



NOTICE OF DETERMINATION

To: Office of Planning and Research
 P.O. Box 3044, 1400 Tenth Street, Room 22
 Sacramento, CA 95812-3044

County Clerk-Recorder
 Contra Costa County
 555 Escobar Street
 Martinez, CA 94553

Lead Agency
 From: City of Brentwood
 150 City Park Way
 Brentwood, CA 94513
 Joshua Ewen, (925) 516-5304

County Recorder Filing	State Clearinghouse Received

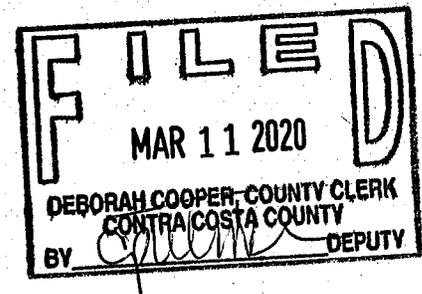
SUBJECT: Filing of Notice of Determination in compliance with Section 15075 of the CEQA Guidelines

PROJECT TITLE: Zoning Code Amendments

STATE CLEARINGHOUSE NUMBER: 2014022058

APPLICANT: City of Brentwood
 150 City Park Way
 Brentwood, CA 94513
 (925) 516-5304

PROJECT LOCATION: Citywide; Brentwood California



The proposed project includes the following changes to the Brentwood Municipal Code related to large retail uses, Hotels and Motels, and changes to PD-6, PD-38, PD-49 and PD-55:

- PROJECT DESCRIPTION:**
- Eliminate all provisions of the zoning code that prohibit or restrict large-scale retail (75,000 square feet and greater), treating these uses like all other retail uses.
 - Include new definitions for hotels and motels.
 - Prohibit motels in all zoning districts citywide.

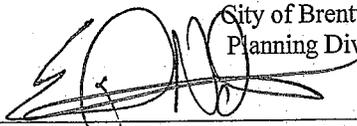
- In Zone PD-6, allow auto fueling stations accessory to a retail anchor as a principally permitted use in the Regional Commercial subareas; amend the maximum building height for hotels to 60'4 stories in the Regional Commercial subarea; allow retail and service businesses, as well as supermarkets with no limit on square footage with no limit on square footage.
- PD-38 to allow, as a principally permitted use, general and regional retail uses with no limit on square footage in subareas B, E, and F.
- PD-49 to allow hotels in subarea A as a principally permitted use.
- PD-55 to conditionally permit merchandise and/or general retail sales uses greater than or equal to 75,000 sq. ft in commercial subarea 1 and prohibit such uses in commercial subarea 2.

This is to advise that on February 25, 2020 the City of Brentwood City Council considered zoning text amendments for a Rezone (RZ 20-001), and subsequently adopted Ordinance 1013 on March 10, 2020 approving Rezone (RZ 20-001), and found that the project is consistent with development density assumed in the General Plan EIR; that implementation of uniformly applied development policies (General Plan policies and actions) would substantially mitigate potential impacts associated with the changes described above; and that the project would not result in any new significant impacts or increase the severity of any significant impacts identified in the General Plan EIR. The General Plan EIR considered cumulative impacts of development within the Planning Area; the circumstances under which development in the Planning Area will be undertaken have not substantially changed such that new or more severe impacts would occur. For these reasons, pursuant to CEQA Guidelines Section 15183, the City Council determined no further environmental analysis is required.

As part of the adoption of the General Plan EIR, the City Council has made the following determinations regarding the above-described project.

- The Project will not have a new or more significant effect on the environment than that disclosed in the General Plan EIR.
- An EIR was prepared for the General Plan pursuant to the provisions of CEQA and the proposed project is consistent with the development density assumed in the EIR.
- Mitigation measures were not made a condition of approval of the General Plan or this project.
- A mitigation monitoring and reporting program was not adopted for the General Plan or this project.
- A Statement of Overriding Considerations was adopted for the General Plan.
- Findings were made pursuant to the provisions of the CEQA.

This is to certify that the Environmental memorandum is available to the general public at: City of Brentwood Planning Division, 150 Park City Way, Brentwood CA 94513 and <https://www.brentwoodca.gov/gov/cd/planning/ceqa.asp>

By  City of Brentwood
Planning Division
Erik Nolthenius, Planning Manager
March 11, 2020



State of California - Department of Fish and Wildlife
2020 ENVIRONMENTAL FILING FEE CASH RECEIPT
 DFW 753.5a (REV. 12/01/19) Previously DFG 753.5a

Startover **Print**

RECEIPT NUMBER:
 07 — 03112020 — 0078
 STATE CLEARINGHOUSE NUMBER (If applicable)
 2014022058

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF BRENTWOOD	LEAD AGENCY EMAIL	DATE 03112020
COUNTY/STATE AGENCY OF FILING Contra Costa	DOCUMENT NUMBER E-0000601	

