



State of California - Department of Fish and Wildlife  
**2022 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**

DFW 753.5a (REV. 01/01/22) Previously DFG 753.5a

RECEIPT NUMBER:  
 07-10/13/2022-411  
 STATE CLEARINGHOUSE NUMBER (If applicable)  
 2018042064

**SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.**

LEAD AGENCY CITY OF BRENTWOOD	LEAD AGENCY EMAIL	DATE 10/13/2022
COUNTY/STATE AGENCY OF FILING CONTRA COSTA COUNTY	DOCUMENT NUMBER 2022-00408	
PROJECT TITLE  PRIORITY AREA 1 SPECIFIC PLAN UPDATE EIR ADDENDUM		

PROJECT APPLICANT NAME CITY OF BRENTWOOD	PROJECT APPLICANT EMAIL	PHONE NUMBER (925) 516-5181
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:**

- Environmental Impact Report (EIR) \$ 3,539.25 \$ \_\_\_\_\_
- Mitigated/Negative Declaration (MND)(ND) \$ 2,548.00 \$ \_\_\_\_\_
- Certified Regulatory Program (CRP) document - payment due directly to CDFW \$ 1,203.25 \$ \_\_\_\_\_
- Exempt from fee
  - Notice of Exemption (attach)
  - CDFW No Effect Determination (attach)
- Fee previously paid (attach previously issued cash receipt copy)

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- Water Right Application or Petition Fee (State Water Resources Control Board only) \$ 850.00 \$ \_\_\_\_\_
- County documentary handling fee \$ 50.00 \$ \_\_\_\_\_ **50.00**
- Other NOTICE OF DETERMINATION - CEQA PREVIOUSLY PAID \$ \_\_\_\_\_

**PAYMENT METHOD:**

Cash   
  Credit   
  Check   
  Other

**VC4204**   
 TOTAL RECEIVED \$ \_\_\_\_\_ **50.00**

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE Manipon Annaleah Deputy Clerk
----------------	--

**REC# 125419**

**FILED**

**October 13, 2022**

**Ap DEBORAH COOPER  
CLERK-RECORDER**

**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: Darin Gale, Asst. City Manager  
Phone: 925.516.5181

By [Signature]  
Deputy clerk

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

Lead Agency (if different from above):  
same  
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): 2018042064

Project Title: Priority Area 1 Specific Plan Update EIR Addendum

Project Applicant: City of Brentwood

Project Location (include county): Brentwood, Contra Costa County

Project Description:

Minor updates to the PA-1 Specific Plan, which was originally adopted in 2018. Overall development patterns, densities, and use types would remain essentially unchanged. An Addendum to the 2018 certified EIR was prepared, which demonstrates that the Specific Plan update would not result in any new impacts to the environment that were not previously analyzed in the 2018 EIR.

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

described project on 10/11/22 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:

City of Brentwood, 150 City Park Way, Brentwood, CA 94513

Signature (Public Agency): [Signature] Title: ASST. CITY MANAGER

Date: 10/12/22 Date Received for filing at OPR: \_\_\_\_\_

# PRIORITY AREA 1 (PA-1) SPECIFIC PLAN EIR ADDENDUM

## INTRODUCTION

This document is an Addendum to the Environmental Impact Report (EIR) prepared for the Priority Area 1 (PA-1) Specific Plan Project (State Clearinghouse No. 2018042064), which was certified by the City of Brentwood on November 13, 2018 (Certified EIR). In accordance with the California Environmental Quality Act (CEQA), this Addendum analyzes proposed modifications (the Modified Project) to the PA-1 Specific Plan Project approved in 2018, and demonstrates that all of the potential environmental impacts associated with the proposed modifications would be within the envelope of impacts already evaluated in the Certified EIR.

## CEQA AUTHORITY FOR ADDENDUM

CEQA establishes the type of environmental documentation required when changes to a project occur after an EIR is certified. Specifically, Section 15164(a) of the CEQA Guidelines states that:

*The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.*

Section 15162 of the CEQA Guidelines requires a Subsequent EIR when an MND has already been adopted or an EIR has been certified and one or more of the following circumstances exist:

1. Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
2. Substantial changes occur with respect to the circumstances under which the project is undertaken, which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:
  - a. The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
  - b. Significant effects previously examined will be substantially more severe than shown in the previous EIR;
  - c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the

project, but the project proponents decline to adopt the mitigation measure or alternative; or

- d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

Likewise, California Public Resources Code (PRC) Section 21166 states that unless one or more of the following events occur, no subsequent or supplemental environmental impact report shall be required by the lead agency or by any responsible agency:

- Substantial changes are proposed in the project which will require major revisions of the environmental impact report;
- Substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report; or
- New information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available.

As demonstrated by the analysis herein, the Modified Project would not result in any new additional significant impacts, nor would it substantially increase the severity of previously anticipated significant impacts. Rather, all of the impacts associated with the Modified Project are within the envelope of impacts addressed in the Certified EIR and do not constitute a new or substantially increased significant impact. Based on this determination, the Modified Project does not meet the requirements for preparation of a Subsequent or Supplemental EIR pursuant to Section 15162 of the CEQA Guidelines.

