UPDATED PROJECT DESCRIPTION

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CITY OF BRENTWOOD
COMMUNITY DEVELOPMENT DEPT

Project Title: Subdivision 9610, Trumark Trailside, 1777 Apricot Lane

Project Location: The Project site consists of approximately 20.92 acres located in the northwestern portion of Brentwood. The Project site is generally bounded by a single-family residential subdivision to the north, the proposed Parkside Villas project (Subdivision 8982) to the west, a single-family subdivision and ranchette estate lot to the east, and Sand Creek to the south. The planned Lower Sand Creek Detention Basin and Sand Creek Sports Complex are directly across the creek from the site (south of Sand Creek). The properties are identified by Contra Costa County as Assessor's Parcel Numbers (APN) 019-092-013 and 019-092-034. The site is currently vacant and generally flat. The Project is not within the Fire Hazard Severity Zone per the California Office of the State Fire Marshall. The Project falls within the Local Responsibility Area. The General Plan designation is R-LD — Residential-Low Density with a permitted density range of 1.1 to 5.0 units per gross acres, with a mid-range of 3.0 units per gross acre, and a Planned Development Thirty-Five (PD-35, subarea K) Zone.

Project Description: The Purpose of the Project is to successfully fulfill the City of Brentwood's vision for the land as shown in the City of Brentwood's Housing Element and General Plan.

On April 29, 2022, Trumark submitted an SB 330 preliminary application and project applications for a Tentative Subdivision Map and Design Review to develop the site into 63 single-family residential parcels, with six (6) affordable dwelling units, one onsite bioretention area, and landscaping of portions of the open space buffer adjacent to Sand Creek, as required by the site zoning and the East Contra Costa Habitat Conservation Plan/Natural Communities Conservation Plan (HCP/NCCP). The resulting density, with the allowances pursuant to Section 17.485.002 meet the general plan designation. Consistent with the zoning, the market rate lot sizes would range from 8,000 square feet to 30,000 square feet with an average of approximately 8,200 square feet. Pursuant to the General Plan's Density transition Policy in Action LU 2a(3b), the Project is providing a 30,000 square foot buffer lot on site located adjacent to the existing ranchette estate lot (large residential lot).

Access to the site would be via the existing public right of way streets, Strathaven Place and Montclair Place, that have been stubbed to the northern boundary by previous developments. The interior streets are looped and provide openings to the open-space buffer for pedestrian access and views. Lighting and sidewalks are proposed along the interior streets within the project site. The adjacent Parkside Villas project will extend a trail up to the Project's western property line along the creek corridor which will be continued by the Apricot Way Project along Sand Creek. There is an existing pedestrian bridge across Sand Creek and within the limits of the proposed open-space buffer at the southwest corner of the Project site, which will remain to provide access to the Sand Creek trail and future Sports Complex. The bridge was assessed against LRGD Specifications, and the bridge was found to be adequate for pedestrian loading. Only handrail improvements will be completed to the bridge for aesthetic and accessibility purposes. The entirety of the open-space buffer as required by zoning and HCP/NCCP, will be dedicated to the City.

As a community benefit, the Project will continue Sand Creek trail adjacent to the project site in the form of a 5' separated sidewalk, adjacent to the roadways. A portion of the trail on both the west and east ends will be a widened path that allows for pedestrians and maintenance vehicles. Along the widened eastern portion, the path will have a picnic area that overlooks the existing channel element and proposed vegetated basin.

Under the Housing Accountability Act (HAA) as amended by SB 330, because the proposed project is consistent with the objective standards and mid-point density in the General Plan, zoning and all other applicable land use regulations, the City cannot deny or conditionally approve the project (which includes decreasing density) unless it finds the project will have a specific, adverse impact on the public's health or safety. A specific adverse impact as defined in the HAA means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified

written public health or safety standards, polices or conditions as they existed at the preliminary application was filed.

Trumark has designed the proposed project so that there are no specific adverse impacts of any kind. We understand the City can conduct a maximum of 5 public hearings on the proposed project under SB 330.

