



**NOTICE OF PUBLIC HEARING AND INTENT
TO ADOPT A MITIGATED NEGATIVE DECLARATION**

To: Responsible Agencies, Interested Parties, and Organizations

Date: April 21, 2023

The City of Brentwood Community Development Department is the Lead Agency for the Hanson Lane Project (proposed project). In compliance with the California Environmental Quality Act (CEQA), an Initial Study/Mitigated Negative Declaration (IS/MND) was prepared for the proposed project. The purpose of an IS/MND is to provide decision makers, public agencies, and the general public with an objective and informative document that facilitates a basic understanding of the proposed project and fully discloses the potential environmental effects associated with the project, including direct, indirect, and cumulative environmental effects. The IS/MND will be used to obtain permits, agreements, and approvals from necessary agencies to implement the proposed project.

Project Title: Hanson Lane Project

Project Location: The project site is located at 251 Hanson Lane in the City of Brentwood, California (APN 018-230-034).

Project Applicant: Paul Manyisha, MLC Holdings, Inc.

Project Description: The proposed project would subdivide the 19.8-acre site to develop 89 single-family residences and three estate residential lots, as well as a 0.71-acre park site, 11,707-square-foot (sf) open space area, 64,757-sf bioretention area, and a 5,471-sf emergency vehicle access lot. The proposed estate residential lots would range from 21,101 sf to 21,200 sf, while the 89 residential lots would range in size from 4,005 sf to 8,242 sf and would include residences ranging from 1,628 sf to 2,771 sf. The proposed project would be subject to Design Review approval by the City of Brentwood Planning Commission and would require approval of a Vesting Tentative Map.

Significant Effects on the Environment: Potentially significant impacts to Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, Public Services, Recreation, and Tribal Cultural Resources were identified in the IS/MND. All impacts would be reduced to a less-than-significant level with the implementation of mitigation measures set forth in the IS/MND.

Hazardous Materials and Hazardous Waste Sites: The Cortese List, consisting of databases identified in California Government Code Section 65962.5, was consulted to identify sites with known hazardous materials or waste contamination within or adjacent to the project site; however, none were found.

Document Availability: Copies of the IS/MND are available for public review at the City's Community Development Department, located at 150 City Park Way, and on the City's website at:

<https://www.brentwoodca.gov/government/community-development/planning/ceqa-documents>

The IS/MND is available for review and comment for 30 days, beginning on April 21, 2023 and ending on May 22, 2023. The deadline for submission of written comments ends at 5:00 p.m. on May 22, 2023.

Written or emailed comments should be made to Senior Planner, Jennifer Hagen, at the following address, prior to the close of the comment period:

Jennifer Hagen, Senior Planner
Community Development Department
150 City Park Way
Brentwood, California 94513
Email: jhagen@brentwoodca.gov

Before any court challenge of Community Development Department decisions, you are required to appeal the decision to the City Council no later than the time period provided under the City's Municipal Code. In addition, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Brentwood Planning Commission at, or prior to, the public hearing.

Public Hearing: Notice is further given that the City of Brentwood will hold public hearings to discuss the proposed project and provide an opportunity for public comment on the IS/MND and project approvals. Subsequent notices will be published which will identify the date, time, and location of public hearings.