### **OVERVIEW OF APPROVED PROJECT**

The Certified EIR evaluated the adoption and implementation of the PA-1 Specific Plan. The PA-1 Specific Plan Area is defined as the approximately 431.27-acre area in the northwestern portion of the City of Brentwood, designated as PA-1 by the General Plan. The Specific Plan Area is located south of Lone Tree Way, west of Shady Willow Lane, generally north of Sand Creek, and east of Heidorn Ranch Road. State Route 4 (SR 4) traverses the Specific Plan Area from north to south and bisects the area nearly in half. An existing East Bay Municipal Utilities District (EBMUD) aqueduct crosses the Specific Plan Area from east to west on the western side of SR 4, and from northwest to southeast on the eastern side of SR 4. Existing uses within the Specific Plan Area include vacant land, agricultural fields, ranchette homes, churches, and commercial uses (including Lone Tree Plaza and Brentwood Station).

The overall purpose of the PA-1 Specific Plan is to identify the community's vision for the future growth, development, and conservation of open space and resources within the Specific Plan Area in a manner consistent with the quality of life desired by residents and businesses. The PA-

1 Specific Plan contains detailed development standards, distribution of land uses, infrastructure requirements, and implementation measures for the development of a specific geographic area.

These land use distributions, development standards, and regulations are critical components of a specific plan, since it is through these standards that the goals and policies of the General Plan are implemented.

A specific plan is similar in nature to the zoning ordinance because it deals with implementation through the use of development regulations. Unlike the citywide zoning ordinance, however, specific plans are targeted to specific planning areas. This allows for greater flexibility and provides an opportunity to focus regulations and standards on the goals of a specific geographic area. This is the primary purpose of a specific plan, which provides a mechanism to target implementation measures toward a specific planning area. In addition, detailed, project-level environmental review (as is the case of the City's plans for PA-1) can provide streamlining benefits for future development within the respective specific plan area.

Full buildout of the Specific Plan Area could accommodate up to 2,041 dwelling units (DU) (for a maximum residential population of 4,569 persons) and up to 3,834,086 square feet (SF) of non-residential uses (for a maximum non-residential population of 8,383 employees). Table 1 below provides a specific breakdown of development potential within PA-1, which was the subject of analysis in the Certified EIR.

**TABLE 1: APPROVED PROJECT GROWTH PROJECTIONS**

LAND USE	ACRES	DU	NON-RES. SF	RES. POP.	EMP. POP.	OFFICE SF	NRC SF	RC SF	BP SF	LI SF
HDR	27.02	405	-	1,297	-	-	-	-	-	-
MFVHDR	40.19	1,005	-	2,010	-	-	-	-	-	-
TV	39.44	631	644,252	1,262	1,933	322,126	322,126	-	-	-
RC	8.40	-	164,657	-	299	-	-	164,657	-	-
ECLI	154.33	-	3,025,177	-	6,151	-	-	-	1,815,106	1,210,071
PF	0.99	-	-	-	-	-	-	-	-	-
Transit Station	20.00	-	-	-	-	-	-	-	-	-
<b>Total</b>	<b>290.37</b> Acres	<b>2,041</b> DU	<b>3,834,086</b> SF	<b>4,569</b> Persons	<b>8,383</b> Employees	<b>322,126</b> SF	<b>322,126</b> SF	<b>164,657</b> SF	<b>1,815,106</b> SF	<b>1,210,071</b> SF

NOTES: THE PA-1 SPECIFIC PLAN PROPOSES 86.36 ACRES OF REGIONAL COMMERCIAL (RC) USES. HOWEVER, 77.95 ACRES OF THIS AREA ARE CURRENTLY DEVELOPED. THEREFORE, THE RC GROWTH PROJECTIONS ARE APPLIED TO THE 8.40 ACRES OF UNDEVELOPED RC.

DU = DWELLING UNITS; NON-RES SF = NON RESIDENTIAL SQUARE FEET; RES POP= RESIDENTIAL POPULATION; EMP POP= EMPLOYEE POPULATION; NRC = NEIGHBORHOOD RETAIL COMMERCIAL; RC= REGIONAL COMMERCIAL; BP = BUSINESS PARK; LI = LIGHT INDUSTRIAL.

The PA-1 Specific Plan includes a comprehensive set of goals, policies, and implementation measures, as well as a Land Use Map. The PA-1 Specific Plan includes the following chapters:

- Introduction;
- Existing Conditions;
- Vision;
- Land Use Plan;
- Circulation Plan;
- Private Realm Development;
- Public Realm Development;
- Infrastructure and Public Services;
- Economic Development; and
- Implementation and Administration.

### **PROPOSED MODIFICATIONS TO THE PROJECT**

In November 2018, the Brentwood City Council approved the Priority Area 1 Specific Plan and certified the Environmental Impact Report, setting a foundation for future development to support an employment center that would create new economic development opportunities and future jobs growth within Brentwood.

On October 22, 2019, City Council and Planning Commission held a joint special meeting to receive a report and provide feedback related to the Urban Land Institute (ULI) Technical Assistance Panel's findings and recommendations related to PA-1. One of the objectives of the ULI report was to perform a Master Plan design process for the plan area, including considering updating the PA-1 Specific Plan to reflect any necessary changes as a result of the Master Plan.