Affordable Housing Program: Pursuant to Chapter 17.725 of Brentwood Municipal Code (MC), the required percentage of affordable units is equal to 10% of the total number of dwelling units for any residential development of five or more lots for a total of six (6) units required for this project. implement attached housing in order to comply with the City's affordable housing program with the construction of three (3) duet (attached) affordable dwelling units on-site for a total of 63 dwelling units.
As set by table D in Section 17.725.003 the allocations of affordability will be as follows:

- moderate-income households — 3%
- low-income households — 4%
- very low-income households — 3%.

Pursuant to Section 17.725, the city and Project team will enter into an affordable housing agreement for the three (3) duet attached units described above.

The attached affordable units are consistent with Chapter 17.485.002(A)(3) (PD-35 Zone Regulations) that allow as a permitted use "[a]ttached housing units in order to comply with the city's adopted affordable housing provisions, Chapter 17.725." Since these attached units are a permitted use under the zoning code and satisfy the city's affordable housing requirements, Trumark is not seeking to modify city standards as allowed by Chapter 17.725.006(D). Also, since Trumark is not seeking a density bonus, it need not demonstrate a financial feasibility however the Project contemplates duets as part of its financial feasibility and are designed to meet the minimum permissible affordable unit size of six hundred square feet on a three thousand square foot parcel pursuant to section 17.725.003(F).

Special Flood Hazard Area: A portion of the site is within the Zone X Special Flood Hazard Area pursuant to the current FEMA Flood Insurance Rate Map Number 06013C0353F, Effective Date June 16, 2009. The applicant proposes to process a Letter of Map Revision based on Fill with FEMA prior to the first occupancy to remove all proposed lots from the Special Flood Hazard Area. Consistent with the City's Floodplain Management Ordinance all finished floors will be a minimum of one foot above the base flood elevation as defined on the FEMA map.

Development Standards: The entire project site is zone PD-35, Subarea K. The applicant is not proposing any amendments to the zoning or development standards.

Cultural Resources: As stated in the Cultural Resources Inventory Report for the Project (ECORP 2022), no cultural resources were identified on the property as a result of the records search and field survey. Also, per the separate Tribal Cultural Resources Memo for the Project (Stantec 2022) no known tribal resources were identified and therefore does not present a new significant environmental impact. Therefore, no known Historic Properties under Section 106 of the NHPA or Historical Resources & Tribal Cultural Resources under CEQA will be affected by the Project.

Biological Site Assessment: The Project site is within the East Contra Costa habitat Conservation Plan/Natural Community Conservation Plan (HCP/NCCP). The site is vacant and undeveloped, and existing vegetation consists almost entirely of non-native weedy species, dominated by black mustard and wild oat. The site has previously been in agricultural production and has been levelled. At the time of this submittal (April 28, 2022), the site has been disked and mowed for weed control and prevention of fuel buildup, and the majority of the site is largely devoid of vegetation. Within the disked field, some weedy

species persist such as field bindweed, remnant barley and mustard, as well as common mallow. The edges of the property are similarly dominated with non-native species including red brome, barley, ripgut brome, wild oat, black mustard, and sparse filaree and milkweed. Wildlife observed on the site includes common birds including house finch, Northern mockingbird, scrub jay, mourning dove, killdeer, and rock dove (pigeons). Additional birds found along the Contra Costa Flood Control Drainage Canal include cliff swallow, mallard duck, Say's phoebe, European starling, Anna's hummingbird, and red-winged blackbird. Raptors observed include two species seen soaring (foraging); red-tailed hawk, and turkey vulture.

The site borders the Contra Costa Flood Control Drainage Canal which is defined as a 3r^{d} or higher stream with a 50-foot setback per East Contra Costa County HCP/NCCP Stream Setback Provisions Map. The site will remain clear of the drainage canal and defined top of bank. The Project will dedicate an 80-foot open-space buffer. There are no other jurisdictional waters or streams on the Project site.

Pursuant to the HCP/NCCP, a Planned Survey Report has been submitted and approved. This report includes information for land cover, jurisdictional aquatic features, species, plant habitat and the required HCP/NCCP habitat fee which will be paid.

