

Notice of Intent to Adopt a Mitigated Negative Declaration/Initial Study for the Inez Estates Subdivision Project

June 26, 2020

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

Governor's Office of Planning & Research

JUN 25 2020

Project Title: Inez Estates Subdivision Project

STATE CLEARINGHOUSE

AFTER 12 PM

Project Location: The project site consists of approximately 4.08 acres located in the northern portion of the City of Brentwood. The project site is bounded by Lone Tree Way to the north, Valley Oak Nursery to the west, ranch style residential to the south, and Gann Street to the east. The project site can be identified by its Assessor's Parcel Numbers: 018-080-022 and 018-080-025.

Project Description: The proposed project consists of the subdivision of a 4.08-acre site into 11 single-family residential parcels. The resulting density would be 2.7 units per gross acre. The range of parcel sizes are 8,378 square feet to 15,567 square feet with an average lot size of approximately 10,067 square feet. The proposal also includes the dedication of land and construction of a new trail to the City's Trail System (Parcel A). All of the trees within the center of the project site and at the southwestern corner would be removed as part of the project. The trees along the perimeter at the northeastern corner would remain, with the exception of two trees to be removed. The project site would be re-landscaped with trees, shrubbery, grass and other common landscaping vegetation. The project also includes roadway and infrastructure improvements.

The project would require a rezone to amend the Single-Family Residential designation to a Planned Development with applicable development standards.

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 30-day public review period for the Mitigated Negative Declaration/Initial Study will commence on June 26, 2020 and will end on July 27, 2020

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, Associate 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 July 27, 2020. 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: <http://www.brentwoodca.gov/>.

Public Hearing:

A public hearing to consider project approval and adopt the Mitigated Negative Declaration is scheduled before the City of Brentwood Planning Commission on August 4, 2020 at 7:00 p.m. or as soon thereafter as possible, in the City Council Chambers located at 150 City Park Way, Brentwood, CA 94513.

All interested parties are invited to be present and to submit statements orally or in writing before or during the meeting.

Should you decide to challenge the decision of the Planning Commission you may be limited to these issues that were raised for consideration at the hearing.

Questions regarding the City of Brentwood's review of the project or Draft Mitigated Negative Declaration may be directed to Crystal De Castro, Associate Planner, at the address above or at (925) 516-5127 or cdecastro@brentwoodca.gov.