

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
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: [X] NOP [] Draft EIR [] Early Cons [] Supplement/Subsequent EIR (Prior SCH No.) [] Neg Dec [] Mit Neg Dec [] Other:
NEPA: [] NOI [] EA [] Draft EIS [] FONSI
Other: [] Joint Document [] Final Document [] Other:

APR 02 2019

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Local Action Type:

- [] General Plan Update [X] Specific Plan [] Rezone [X] Annexation
[X] General Plan Amendment [] Master Plan [X] Prezone [] Redevelopment
[] General Plan Element [] Planned Unit Development [] Use Permit [] Coastal Permit
[] Community Plan [] Site Plan [] Land Division [X] Other: Sphere of Influence amendment, Urban Limit Line Amendment, Development Agreement, and Revision of Memorandum of Understanding with the City of Antioch

Development Type:

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

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

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

Project Description: See attached.

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 | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input checked="" type="checkbox"/> Housing & Community Development | |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

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:** 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 (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, rezoning, 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.