



**Notice of Intent to Adopt a Mitigated Negative Declaration/Initial Study for the
Lone Tree Residential Project
October 13, 2023**

Lead Agency: City of Brentwood
150 City Park Way
Brentwood, CA 94513
(925) 516-5127

**Applicant Name,
Address and
Phone Number:** Seecon Financial & Construction Co., Inc.
Att. Doug Chen
4021 Port Chicago Highway
Concord CA, 94520
925.766.5769

Project Title: Lone Tree Residential

Project Location: The approximately 16.3-acre project site is located at 7590 and 7650 Lone Tree Way, directly north of Lone Tree Way, and east of O'Hara Avenue, in the northeastern portion of Brentwood. The project site is generally bound by Lone Tree Way to the south, existing residences to the west and north, and vacant and residential land to the east. The project site is identified by Contra Costa County as Assessor's Parcel Numbers (APNs) 018-060-006 and 018-060-007. The project's location is shown in Figure 1. The project is located on a flat site approximately 75 to 80 feet above mean sea level.

Project Description: The proposed project consists of a subdivision of a 16.3-acre site into 35 R-VLD lots, a park parcel (Parcel Z, approximately 0.58 acres, being offered to the City for park land dedication, subject to reimbursement), and the southerly 70' strip of land (approximately 1.69 acres, being offered to the City for Lone Tree Way street dedication, subject to reimbursement). One of the R-VLD lots is also being split into 2 lots to accommodate a pair of duet homes, which is allowed per the City's affordable housing ordinance.

COMMUNITY DEVELOPMENT
150 City Park Way • Brentwood, California 94513
Phone: 925-516-5405
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The proposed project would result in a density of 2.1 dwelling units per acre, which would be within the permitted density range described in the section "General Plan Designations"; an average lot size of approximately 13,000 square feet, which would be consistent with zoning described in the section "Zoning Designations"; and single- and two-story home sizes ranging from approximately 1,600 square feet to 4,000 square feet. These homes include dwelling units to meet the City's affordable housing requirements.

Findings/Determination: The City has reviewed and considered the proposed project and has determined that the project will not have a significant effect on the environment, with substantial supporting evidence provided in the Initial Study. The City hereby prepares and proposes to adopt a Mitigated Negative Declaration for this project.

Public Review Period: A 20-day public review period for the Mitigated Negative Declaration/ Initial Study will commence on October 13, 2023 and will end on November 2, 2023 for interested individuals and public agencies to submit written comments on the document. Any written comments on the Initial Study/Mitigated Negative Declaration should be sent to the attention of Crystal De Castro, Senior Planner, and must be received at the City of Brentwood, Community Development Department, 150 City Park Way, Brentwood, CA 94513 by 5:00 PM on November 2, 2023. The project file and copies of the Mitigated Negative Declaration/Initial Study are available for review at the City of Brentwood at the address listed above or on the City's website: <https://www.brentwoodca.gov/government/community-development/planning/ceqa-documents>

Questions regarding the City of Brentwood's review of the project or Draft Mitigated Negative Declaration may be directed to Miguel Contreras, Associate Planner, at the address above or at (925) 516-5364 or mcontreras@brentwoodca.gov.

Public Hearing: A public hearing to consider project approval and adopt the Initial Study / Mitigated Negative Declaration will be scheduled before the City of Brentwood Planning Commission. Once a hearing date is scheduled, adequate public noticing will be provided. All interested parties are invited to be present and to submit statements orally or in writing before or during the meeting.