The City Council entered into agreement with ELS Architecture and Urban Design ("ELS") to lead the Master Plan design process, including managing a team of consulting experts in the fields of land use, economic analysis, development strategy, civil engineering and marketing. The PA-1 Specific Plan Area and the accompanying Master Plan would effectively be rebranded as the Innovation Center.

Community and stakeholder input have been important components of developing the Master Plan. The City and ELS hosted three virtual town hall meetings with the community, a joint City Council and Planning Commission design workshop on January 13, 2021, in addition to meetings with regional public agency representatives and multiple design input meetings with property owners. The City's project website at [www.innovatebrentwood.site](http://www.innovatebrentwood.site) includes a record of 400 comments received during the project discovery and presentation of the Master Plan to both the Planning Commission and City Council.

Adopted by the City in 2021, the Innovation Center Master Plan (ICMP) builds upon the foundation of the PA-1 Specific Plan. The ICMP refined the vision for the PA-1 Specific Plan as a next generation employment center with employee experience, health, and collaboration being high priorities. The ICMP refined the acreages attributed to each land use within the PA-1 Specific Plan to better accommodate small scale incubator spaces, large-scale corporate campus

development, and the transit village. However, it is important to note that none of the changes to the PA-1 Specific Plan that were made in response to the ICMP have resulted in increased development capacity beyond what was assumed and described in the 2018 adopted PA-1 Specific Plan. The ICMP also revised the internal circulation network within PA-1 in order to better accommodate the revised land use map and to better enhance the pedestrian-oriented streetscape. The ICMP also incorporated additional open space amenities that meet the goals of the City's Parks, Trails, and Recreation Master Plan, which was updated in 2019, following adoption of the PA-1 Specific Plan.

In summary, the proposed changes to the PA-1 Specific Plan include the following:

#### *LAND USE MAP REVISIONS*

The PA-1 Land Use Map has been revised to slightly move the location of some land use designations, and to make minor adjustments to the acreage of some land use designations. The allowed uses and densities established by the land use designations have not changed, with the exception of the addition of Recreational Amenity (RA) as a new designation not included in the Original Project. The RA designation allows for trails corridors, parks and linear parks, and social spaces.

The original land use map, which was analyzed in the Certified EIR, is shown on Figure 1. The Modified Project land use map is shown on Figure 2. The project boundaries are unchanged.

Table 2 shows the acreages of each land use designation in the Original Plan and the Modified Plan.

**TABLE 2: LAND USE DESIGNATION ACREAGE COMPARISON**

<i>LAND USE DESIGNATION</i>	<i>ORIGINAL PA-1 ACRES</i>	<i>MODIFIED PA-1 ACRES</i>	<i>DIFFERENCE</i>
<b>ECLI</b>	154.33	130.3	-24.1
<b>TV/MU</b>	39.44	24.3	-15.1
<b>RC</b>	8.4	27.2	18.8
<b>MFVHDR</b>	40.19	30.0	-10.2
<b>HDR</b>	27.02	27.7	0.7
<b>PF</b>	0.99	0.0	-1.0
<b>Transit Overlay</b>	20	13.5	-6.5
<b>RA</b>	0	33.0	33.0

The overall development potential, or full buildout, of the Original PA-1 Specific Plan was calculated and analyzed as part of the Certified EIR, as shown in the table below.

**TABLE 3: ORIGINAL PA-1 SPECIFIC PLAN BUILDOUT POTENTIAL**

LAND USE	ACRES	DU	NON-RES. SF	RES. POP.	EMP. POP.	OFFICE SF	NRC SF	RC SF	BP SF	LI SF
HDR	27.02	405	-	1,297	-	-	-	-	-	-
MFVHDR	40.19	1,005	-	2,010	-	-	-	-	-	-
TV	39.44	631	644,252	1,262	1,933	322,126	322,126	-	-	-
RC	8.40	-	164,657	-	299	-	-	164,657	-	-
ECLI	154.33	-	3,025,177	-	6,151	-	-	-	1,815,106	1,210,071
PF	0.99	-	-	-	-	-	-	-	-	-
Transit Station	20.00	-	-	-	-	-	-	-	-	-
<b>Total</b>	<b>290.37 Acres</b>	<b>2,041 DU</b>	<b>3,834,086 SF</b>	<b>4,569 Persons</b>	<b>8,383 Employees</b>	<b>322,126 SF</b>	<b>322,126 SF</b>	<b>164,657 SF</b>	<b>1,815,106 SF</b>	<b>1,210,071 SF</b>

NOTES: THE ORIGINAL PA-1 SPECIFIC PLAN INCLUDED 86.36 ACRES OF REGIONAL COMMERCIAL (RC) USES. HOWEVER, 77.95 ACRES OF THIS AREA ARE CURRENTLY DEVELOPED. THEREFORE, THE RC GROWTH PROJECTIONS ARE APPLIED TO THE 8.40 ACRES OF UNDEVELOPED RC.

