

# Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # \_\_\_\_\_

## Project Title: Hanson Lane Project

Lead Agency: City of Brentwood Community Development Department Contact Person: Jennifer Hagen, Senior Planner  
Street Address: 150 City Park Way Phone: (925) 516-5135  
City: Brentwood Zip: 94513 County: Contra Costa

**Project Location:** County: Contra Costa City/Nearest Community: Brentwood  
Cross Streets: Lone Tree Way, Hanson Lane Zip code: 94513  
Lat/Long: 37 ° 57 ' 35.3 " N 121 ° 41 ' 25.4 " W Total Acres: 19.8  
Assessor's Parcel No.: 018-230-034 Section: 6 Twp: 1N Range: 3E Base: MDBM  
Within 2 miles: State Hwy#: N/A Waterways: Marsh Creek Airports: N/A Railways: Union Pacific Railroad  
Schools: Liberty High School, Independence High School, Edna Hill Middle School, Marsh Creek Elementary School, Mary Casey Black Elementary School, Knightsen Elementary School, Gehringer Elementary School, Faith Christian School, Freedom High School, Bristow Middle School, Laurel Elementary School, Almond Grove Elementary School, Iron House Elementary School

## Document Type:

**CEQA:**  NOP  Draft EIR **NEPA:**  NOI **Other:**  Joint Document  
 Early Cons  Supplement/Subsequent EIR  EA  Final Document  
 Neg Dec (Prior SCH No.) \_\_\_\_\_  Draft EIS  Other: \_\_\_\_\_  
 Mit Neg Dec  Other: \_\_\_\_\_  FONSI

## Local Action Type:

General Plan Update  Specific Plan  Rezone  Annexation  
 General Plan Amendment  Master Plan  Prezone  Redevelopment  
 General Plan Element  Planned Unit Development  Use Permit  Coastal Permit  
 Community Plan  Site Plan  Land Division  Other: Design Review  
(Subdivision, etc.)

## Development Type:

Residential: Units 92 Acres 19.8  Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Transportation: Type \_\_\_\_\_  
 Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Mining: Mineral \_\_\_\_\_  
 Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Power: Type \_\_\_\_\_ MW \_\_\_\_\_  
 Educational \_\_\_\_\_  Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Recreational 0.71-acre park  Hazardous Waste: Type \_\_\_\_\_  
 Other: \_\_\_\_\_

## Project Issues That May Have A Significant Or Potentially Significant Impact:

Aesthetic/Visual  Fiscal  Public Services/Facilities  Vegetation  
 Agricultural Land/Forest  Flood Plain/Flooding  Recreation/Parks  Water Quality  
 Air Quality  Forest Land/Fire Hazard  Schools/Universities  Water Supply/Groundwater  
 Archeological/Historical  Geologic/Seismic  Septic Systems  Wetland/Riparian  
 Biological Resources  Greenhouse Gas Emissions  Sewer Capacity  Growth Inducement  
 Coastal Zone  Minerals  Soil Erosion/Compaction/Grading  Land Use  
 Drainage/Absorption  Noise  Solid Waste  Cumulative Effects  
 Economic/Jobs  Population/Housing Balance  Toxic/Hazardous  Other: Tribal Cultural Resources  
 Traffic/Circulation

**Present Land Use/Zoning/General Plan Designation:** The project site is currently undeveloped and consists of ruderal vegetation and ornamental tree species. The site is designated Residential-Low Density (R-LD), according to the Brentwood General Plan, and is zoned Planned Development (PD-71).

**Project Description:** The Hanson Lane Project (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.

## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".  
If you have already sent your document to the agency please denote that with an "S".

<input checked="" type="checkbox"/> Air Resources Board	<input checked="" type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input checked="" type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # 4	<input checked="" type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # 5S
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling & Recovery,
<input type="checkbox"/> Coachella Valley Mountains Conservancy	<input type="checkbox"/> Department of
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> S.F. Bay Conservation & Development
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Gabriel & Lower Los Angeles Rivers &
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Mountains Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> Santa Monica Mountains Conservancy
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input checked="" type="checkbox"/> Fish & Wildlife Region # 3	<input checked="" type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> SWRCB: Water Rights
<input type="checkbox"/> Forestry & Fire Protection, Department of	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> General Services, Department of	<input checked="" type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Health Services, Department of	<input checked="" type="checkbox"/> Water Resources, Department of
<input checked="" type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Native American Heritage Commission	<input type="checkbox"/> Other: _____

### Local Public Review Period

Starting Date April 21, 2023

Ending Date May 22, 2023

Lead Agency: City of Brentwood, Community Development  
Department

Applicant: MLC Holdings, Inc.

Consulting Firm: Raney Planning & Management, Inc

Address: 2603 Camino Ramon, Suite 140

Address: 1501 Sports Drive, Suite A

City/State/Zip: San Ramon, CA 94583

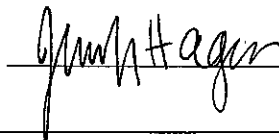
City/State/Zip: Sacramento, CA 95834

Phone: ( 925 ) 543-4004

Contact: Angela DaRosa

Phone: ( 916 ) 372-6100

Signature of Lead Agency Representative: \_\_\_\_\_



Date: \_\_\_\_\_

4/18/23

Authority cited: Sections 21083 and 21087, Public Resources Code. Reference: Section 21161, Public Resources Code.