Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Vineyards at Deer Creek Project

Lead Agency: City of Brentwood Community Development Department
Contact Person: Erik Nolthenius
Phone: (925) 516-5137
Street Address: 150 City Park Way
City: Brentwood Zip: 94513

Document Type:

CEQA: ☒ NOP
NEPA: ☐ NOI
Other: ☐ Joint Document
☒ Draft EIR
☐ Supplement/Subsequent EIR
☐ Noise EA
☐ FONSI
☐ Early Cons
☐ Mit Neg Dec
☐ NEP
☐ Prezone
☐ Annexation
☐ Neg Dec
☐ Use Permit
☐ Redevelopment
☐ Mit Neg Dec
☐ Planned Unit Development
☐ Land Division
☐ Coastal Permit
☐ Land Division (Subdivision, etc.)
☐ Other: Sphere of Influence amendment, Urban

Local Action Type:

General Plan Update
General Plan Amendment
General Plan Element
Community Plan
Specific Plan
Master Plan
Prezone
Planned Unit Development
Use Permit
Land Division
Other: Annexation
Redevelopment
Coastal Permit
Other: Sphere of Influence amendment, Urban

Development Type:

Residential: Units 2,400 Acres 555 Employees
Office: Sq.ft. 100 Acres 50 Employees
Commercial: Sq.ft. 20 Acres 20 Employees
Industrial: Sq.ft. 30 Acres 100 Employees
Educational
Recreational 20 acres Community Recreation Center
Other: 225 acres Open Space

Present Land Use/Zoning/General Plan Designation: The project site is currently used for agricultural purposes, including dry farming and limited seasonal cattle grazing. The site is located in unincorporated Contra Costa County and is zoned Agricultural Preserve District (A-4). The project site is located in an area designated in the City of Brentwood General Plan as Special Planning Area (SPA) 2.

Project Issues That May Have A Significant Or Potentially Significant Impact:

Aesthetic/Visual
Agricultural Land/Forest
Air Quality
Archeological/Historical
Biological Resources
Coastal Zone
Drainage/Absorption
Economic/Jobs
Fiscal
Flood Plain/Flooding
Forest Land/Fire Hazard
Geologic/Seismic
Greenhouse Gas Emissions
Minerals
Noise
Population/Housing Balance
Public Services/Facilities
Public Services/Facilities
Recreation/Parks
Schools/Universities
Septic Systems
Sewer Capacity
Soil Erosion/Compaction/Grading
Solid Waste
Toxic/Hazardous
Traffic/Circulation
Vegetation
Water Quality
Water Supply/groundwater
Wetland/Riparian
Growth Inducement
Land Use
Cumulative Effects
Other:

Other:

Present Land Use/Zoning/General Plan Designation: The project site is currently used for agricultural purposes, including dry farming and limited seasonal cattle grazing. The site is located in unincorporated Contra Costa County and is zoned Agricultural Preserve District (A-4). The project site is located in an area designated in the City of Brentwood General Plan as Special Planning Area (SPA) 2.

Project Description: See attached.
Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

- X Air Resources Board
- X Boating & Waterways, Department of
- X California Emergency Management Agency
- X California Highway Patrol
- X Caltrans District # 4
- X Caltrans Division of Aeronautics
- X Caltrans Planning
- X Central Valley Flood Protection Board
- X Coachella Valley Mountains Conservancy
- X Coastal Commission
- X Colorado River Board
- X Conservation, Department of
- X Corrections, Department of
- X Delta Protection Commission
- X Education, Department of
- X Energy Commission
- X Fish & Wildlife Region # 3
- X Food & Agriculture, Department of
- X Forestry & Fire Protection, Department of
- X General Services, Department of
- X Health Services, Department of
- X Housing & Community Development
- X Native American Heritage Commission
- X Office of Historic Preservation
- X Office of Public School Construction
- X Parks & Recreation, Department of
- X Pesticide Regulation, Department of
- X Public Utilities Commission
- X Regional WQCB # 5S
- X Resources Agency
- X Resources Recycling & Recovery, Department of
- X S.F. Bay Conservation & Development
- X San Gabriel & Lower Los Angeles Rivers & Mountains Conservancy
- X San Joaquin River Conservancy
- X Santa Monica Mountains Conservancy
- X State Lands Commission
- X SWRCB: Clean Water Grants
- X SWRCB: Water Quality
- X SWRCB: Water Rights
- X Tahoe Regional Planning Agency
- X Toxic Substances Control, Department of
- X Water Resources, Department of
- Other: ____________________________
- Other: ____________________________

Local Public Review Period

Starting Date 4/2/2019

Ending Date 5/1/2019

City of Brentwood, Community

Lead Agency: Development Department

Applicant: GBN Partners LLC

Consulting Firm: Raney Planning & Management, Inc.

Address: 1501 Sports Drive, Suite A

City/State/Zip: Sacramento, CA 95834

Phone: (916) 372-6100

Applicant: GBN Partners LLC

Address: 3820 Blackhawk Drive

City/State/Zip: Danville, CA 94506

Phone: (925) 648-3815

Signature of Lead Agency Representative: ____________________________ Date: ____________________________

Project Description

The Vineyards at Deer Creek (the Project) is a proposed residential community of up to 2,400 residential units within Special Planning Area (SPA) 2 of the Brentwood General Plan, at least 80% (1,920 units+/-) of which will be age-restricted active adult and a maximum of 20% (480 units+/-) will be un-restricted market-rate housing.

The Project site is currently located outside of the City of Brentwood’s city limit lines, Sphere of Influence (SOI), and Urban Limit Line (ULL). Thus, the entitlements include requests for annexation, prezoning, SOI Amendment, and ULL Amendment (by voter initiative pursuant to Measures J and L). The average gross density across the Project site would be three dwelling units per acre, which is beyond the scope of the General Plan land use designation for SPA 2, thus requiring an amendment to the General Plan. Each of the six residential neighborhoods may have a neighborhood recreation center. A centrally-located community recreation center will serve as the focal point to the community and include a variety of indoor and outdoor recreation amenities. Located adjacent to Balfour Road and Deer Valley Road, an approximately 20-acre commercial/civic area is envisioned for civic events and functions. Integrated throughout the Specific Plan area will be approximately 225 acres of permanently established agricultural and open space land use areas. The areas will include extensive areas of vineyards, olive groves, and open space, reinforcing the characteristics of a Mediterranean environment. To improve traffic circulation and safety, off-site roadway improvements include, but are not limited to, widening Balfour Road from two to four lanes and extending American Avenue west and north to Balfour Road.