DU = DWELLING UNITS; NON-RES SF = NON RESIDENTIAL SQUARE FEET; RES POP= RESIDENTIAL POPULATION; EMP POP= EMPLOYEE POPULATION; NRC = NEIGHBORHOOD RETAIL COMMERCIAL; RC= REGIONAL COMMERCIAL; BP = BUSINESS PARK; LI = LIGHT INDUSTRIAL.

The overall development potential of the proposed revisions to the PA-1 Specific Plan are shown in the table below.

**TABLE 4: MODIFIED PA-1 SPECIFIC PLAN BUILDOUT POTENTIAL**

LAND USE	ACRES	DU	NON-RES. SF	RES. POP.	EMP. POP.	OFFICE SF	NRC SF	RC SF	BP SF	LI SF
HDR	27.7	416	-	1,330	0	-	-	-	-	-
MFVHDR	30	750	-	1,500	-	-	-	-	-	-
TV/MU	24.3	875	105,851	1,750	318	52,925	52,925	-	-	-
RC	27.2	-	533,174	0	969	-	-	533,174	-	-
ECLI	130.25	-	2,553,161	0	5,191	-	-	-	1,531,896	1,021,264
PF	0	-	-	-	-	-	-	-	-	-
RA	33	-	-	-	-	-	-	-	-	-
Transit Station	13.5	-	-	-	-	-	-	-	-	-
<b>Total</b>	<b>286.0</b>	<b>2,040</b>	<b>3,192,186</b>	<b>4,579</b>	<b>6,478</b>	<b>52,925</b>	<b>52,925</b>	<b>533,174</b>	<b>1,531,896</b>	<b>1,021,264</b>

NOTES: THE MODIFIED PA-1 SPECIFIC PLAN INCLUDES 105.2 ACRES OF REGIONAL COMMERCIAL (RC) USES. HOWEVER, 77.95 ACRES OF THIS AREA ARE CURRENTLY DEVELOPED. THEREFORE, THE RC GROWTH PROJECTIONS ARE APPLIED TO THE 27.2 ACRES OF UNDEVELOPED RC.

DU = DWELLING UNITS; SF = SQUARE FEET; NRC = NEIGHBORHOOD RETAIL COMMERCIAL; BP = BUSINESS PARK; LI = LIGHT INDUSTRIAL.

As shown in the tables above, the Original PA-1 Specific Plan estimated the potential for development of up to 2,041 dwelling units. The proposed changes to the Modified PA-1 Specific Plan could result in the development of up to 2,040 dwelling units. The total residential population yield was originally estimated at 4,569 persons, and with the proposed changes would be estimated at 4,579 persons.

In terms of non-residential, or jobs-generating, development potential, the Original PA-1 Specific Plan was estimated to yield up to 3,834,086 SF of non-residential building square footage, which



was projected to generate up to 8,383 employees. The Modified PA-1 Specific Plan is estimated to yield up to 3,192,186 SF of non-residential building square footage, which is projected to generate up to 6,478 employees.

It is noted that the minor differences in total acreages in the Project Area acres shown in Tables 3 and 4 above are due to discrepancies in GIS data outputs and non-parcelized right-of-way within the Project Area. The Project Area boundaries are unchanged.

#### *CIRCULATION PLAN REVISIONS*

The Modified PA-1 Specific Plan includes minor revisions and changes to the configuration of the internal roadway network. The Original Conceptual Circulation Diagram is shown on Figure 3. The Modified Conceptual Circulation Diagram is shown on Figure 4.

#### *SPECIFIC PLAN TEXT REVISIONS*

Minor text revisions have been made to the Modified Project in order to properly articulate the City's refined economic development goals, update existing baseline conditions, and improve the clarity of things such as definitions and implementation strategies. None of the text changes would result in new uses or more intense uses than those analyzed in the Certified EIR. Additionally, none of the text changes have altered or removed any Specific Plan policies that would reduce the severity of any environmental impacts. No new policies have been added that have any potential to result in new or more severe impacts to the environment.

#### **ANALYSIS OF PROPOSED MODIFICATIONS**

The proposed modifications to the PA-1 Specific Plan are described above. The project area that was studied and analyzed in the Certified EIR is unchanged. The proposed changes under the Modified Project with the greatest potential to result in altered environmental impacts relate to the land use plan and its corresponding development potential. As shown in Tables 3 and 4 above, the residential development potential under the Modified Project is nearly identical in terms of projected dwelling unit counts to the projected residential development levels analyzed in the Certified EIR. The projected employment generation of the Modified Project would decrease slightly when compared to the Original Project, based on a projected yield of up to 3,192,186 SF of non-residential building square footage under full buildout of the Modified Project compared to a projected yield of up to 3,834,086 SF of non-residential building square footage under the Original Project.

The land use designations, including residential densities, non-residential floor area ratios (FARs), and allowed uses would remain essentially unchanged. The only change to the land use designations is the addition of the Recreational Amenity (RA) designation, which facilitates trail connections, parks and linear parks, and social amenities. Urban development is not permitted within this new designation. This RA designation would facilitate additional open space and improved bike and pedestrian connectivity, which is likely to have beneficial environmental impacts.

