: 3,226
 - 40 housing units: 3,584
 - Off-road vehicles (construction) (gallons of diesel fuel per year):
 - 36 housing units: 13,156
 - 40 housing units: 14,618
 - Other (gallons of gasoline fuel per year):
 - 36 housing units: 56
 - 40 housing units: 62

- VII: Geology and Soils: No change.
 - VIII: Greenhouse Gas Emissions: No change (note: the GHG analysis relied on the GHG analysis for the City as a whole as provided in the General Plan EIR).
 - IX: Hazards and Hazardous Materials: No change.
 - X: Hydrology and Water Quality: No change.
 - XI: Land Use and Planning: The potential increase in housing units from 36 to 40 could potentially increase density on-site as follows (Note: in both cases, the Project would remain within the General Plan density range of 1.1 to 3.0 dwelling units per acre):
 - 36 housing units: 2.2 dwelling units per acre
 - 40 housing units: 2.5 dwelling units per acre
 - XII: Mineral Resources: No change.
 - XIII: Noise: No change.
 - XIV: Population and Housing: The potential increase in housing units from 36 to 40 would increase the number of residents as follows (based on 3.22 persons per household)¹:
 - 36 housing units: 116 residents
 - 40 housing units: 129 residents
 - XV: Public Services: The potential increase in housing units from 36 to 40 would increase the number school students approximately as follows:
 - High School students:
 - 36 housing units: 5 students
 - 40 housing units: 6 students
 - K-8th students:
 - 36 housing units: 15 students
 - 40 housing units: 17 students
- Separately, the potential increase in housing units from 36 to 40 could increase the need for park space as follows:
- 36 housing units: 0.58 park dedication
 - 40 housing units: 0.65 park dedication
- XVI: Recreation
 - 36 housing units: 0.58 park dedication
 - 40 housing units: 0.65 park dedication
 - XVII: Transportation: No change (note: the traffic analysis described VMT in terms of VMT per capita, which remains the same regardless of the number of housing unit assumed for the analysis).
 - XVIII: Tribal Cultural Resources: No change.
 - XIX: Utilities and Service Systems: The potential increase in housing units from 36 to 40 would increase Project utilities consumption as follows:
 - Wastewater Flow (MGD):
 - 36 housing units: 0.010
 - 40 housing units: 0.011
 - XX: Wildfire: No change.
 - XXI: Mandatory Findings of Significance: No change.

¹ City of Brentwood. 2014 Brentwood General Plan Update EIR [pg. 3.10-32]. July 22, 2014.