

## 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: Dwelley-Mori Annexation Project

Lead Agency: City of Brentwood Community Development Department Contact Person: Debbie Hill, Senior Planner  
Street Address: 150 City Park Way Phone: (925) 516-5135  
City: Brentwood Zip: 94513 County: Contra Costa

**Project Location:** County: Contra Costa City/Nearest Community: Brentwood  
Cross Streets: Delta Road, Brentwood Boulevard Zip Code: 94561  
Lat./Long/: 37 ° 57 ' 57.4 " N / 121 ° 41 ' 12.3 " W Total Acres: 90.6  
Assessor's Parcel No.: 018-310-009 and -010; 018-290-005 through -009; and 018-300-002, -008, -014, and -015 Section: 6 Twp: 1N Range: 3E Base: MDBM  
Within 2 miles: State Hwy#: None Waterways: Marsh Creek  
Airports: None Railways: UPRR  
Schools: Marsh Creek Elementary School, Laurel Elementary School, Gehringer Elementary School, Iron House Elementary School, Smart Start Preschool, Freedom High School, Mary Casey Black Elementary School

### 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

### 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: \_\_\_\_\_

### Development Type:

☐ Residential: Units \_\_\_\_\_ Acres \_\_\_\_\_ ☐ Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_  
☐ Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_ ☐ Transportation: Type \_\_\_\_\_  
☐ Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_ ☐ Mining: Mineral \_\_\_\_\_  
☐ Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_ ☐ Power: Type \_\_\_\_\_ MW \_\_\_\_\_  
☐ Educational \_\_\_\_\_ ☐ Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
☐ Recreational \_\_\_\_\_ ☐ Hazardous Waste: Type \_\_\_\_\_  
☒ Other: N/A (Annexation only)

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

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

**Present Land Use/Zoning/General Plan Designation:** Currently, the majority of the project site consists of actively-managed agricultural land, three existing residences, and associated structures and infrastructure. The site is designated Residential-Low Density (R-LD) per the City's General Plan and is zoned General Agriculture (A-2) by Contra Costa County.

**Project Description:** The proposed project would include a request for annexation of the project site into the City of Brentwood. In addition, the proposed project would include a request to pre-zone the entire project site as Residential Planned Development (PD), to be consistent with City the current R-LD General Plan land use designation. Development of the project site is not being proposed at this time.

**Reviewing Agencies Checklist**

Appendix C

continued

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below.

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

**Local Public Review Period**Starting Date October 30, 2020Ending Date November 30, 2020**Lead Agency**(Complete if applicable): City of BrentwoodApplicant: Mark Dwelley and Larry MoriConsulting Firm: Raney Planning & Management, Inc.WestGate VenturesAddress: 1501 Sports Drive, Suite AAddress: 2551 San Ramon Valley BoulevardCity/State/Zip: Sacramento, CA 95834City/State/Zip: San Ramon, CA 94583Contact: Nick PappaniPhone: (925) 480-7309Phone: (916) 372-6100Signature of Lead Agency Representative: Nick Pappani forDate: 10/28/20Debbie Hill, Senior Planner

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