None of the minor changes associated with the Modified Project have the potential to result in new or more severe environmental impacts than those that were analyzed and disclosed in the

Certified EIR, for which Findings of Fact and a Statement of Overriding Considerations were adopted by the City Council. Thus, a new or substantially greater significant impact would not result from the proposed modifications. In addition, all of the mitigation measures included as part of the Certified EIR would continue to be implemented, as would the relevant policies and actions in the Brentwood General Plan, which are identified in the Certified EIR. As all of the impacts associated with the Modified Project would be within the envelope of impacts identified in the Certified EIR, no additional environmental analysis pursuant to Section 15162 of the CEQA Guidelines is necessary.

Figure 1- Original PA-1 Land Use Map

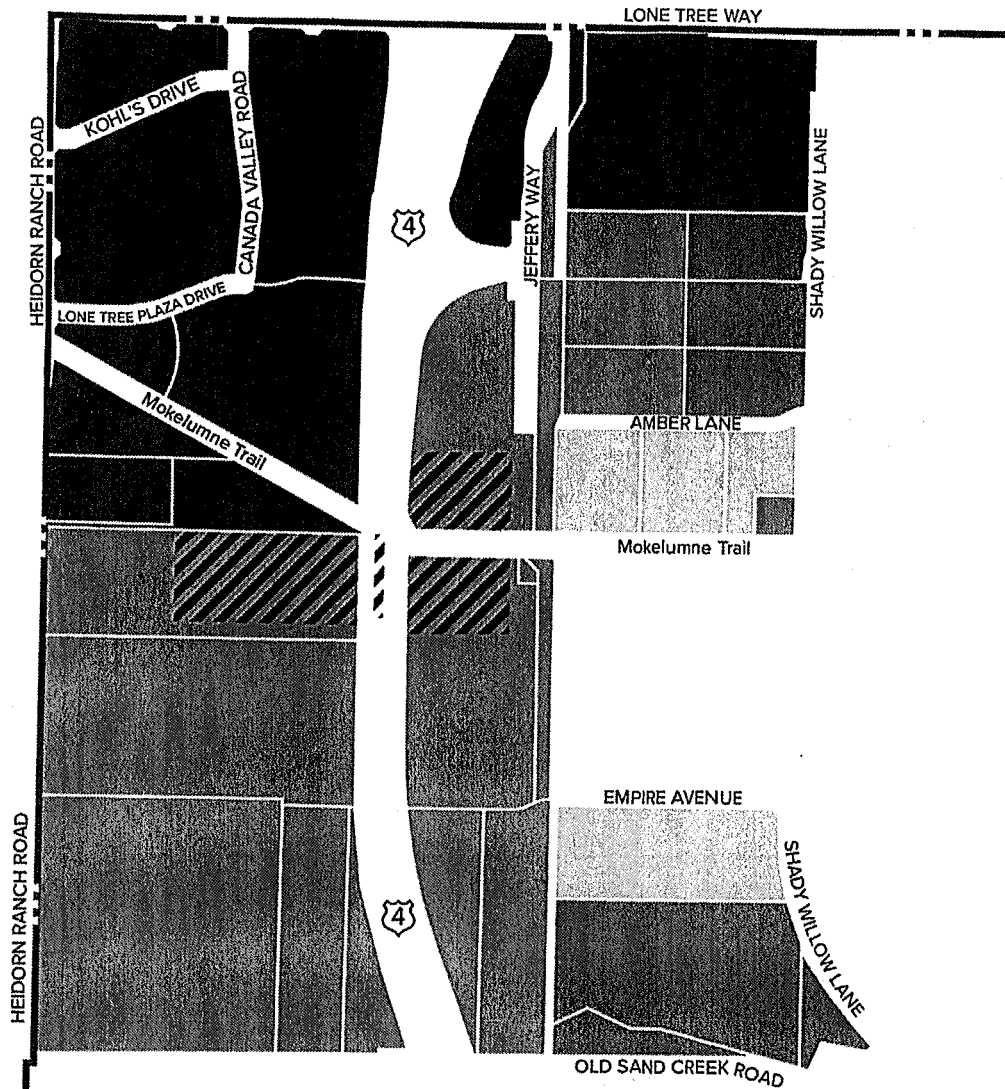


Figure 4.1: Land Use Plan

- ECLI - Employment Center/ Light Industrial
  - TV - Transit Village
  - RC - Regional Commercial
  - MFVHDR - Multiple-Family Very-High Density Residential
  - HDR - High Density Residential
  - PF - Public Facility
  - Transit Station Overlay
  - Brentwood City Limits
- Scale: Not To Scale