Environmental Site Assessment: As discussed in the Project's environmental site assessment report dated December 3, 2021, there are no known physical evidence of soil or groundwater impairments associated with the use or past use of the Project site. A review of regulatory databases maintained by county, state, tribal, and federal agencies found no documentation of hazardous materials violations or discharge on the Property and did not identify contaminated facilities within the appropriate American Society for Testing and Materials (ASTM) search distances that would reasonably be expected to impact the Project site. An agrichemical assessment of the surface soil was conducted to evaluate the potential presence of residual concentrations of organochlorine pesticides (OCPs), arsenic, and lead. The resulting concentrations for OCPs, arsenic, and lead were below the applicable USEPA and CAL-EPA screening levels for residential soil. Based on the findings of this assessment, no Recognized Environmental Conditions (RECs), no historical RECs, and no controlled RECs were identified for the Project site.

Geotechnical Assessment: As discussed in the Project's geotechnical report dated December 10, 2021, the subsurface soils within the Project site generally consist of stiff silty clays with groundwater approximately 18 to 21 feet below the surface at the time of exploration. No active or potentially active faults capable of surface fault rupture are known to cross the site, and the site is not located within a currently delineated State of California Alquist-Priolo Earthquake Fault Zone. The probability of other geologic hazards, such as tsunamis, seiches, deep-seated landslides, or ground subsidence affecting the site, is considered low. Accordingly, the risk of surface rupture due to faulting is considered low.

Architectural Description

Project Summary: The project is comprised of 3 single family detached home plans and two duet plans which are within substantial conformance of the City of Brentwood's Housing Element & Design Guidelines. All homes are single family detached and consist of both a one-story profile plan and traditional two-story plans. Three distinct elevation styles have been designed for all plan types. All plans are designed with a usable front Porch and covered rear Loggia. Due to the lot coverage requirements within the city, the single-story house may vary in square footage from the rest of the neighborhood. In employing the single-story profile, pursuant to Brentwood Design Guidelines, a limited area will be included within the roof forms by way of dormers or similar features to break up the roof massing. In addition, the project uses elevation styles that traditionally work well with this type of building massing.

Plan Summary

Plan	Square Feet	Stories	Bedrooms	Baths	Garages
1	3031	1-story profile	5	3 1/2	3-car split swing
2	3778	2	5	4 1/2	4-car tandem
3	4340	2	5	4 1/2	3-car tandem
Duet A	1902	2	3	2 1/2	2-car
Duet B	2196	2	4	3	2-car

Elevations: Brentwood has a varied and eclectic mix of housing types and elevation styles mostly developed over the past 25-30 years. The Project's elevation styles have been used in many neighborhoods in Brentwood and fit with the desired massing of the home plans. The elevation styles utilized are Farmhouse (Elevation A), Craftsman (Elevation B), and Prairie (Elevation C). The exterior material palette, massing, roof forms and pitches, trim shapes and material, and colors vary by these elevation styles. The rear elevations vary by elevation style as well, with accent gable and hip roofs, accent trim, and a variety of roof pitches and massing styles. The trim around the windows is carried around all windows at the sides and rears, and matches the style of the window trim on the front elevation. This means that the window trim at the side and rear elevations is different by A, B, and C elevation style. Window grid patterns also vary by elevation style.

The Farmhouse (A) elevations are a mix of board and batten siding and stucco exterior finishes. Steeply pitched accent roofs with a pitch of 10:12 define these elevations. Wood porch posts with 'X' style metal railing define the inviting and usable front porches.

The Craftsman (B) elevations are a combination of horizontal wood siding and stucco exterior finishes. Wood siding is used on accent forms and upper locations within an elevation plane. Wood siding and corbel accents are used to enhance the gable roofs. Roof pitches are 4:12 for this style. The roof design is defined by gable roofs with an 18" eave depth. Porches are accented with tapered stucco columns with stone bases and wood porch rails. Stone veneer is used at other feature elements of the front elevations.

The Prairie (C) elevations are a stucco exterior with horizontal wood siding accents defining the base of the homes. The roof pitches are 4:12 pitch with hipped roof forms and larger overhangs of 24". Larger format stone veneer is used to define the entry towers. Horizontal wood siding columns define to usable porches.

Each elevation style draws from a unique set of 3 color schemes selected for the style of the home. This creates 9 total color schemes and a mix of floor plans, elevations, and color schemes that creates 36 possible combinations for # homes in the neighborhood.