PROJECT TITLE

ZONING CODE AMENDMENTS

PROJECT APPLICANT NAME CITY OF BRENTWOOD	PROJECT APPLICANT EMAIL	PHONE NUMBER (925) 516-5304
PROJECT APPLICANT ADDRESS 150 CITY PARK WAY	CITY BRENTWOOD	STATE CA
		ZIP CODE 94513

PROJECT APPLICANT (Check appropriate box)

- Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

- | | | | |
|---|------------|----|-------------------|
| <input type="checkbox"/> Environmental Impact Report (EIR) | \$3,343.25 | \$ | <u>0.00</u> |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND) | \$2,406.75 | \$ | <u>0.00</u> |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$1,136.50 | \$ | <u>0.00</u> |
|
 | | | |
| <input checked="" type="checkbox"/> Exempt from fee | | | |
| <input type="checkbox"/> Notice of Exemption (attach) | | | |
| <input checked="" type="checkbox"/> CDFW No Effect Determination (attach) | | | |
| <input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy) | | | |
| <hr/> | | | |
| <input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only) | \$850.00 | \$ | <u>0.00</u> |
| <input checked="" type="checkbox"/> County documentary handling fee | | \$ | <u>50.00</u> |
| <input type="checkbox"/> Other | | \$ | <u> </u> |

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other

TOTAL RECEIVED \$ 50.00

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE C PITTMAN, DEPUTY CLERK
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County Receipt Number 3725111



State of California—Natural Resources Agency
CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE
2014 ENVIRONMENTAL FILING FEE CASH RECEIPT

RECEIPT# 07-2014-227
STATE CLEARING HOUSE # (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY Brentwood City of			DATE 07/24/2014
COUNTY/STATE AGENCY OF FILING Contra Costa			DOCUMENT NUMBER 14-301
PROJECT TITLE 2014 Brentwood General Plan Update			
PROJECT APPLICANT NAME Brentwood City of			PHONE NUMBER (925) 516-5137
PROJECT APPLICANT ADDRESS 150 City Park Way	CITY Brentwood	STATE CA	ZIP CODE 94513
PROJECT APPLICANT (Check appropriate box):			
<input checked="" type="checkbox"/> Local Public Agency <input type="checkbox"/> School District <input type="checkbox"/> Other Special District <input type="checkbox"/> State Agency <input type="checkbox"/> Private Entity			

CHECK APPLICABLE FEES:

<input checked="" type="checkbox"/> Environmental Impact Report (EIR)	\$3,029.75	\$	3,029.75
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,181.25	\$	0.00
<input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board only)	\$850.00	\$	0.00
<input checked="" type="checkbox"/> Projects Subject to Certified Regulatory Programs (CRP)	\$1,030.25	\$	0.00
<input checked="" type="checkbox"/> County Administrative Fee	\$50.00	\$	50.00
<input type="checkbox"/> Project that is exempt from fees			
<input type="checkbox"/> Notice of Exemption (attach)			
<input type="checkbox"/> CDFW No Effect Determination (attach)			
<input type="checkbox"/> Other _____		\$	_____

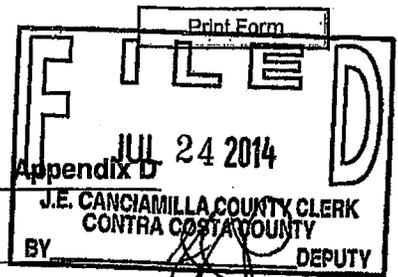
PAYMENT METHOD:

Cash
 Credit
 Check
 Other _____

TOTAL RECEIVED \$ 3,079.75

SIGNATURE X 	PRINTED NAME AND TITLE JAIME PARANGAN, DEPUTY CLERK
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Notice of Determination



To: Office of Planning and Research
U.S. Mail: _____ Street Address: _____
P.O. Box 3044 1400 Tenth St., Rm 113
Sacramento, CA 95812-3044 Sacramento, CA 95814

From: _____
Public Agency: City of Brentwood
Address: 150 City Park Way
Brentwood, CA 94513
Contact: Erik Nolthenius, Planning Manager
Phone: 925-516-5137

County Clerk
County of: Contra Costa
Address: 555 Escobar Street
Martinez, CA 94553

Lead Agency (if different from above): _____
Address: _____
Contact: _____
Phone: _____

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2014022058

Project Title: 2014 Brentwood General Plan Update

Project Applicant: City of Brentwood

Project Location (include county): City of Brentwood Planning Area, Contra Costa County

Project Description:
The project includes a comprehensive update to the Brentwood General Plan, including the Land Use Map.

This is to advise that the City of Brentwood has approved the above
 Lead Agency or Responsible Agency

described project on 7/22/14 and has made the following determinations regarding the above
(date)
described project.

- 1. The project will will not] have a significant effect on the environment.
- 2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
- 3. Mitigation measures were were not] made a condition of the approval of the project.
- 4. A mitigation reporting or monitoring plan was was not] adopted for this project.
- 5. A statement of Overriding Considerations was was not] adopted for this project.
- 6. Findings were were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

150 City Park Way, Brentwood, CA 94513

Signature (Public Agency): Title: Planning Manager

Date: 7/23/14 Date Received for filing at OPR: JUL 24 2014