



**NOTICE OF AVAILABILITY**  
**DRAFT ENVIRONMENTAL IMPACT REPORT**  
**VINEYARDS AT DEER CREEK**

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**DATE:** July 19, 2019  
**TO:** Responsible Agencies and Interested Parties  
**FROM:** Erik Nolthenius, Planning Manager  
**SUBJECT:** **Vineyards at Deer Creek Draft EIR**

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The City of Brentwood has completed a Draft Environmental Impact Report (DEIR) for the Vineyards at Deer Creek (Project).

**PROJECT LOCATION:** The Project site is located west of the city of Brentwood, in unincorporated Contra Costa County, north of Balfour Road, east of Deer Valley Road, and west of the Shadow Lakes and Brentwood Hills single-family residential neighborhoods. The Project site is within the City of Brentwood's General Plan Planning Area, but currently outside of the City of Brentwood's municipal boundaries, Sphere of Influence, and Urban Limit Line. The City of Antioch city limits are located along the northern boundary of the Project site, as well as the southwestern portion of the Project site.

**PROJECT DESCRIPTION:** The Project includes development of an approximately 815-acre site and several off-site improvements. The City is the lead agency for this Project. The principal legislative actions approving key components of the Project are the subject of a citizen-sponsored initiative that may be considered by Brentwood voters on a future ballot (the Initiative). The Initiative would:

- Modify the city's Urban Limit Line to include the Project site;
- Amend the city's General Plan to (i) rename the Project site as *SPA 2 / VDCSP*, (ii) establish new policies with respect to the development and use of the Project site, and (iii) make certain other conforming amendments;
- Adopt the Vineyards at Deer Creek Specific Plan (VDCSP), establishing, among other things, the uses to be permitted on the Project site and specific conditions to be applied to the development of the Project site; and
- Amend the City of Brentwood Zoning Ordinance (Title 17 of the Municipal Code) to (i) establish the *Vineyards at Deer Creek* (VDCSP) zoning district, (ii) pre-zone the Project

site to the VDCSP district, and (iii) make certain other conforming amendments to Brentwood Municipal Code Chapter 17.820 (Design and Site Development Review).

The VDCSP would allow for development of up to 2,400 residential units across multiple neighborhoods within the Project site, as well as approximately 20 acres of commercial uses, approximately 15 acres of community recreation uses, and at least 225 acres of open space. The VDCSP requires that at least 80 percent of all residential units must be “active adult age-restricted,” meaning occupied by “seniors age 55 and over and qualified permanent residents living with those seniors, as permitted by State law.” In addition, “[a]ny and all multi-family units must be age-restricted.” No more than 20 percent of the 2,400-unit maximum may be non-age restricted. The Project also includes the construction of certain off-site improvements, including an extension of American Avenue to connect with Balfour Road at a second terminus, widening of Balfour Road, and utility connections. Construction and operation of all proposed on- and off-site improvements is analyzed within the DEIR.

**SIGNIFICANT EFFECTS ON THE ENVIRONMENT:** The DEIR analyzes potentially significant environmental impacts of the project in the following areas: Aesthetics and Visual Resources; Agricultural and Forest Resources; Air Quality; Biological Resources; Cultural Resources; Energy Conservation; Geology, Soils, and Minerals; Greenhouse Gas Emissions; Hazards, Hazardous Materials, and Wildfire; Hydrology and Water Quality; Land Use and Population; Noise and Vibration; Public Services and Recreation; Transportation and Circulation; Tribal Cultural Resources; and Utilities and Service Systems. As described in the DEIR, most impacts related to the Project can be mitigated to less-than-significant levels through mitigation measures incorporated into the DEIR. However, certain Project’s impacts to Aesthetics and Visual Resources; Agricultural and Forest Resources; Air Quality; Land Use and Population; Noise; and Transportation and Circulation have been determined to remain significant and unavoidable even after implementation of any feasible mitigation measures set forth in the DEIR.

**HAZARDOUS MATERIALS AND HAZARDOUS WASTE SITES:** The project site does not contain any sites listed on State data bases compiled pursuant to California Government Code Section 65962.5.

**DOCUMENT AVAILABILITY:** The DEIR is available for public review in the City of Brentwood Community Development Department at 150 City Park Way, the City Clerk’s office at 150 City Park Way, the Brentwood Library at 104 Oak Street, and on the City’s website at: <https://www.brentwoodca.gov/gov/cd/planning/ceqa.asp>

**PUBLIC REVIEW PERIOD:** The DEIR is available for review and comment from **July 19, 2019 – September 3, 2019. All comments on the DEIR must be received no later than 5:00 PM, September 3, 2019.** Written comments may be sent via U.S. mail, e-mail, or fax to:

Community Development Department  
Attn: Erik Nolthenius, Planning Manager  
150 City Park Way  
Brentwood, CA 94513  
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If you have any questions about the DEIR or the project, please contact Erik Nolthenius by phone at (925) 516-5137 or via e-mail at [enolthenius@brentwoodca.gov](mailto:enolthenius@brentwoodca.gov).