

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 # **2019049008**

Project Title: Vineyards at Deer Creek Project

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

Project Location: County: Contra Costa City/Nearest Community: City of Brentwood
 Cross Streets: Balfour Road and Deer Valley Road Zip code: 94513
 Lat/Long: 37 ° 55 ' 34.3 " N 121 ° 46 ' 36.1 " W Total Acres: 815
 Assessor's Parcel No. 019-120-002, 019-120-007, & 019-120-008 Section: 17 Twp: 1N Range: 2E Base: MDBM
 Within 2 miles: State Hwy#: State Route (SR) 4 Waterways: Contra Costa Canal
 Airports: N/A Railways: UPRR Schools: Adams Middle School, Heritage High School, Dozier-Libbey Medical High School, Ron Nunn Elementary, R Paul Krey Elementary.

Document Type:

CEQA: NOP Draft EIR **NEPA:** NOI **Other:** Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI **JUL 19 2019**

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: Sphere of Influence amendment, Urban Limit Line Amendment, Development Agreement

Development Type:

Residential: Units 2,400 Acres 555 Water Facilities: Type _____ MGD _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. _____ Acres 20 Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational _____ Waste Treatment: Type _____ MGD _____
 Recreational 15 acres Community Recreation Center Hazardous Waste: Type _____
 Other: 225 acres Open Space

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

Aesthetic/Visual Fiscal Public Services/Facilities Traffic/Circulation
 Agricultural Land/Forest Flood Plain/Flooding Recreation/Parks Vegetation
 Air Quality Forest Land/Fire Hazard Schools/Universities Water Quality
 Archeological/Historical Geologic/Seismic Septic Systems Water Supply/Groundwater
 Biological Resources Greenhouse Gas Emissions Sewer Capacity Wetland/Riparian
 Coastal Zone Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Drainage/Absorption Noise Solid Waste Land Use
 Economic/Jobs Population/Housing Balance Toxic/Hazardous Cumulative Effects
 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. The project site is located in the Brentwood General Plan Planning Area, but not within the City of Brentwood's Sphere of Influence or Urban Limit Line.

Project Description: See attached.

State Clearinghouse Contact:  (916) 445-0613

State Review Began: 7 - 19 - 2019

SCH COMPLIANCE 9 - 3 - 2019

Project Sent to the following State Agencies

Resources Cal EPA
 Boating & Waterways ARB: Airport & Freight
 Central Valley Flood Prot. ARB: Transportation Projects
 Coastal Comm ARB: Major Industrial/Energy
 Colorado Rvr Bd Resources, Recycl. & Recovery
 Conservation SWRCB: Div. of Drinking Water
 CDFW # 3 SWRCB: Div. Drinking Wtr # _____
 Cal Fire SWRCB: Div. Financial Assist.
 Historic Preservation SWRCB: Wtr Quality
 Parks & Rec SWRCB: Wtr Rights
 Bay Cons & Dev Comm. Reg. WQCB # 55
 DWR Toxic Sub Ctrl-CTC
 Yth/Adlt Corrections
 Corrections
 Independent Comm
 Delta Protection Comm
 CHP Delta Stewardship Council
 Caltrans# 4 Energy Commission
 Trans Planning NAHC
 Other Public Utilities Comm
 Education Santa Monica Bay Restoration
 Food & Agriculture State Lands Comm
 HCD Tahoe Rgl Plan Agency
 OES Conservancy
 State/Consumer Svcs
 General Services
 Other: _____

Please note State Clearinghouse Number (SCH#) on all Comments

SCH#: _____
 Please forward late comments directly to the Lead Agency

AQMD/APCD 2
 (Resources: 7 / 20)

Reviewing Agencies Checklist

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

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

Local Public Review Period

Starting Date 7/19/2019 Ending Date 9/3/2019

City of Brentwood, Community

Lead Agency: Development Department Applicant: GBN Partners LLC

Consulting Firm: Raney Planning & Management, Inc. Address: 3820 Blackhawk Drive

Address: 1501 Sports Drive, Suite A City/State/Zip: Danville, CA 94506

City/State/Zip: Sacramento, CA 95834 Phone: (925) 648-3815

Contact: Nick Pappani

Phone: (916) 372-6100

Signature of Lead Agency Representative: _____ Date: _____

Authority cited: Sections 21083 and 21087, Public Resources Code. Reference: Section 21161, Public Resources Code.

Project Description

The Vineyards at Deer Creek Specific Plan (VDCSP) would establish goals and policies for the development of an approximately 815-acre site (Project site) located adjacent to the western municipal boundary of the City of Brentwood, California. The VDCSP is a part of a citizen-sponsored Initiative that may be considered by Brentwood voters on a future ballot (Initiative). If approved by the voters, the proposed Initiative would:

- Modify the city's ULL to include the Project site;
- Amend the city's General Plan to (i) rename the Project site as *SPA 2 / VDCSP*, (ii) establish new policies with respect to the development and use of the Project site, and (iii) make certain other conforming amendments;
- Adopt the VDCSP, establishing, among other things, the uses to be permitted on the Project site and specific conditions to be applied to the development of the Project site;
- Amend the City of Brentwood Zoning Ordinance (Title 17 of the Municipal Code) to (i) establish the *Vineyards at Deer Creek* (VDCSP) zoning district, (ii) pre-zone the Project site to the VDCSP district, and (iii) make certain other conforming amendments to Municipal Code Ch. 17.820 (Design and Site Development Review).

The VDCSP allows for development of up to 2,400 residential units across multiple neighborhoods within the VDCSP area, as well as approximately 20 acres of commercial uses, 15 acres of community recreation uses, and at least 225 acres of open space. At least 80 percent of all residential units must be age-restricted to active adults. Occupancy of these residential units is restricted to seniors age 55 and over and qualified permanent residents living with those seniors, as permitted by State law. No more than 20 percent of the 2,400-unit maximum may be non-age-restricted.

The Project also includes development of certain offsite roadway improvements, including the extension of American Avenue west and north to Balfour Road, the widening and improvement of certain portions of Balfour Road, and encourages the allocation of a portion of development fees generated by development within the VDCSP area for safety improvements to Deer Valley Road.