



**Notice of Intent to Adopt a Mitigated Negative Declaration/Initial  
Study for the Orchard Grove North Subdivision Project  
May 3, 2024**

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

**Applicant Name,  
Address &  
Phone Number** Shea Homes, LP  
Attn: David Best  
2630 Shea Center Drive  
Livermore, CA 94551  
925-525-0162

**Project Title:** Orchard Grove North Subdivision

**Project Location:** The approximately 9.6-acre Project site is located at 1901 Lone Oak Road between Adams Lane and Lone Oak Road in the northeastern portion of Brentwood. The Project site is generally bound by Adams Lane to the west, Orchard Grove residential subdivision to the south, Lone Oak Road to the east, and vacant land, The Rock Church, and two single-family residences to the north. The Project site is identified by Contra Costa County as Assessor's Parcel Number (APN) 016-040-004. The Brentwood General Plan designates lands adjacent to the project site as Residential Very Low Density (R-VLD) and Semi-Public Facility (SPF) to the north, R-VLD to the east and south, and Park (P) and School (SCH) to the southwest and west across Adams Lane, respectively. Current uses within these areas include the Marsh Creek Elementary School and Blue Goose Park to the west, The Rock Church and 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 9.6-acre site into 34 residential parcels, one onsite bioretention parcel, and a designated 0.4-acre remainder parcel. The proposal results in a density of 3.54 units per gross acre, which would be above the defined General Plan R-VLD

density of 1.1 to 3.0 units per gross acre. However, in accordance with the Government Code Section 65915, the Project is entitled to a density bonus if sufficient affordable housing units are included in the proposed project. To satisfy the City's affordable housing ordinance and to qualify as a Density Bonus project under the City's ordinance and State Law, the applicant proposes to provide four (4) duet units. The majority of lots on site would range between approximately 8,000 sf and 13,000 sf in size. The proposed market rate home designs will consist of four floor plans, two single story (2,836 sq. ft. and 3,048 sq. ft.) and two, two-story (3,518 sf and 3,988 sf +/-). The proposed new public street internal to the Project will be a loop road that takes access from two locations off the internal street for Tract 9532, Orchard Grove, and will share the two existing access points to Adams Lane. Pursuant to the requirements of the City's engineering department, Adams Lane will be widened along the project frontage in a manner to be determined with City of Brentwood engineering and traffic divisions. The Project will require a maintenance access connection to Lone Oak for the City to maintain the proposed detention basin. 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 and 24-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 north east corner of the site. Storm drainage is proposed to then be conveyed through a new 36-inch storm drain pipe on Lone Oak, connecting to an existing 42-inch storm main and outfall on Marsh Creek. The bioretention basin parcel and adjacent landscape areas with storm drain pipe will be dedicated in fee to the City of Brentwood and a Landscape and Lighting Assessment District will be established to provide funding for the maintenance of the basins and surrounding landscape. This same assessment district will provide funding for maintenance of the frontage improvements along Adams Lane. 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:**

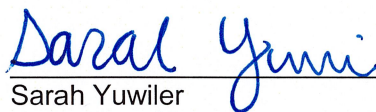
A 30-day public review period for the Mitigated Negative Declaration/ Initial Study will commence on May 3, 2024 and will end on June 3, 2024 for interested individuals and public agencies to submit written comments on the document. Any written comments on the Initial Study/Mitigated Negative Declaration should be sent to the attention of Sarah Yuwiler, 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 June 3, 2024. 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:

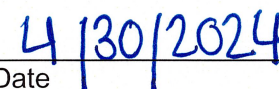
<https://www.brentwoodca.gov/government/community-development/planning/ceqa-documents>

Questions regarding the City of Brentwood's review of the project or Draft Mitigated Negative Declaration may be directed to Sarah Yuwiler, Associate Planner, at the address above or at (925) 516-5136 or syuwiler@brentwoodca.gov.

**Public Hearing:**

A public hearing to consider project approval and adopt the Initial Study / Mitigated Negative Declaration is scheduled for June 4, 2024. More information can be found on the City of Brentwood website. All interested parties are invited to be present and to submit statements orally or in writing before or during the meeting.

  
\_\_\_\_\_  
Sarah Yuwiler  
Associate Planner  
City of Brentwood

  
\_\_\_\_\_  
Date