



SUBJECT: Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Sand Creek Sports Complex

DEPARTMENT: Parks and Recreation

STAFF: Bruce Mulder, Director of Parks and Recreation
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TITLE/RECOMMENDATION

Adopt a Resolution adopting the Mitigated Negative Declaration (“MND”) and Mitigation Monitoring and Reporting Program for the Sand Creek Sports Complex Project, CIP Project No. 352-52446.

FISCAL IMPACT

This is an administrative function and there is no fiscal impact associated with the adoption of the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program. Any costs associated with the mitigation measures have been included in the adopted 2024/25 – 2028/29 Capital Improvement Program (“CIP”), which includes the Sand Creek Sports Complex Project, CIP Project No. 352-52446 (“Project”). The Project is funded by the General Fund, Parks and Trails Development Impact Fees, bond proceeds and bond refinance savings.

BACKGROUND

The development of the Sand Creek Sports Complex project (the “Project”) has been a City Council priority for many years. In order to see the Project to completion, the City was required to complete environmental review under the California Environmental Quality Act, or CEQA. On April 2022, the City Council approved an Agreement for Environmental Consultant Services with Raney Planning & Management (“Raney”) for the Project, CIP Project No. 352-52446. Raney conducted an Initial Study of the project and determined that a Mitigated Negative Declaration, or MND, would be the appropriate CEQA document to prepare, given the fact that the Project could have a significant effect on the environment, but there will not be any such significant effect because of the revisions made to the Project to avoid such impacts. Mitigation measures have been identified to reduce all potentially significant



impacts to less than significant levels, and these are addressed in the Initial Study and MND. The attached Mitigation Monitoring and Reporting Program details the mitigation measures to be implemented during the construction of the Project.

As analyzed in the MND, the Sand Creek Sports Complex will be developed in two phases, Phase 1 and Phase 2:

- Phase 1 would include the development of three multi-use sports fields with artificial turf, as well as spectator amenities such as bleachers, a food truck parking area, picnic tables, shade structures, seating, public restrooms, and drinking fountains. This phase would also include the development of children's play areas, multi-sport courts, and a pump track. Lighting for Phase 1 would consist of 18 poles ranging in height from 50 to 90 feet, including eight poles situated around the three multi-use sports fields.
- Phase 2 of the project would include the use of the 19.24-acre Lower Sand Creek Basin, an existing Contra Costa County Flood Control and Water Conservation District flood control basin within the project site, to accommodate two additional unlit, natural turf sports fields and recreational trails.

Altogether, a total of 437 parking spaces would be included, and site access would be provided from Sand Creek Road to the south.

As set out in the MND, the identified mitigation measures will be observed in order to avoid or alleviate environmental impacts associated with the Project. An Errata Sheet has been prepared to document minimal revisions to the MND in the interest of public transparency. The revisions to the IS/MND reflected in the Errata Sheet do not affect the adequacy of the environmental analysis contained in the IS/MND.

CITY COUNCIL STRATEGIC INITIATIVE

Develop a plan to implement long-term high priority Parks and Recreation Master Plan projects: Sand Creek Sports Complex design & development and issue a RFP for design services as soon as feasible. Completing this CEQA review is the next step toward implementing this priority Master Plan project.

PREVIOUS ACTION

Previous Action by the City Council is included on Attachment 1.

DATE OF NOTICE



On May 31, 2024, a Notice of Intent to Adopt a Mitigated Negative Declaration was posted at the Contra Costa County Clerk-Recorder's office and was published with the State Clearinghouse on May 31, 2024. In addition, the notice was published in the Brentwood Press and 276 property owners surrounding the project site were notified by mail.

ENVIRONMENTAL DETERMINATION

As required by CEQA, notification was provided to the public and affected regulatory agencies giving 30 days for review and comment on the Initial Study and intention to adopt the MND. The notification was published on May 31, 2024 and closed at 5:00 p.m. on July 1, 2024. Comments were received from the California Department of Transportation, Central Valley Regional Water Quality Control Board, Chevron Pipe Line Company, and Contra Costa County Flood Control and Water Conservation District. These comments and the City's responses to these comments are included as an attachment to this staff report.

The intent of the Initial Study and MND is to provide information concerning potential environmental impacts of the proposed Project and to specify mitigation measures. It is not the purpose of the Initial Study and MND to either recommend approval or denial of the proposed project.

ALTERNATIVE OPTION(S)

The City Council could decide not to adopt this Mitigated Negative Declaration MND and Mitigation Monitoring and Reporting Program for the Sand Creek Sports Complex Project. This would either (1) require a new or supplemental environmental review of the Project to be undertaken in order to move forward with the Project, or (2) mean that the Project was not moving forward, if no environmental review was approved. Compliance with CEQA is required in order for the Project to be completed.

ATTACHMENT(S)

1. Previous Action
2. Resolution
3. Exhibit A to Resolution – Mitigated Negative Declaration
4. Exhibit B to Resolution – Mitigated Monitoring and Reporting Program
5. Errata Sheet
6. Responses to Comments with Comment Letter