

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

June 30, 2020

- Lead Agency:** City of Brentwood
150 City Park Way
Brentwood, CA 94513
(925) 516-5127
- Project Title:** Orchard Grove Subdivision
- Project Location:** The project site includes approximately 16.82 located in the northern portion of the City of Brentwood. The site is identified by Assessor's Parcel Numbers (APN) 016-040-005. The project site is bounded by vacant land to the north, Adams Lane to the west, single family residential to the south, and to the east. The Brentwood General Plan designates lands adjacent to the project site as Residential Very Low Density (R-VLD) and Ranchette Estate (RE) to the south, Residential Very Low Density (R-VLD) to the east, and School (SCH) to the west of the project site. Current uses within these areas include the Marsh Creek Elementary School and Blue Goose Park to the west vacant land to the north, and single family residential to the east and south.
- Project Description:** The proposed project consists of the subdivision of a 16.82-acre site into 51 single-family residential parcels and one onsite bioretention parcel. The majority of lots on site would range between 8,000 sf and 9,000 sf in size. However, the project would include seven larger lots ranging between 20,027 sf and 26,539 sf along the southern and eastern edge of the site, north of Gracie Lane and west of Lone Oak Road. Access to the site would be via two proposed access locations off Adams Lane which borders the property to the west and will create a new looped public street internal to the project. The proposed project would involve the construction of the necessary infrastructure to serve the proposed neighborhood and would include plans to connect to existing City infrastructure to provide water and sewer, to the site. The project includes installation of 8-inch water and sanitary sewer lines and 18-inch storm drain lines within the internal street rights-of-way (ROW). Storm water quality for the site will be achieved with a bioretention basin constructed at or near the southeast corner of the site. Storm drainage is proposed to then be conveyed through a new 24-inch storm drain pipe and new outfall on Marsh Creek. The drain pipe will be installed in an existing public easement containing a sanitary sewer line. That easement

will be expanded to accommodate the proposed storm drain and outfall. Storm drainage would be conveyed to the bioretention area and discharged to the City's storm drainage system.

The proposed outfall into Marsh Creek would be constructed pursuant to Contra Costa County's Standard Plans CD40 and CD50 and approximately 0.003+/- acres of jurisdictional Waters of the U.S. in the Marsh Creek channel will be filled to construct the outfall. Various storm drainage supporting structures would be located throughout the project site directing the storm drainage flows into the bioretention area and storm drain inlets.

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 April 1, 2022 and will end on May 2, 2022 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 May 2, 2022. 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/>.

Questions regarding the City of Brentwood's review of the project or Draft Mitigated Negative Declaration may be directed to Crystal De Castro, Senior Planner, at the address above or at (925) 516-5137 or cdecastro@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.