Figure 2- Modified PA-1 Land Use Map

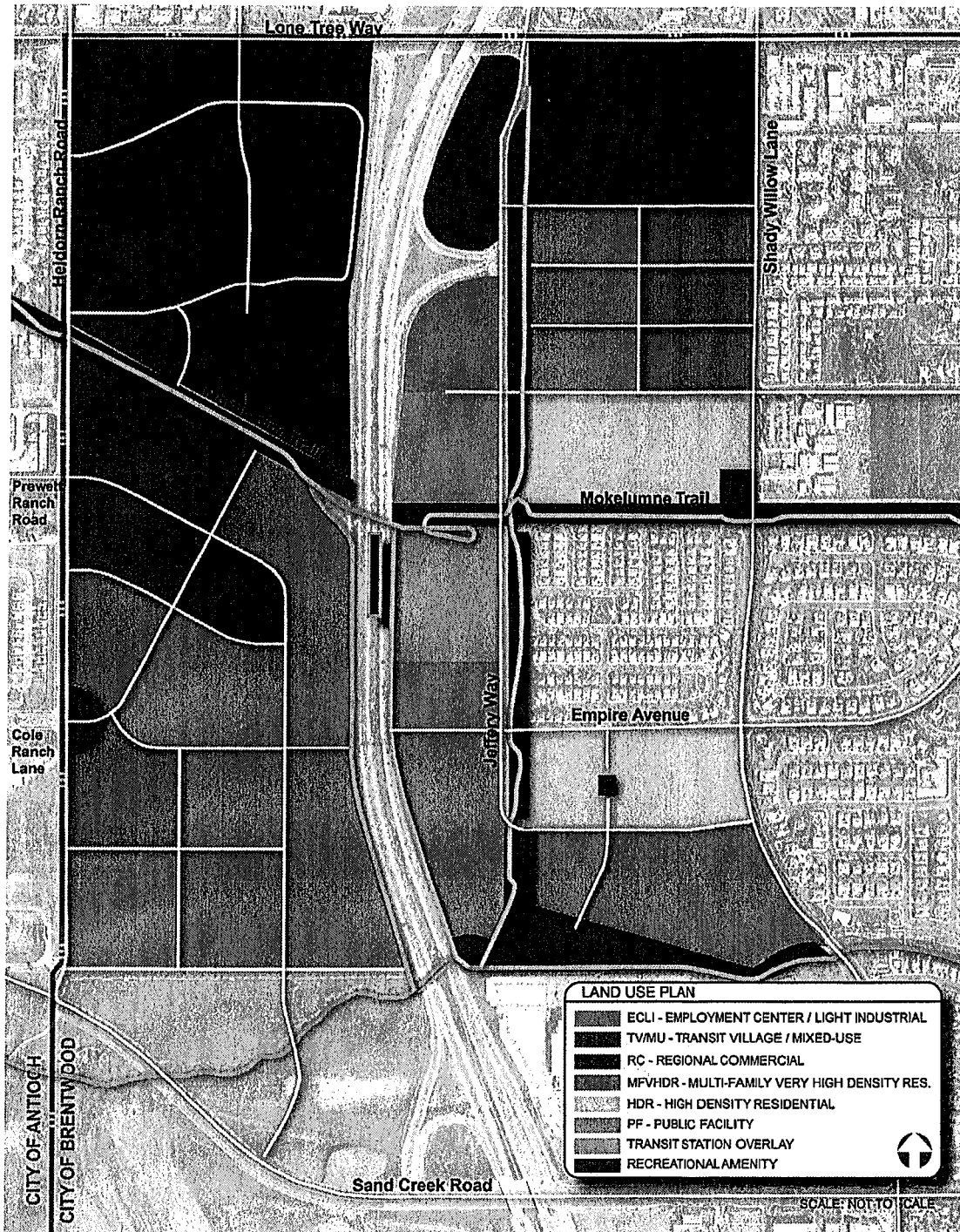


Figure 3- Original Conceptual Circulation Diagram

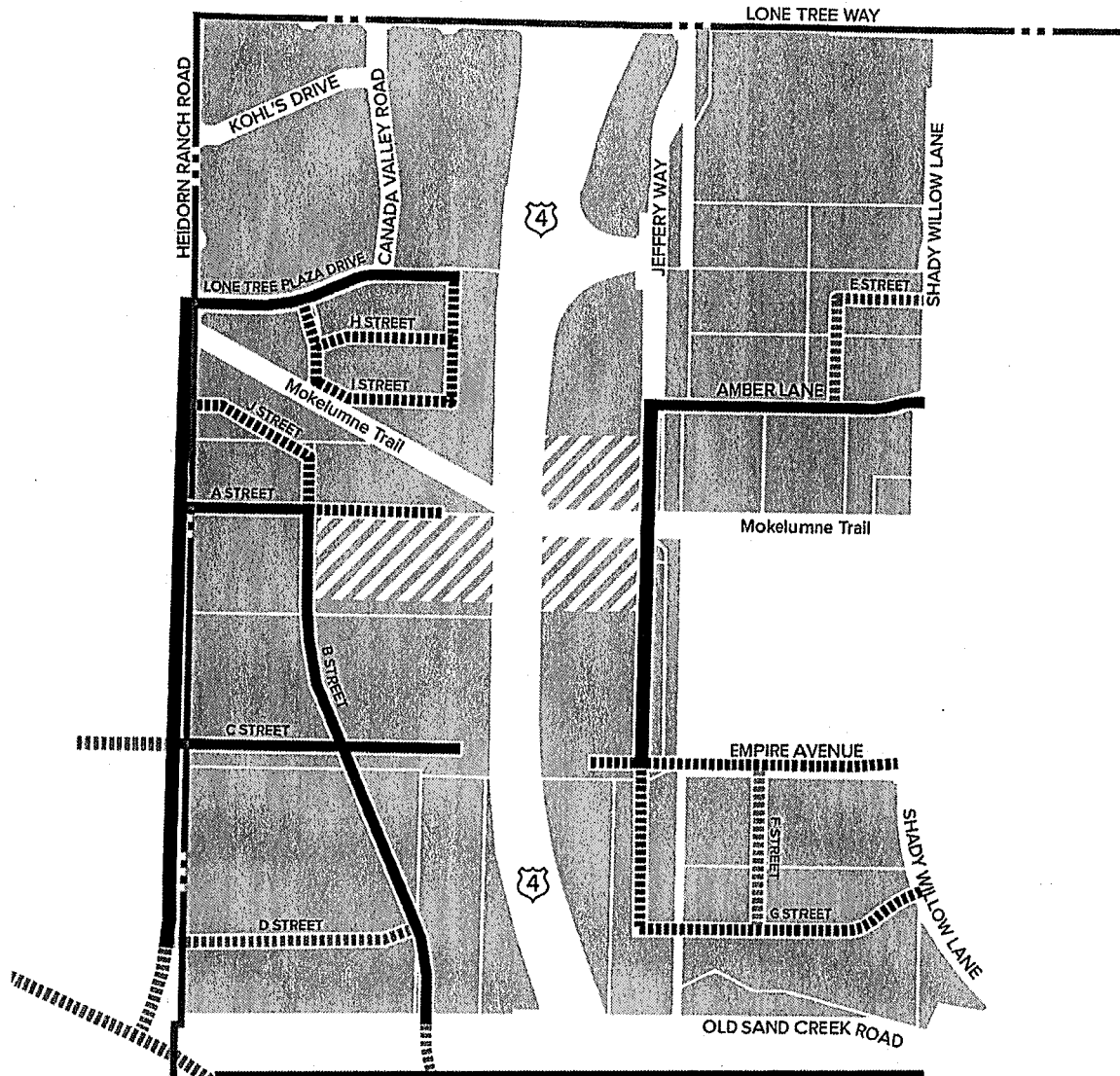


Figure 5.2: Conceptual Circulation Network

- |                                   |                                 |
|-----------------------------------|---------------------------------|
| <b>Primary Classifications*</b>   | Planned Streets Outside of PA-1 |
| — Arterial                        | -----                           |
| — Collector                       | ////// Transit Station Overlay  |
| <b>Conceptual Classifications</b> | ----- Brentwood City Limits     |
| ----- Collector                   |                                 |
| ----- Residential Collector       |                                 |
| ----- Transit Village Commercial  |                                 |

\*Exact roadway alignments may vary, see Page 5-2


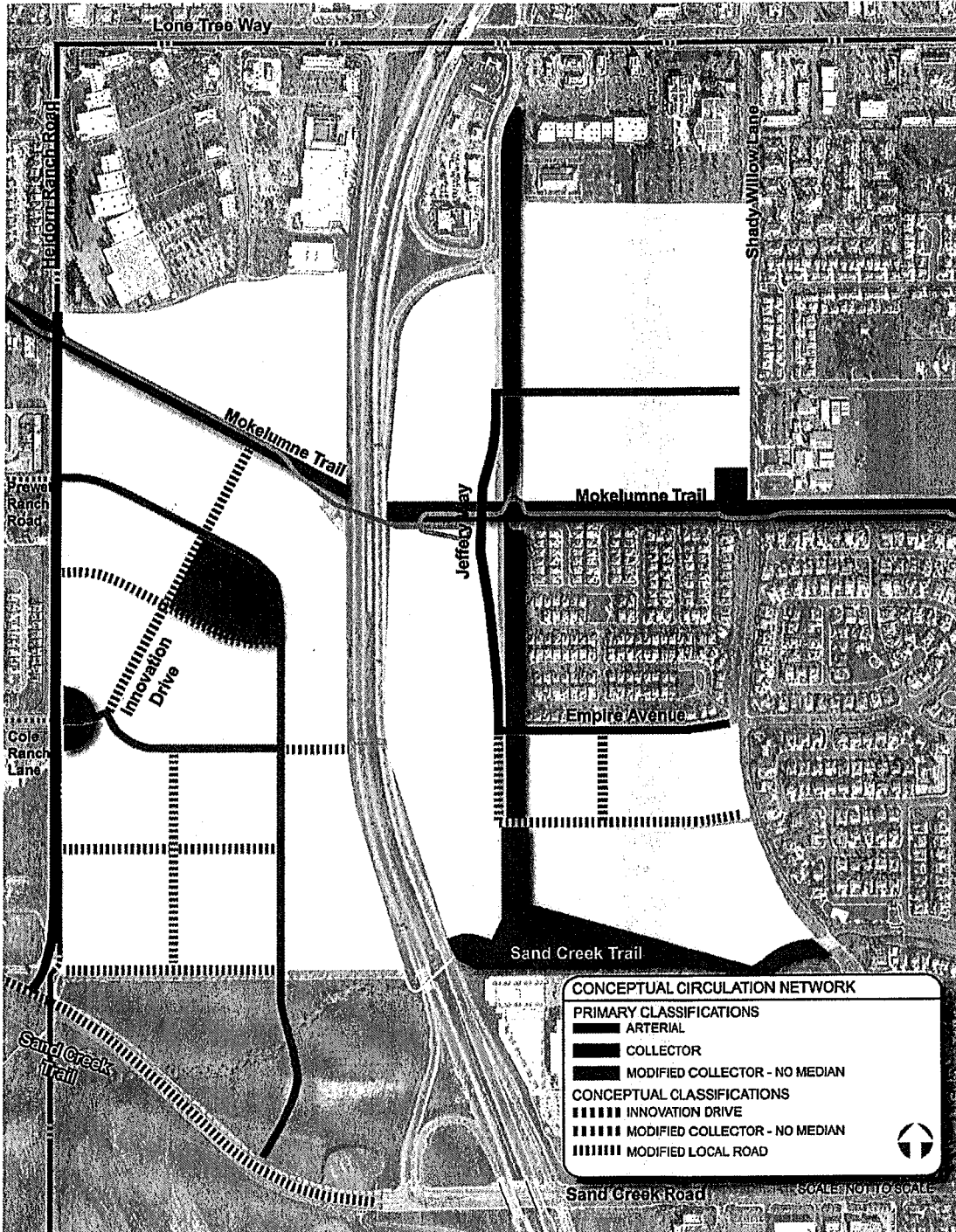
Scale: Not To Scale 

Figure 4- Modified Conceptual Circulation Diagram





# Notice of Determination

Appendix D

**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

County Clerk  
 County of: 555 Escobar St.  
 Address: Martinez, CA 94553

**From:**

Public Agency: City of Brentwood  
 Address: 150 City Park Way  
Brentwood, CA 94513  
 Contact: Erik Nollthenius, Planning Manager  
 Phone: 925.516.5137

Lead Agency (if different from above):  
Same as 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): 2018042064

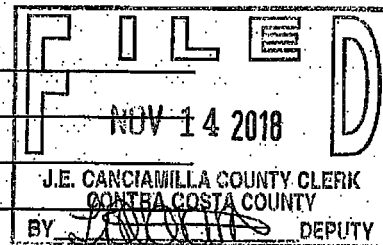
Project Title: Priority Area 1 Specific Plan

Project Applicant: City of Brentwood

Project Location (include county): Brentwood, Contra Costa Co., 431 acres in NW Brentwood

**Project Description:**

The PA-1 Specific Plan includes a comprehensive set of goals, policies, and implementation measures, as well as a Land Use Map. The PA-1 Specific Plan contains detailed development standards, distribution of land uses, infrastructure requirements, and implementation measures for the development of a specific geographic area. Full buildout of the Plan Area could accommodate up to 2,041 dwelling units and up to 3,834,086 sf of non-residential uses. The Plan incorporates TOD standards and encourages development of a centralized transit station.



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

described project on 11/13/18 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:

City of Brentwood, 150 City Park Way, Brentwood, CA 94513

Signature (Public Agency): [Signature] Title: Planning Manager

Date: November 14, 2018 Date Received for filing at OPR: \_\_\_\_\_



State of California - Department of Fish and Wildlife  
**2018 ENVIRONMENTAL FILING FEE CASH RECEIPT**  
 DFW 753.5a (Rev. 01/03/18) Previously DFG 753.5a

RECEIPT NUMBER: 07 — 11/14/2018 — 352
STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF BRENTWOOD	LEAD AGENCY EMAIL N/A	DATE 11/14/2018
COUNTY/STATE AGENCY OF FILING Contra Costa	DOCUMENT NUMBER 2018-430	
PROJECT TITLE PRIORITY AREA 1 SPECIFIC PLAN		
PROJECT APPLICANT NAME CITY OF BRENTWOOD	PROJECT APPLICANT EMAIL N/A	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)	\$3,168.00	\$	3,168.00
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,280.75	\$	0.00
<input type="checkbox"/> Certified Regulatory Program document (CRP)	\$1,077.00	\$	0.00
<input type="checkbox"/> Exempt from fee			
<input type="checkbox"/> Notice of Exemption (attach)			
<input 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	\$	0.00
<input checked="" type="checkbox"/> County documentary handling fee		\$	50.00
<input type="checkbox"/> Other		\$	

PAYMENT METHOD:

Cash     Credit     Check     Other **CHK9830**    TOTAL RECEIVED \$ 3,218.00

SIGNATURE <b>X</b>	AGENCY OF FILING PRINTED NAME AND TITLE L.AROSEMENA DEPUTY CLERK
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County Receipt Number 3347176



REC'T # 0003347176  
November 14, 2018 ----- 09:21:20

CONTRA COSTA Co Recorder Office  
JOSEPH CANCIANILLA, Clerk-Recorder

Document # 18-CITYOFB-RE

Check Number CHK983D  
REQD BY  
Fish and Game \$3,168.00  
Envir Qual \$50.00  
-----  
Total fee ..... \$3,218.00  
Amount Tendered... \$3,218.00  
-----  
Change ...!..... \$0.00  
LAA,C9/1/0

Your opinion matters!  
Please tell us how well we did  
by completing a brief web survey at  
<http://www.surveymonkey.com/s/RKTBNN>