

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: East County Service Center

Lead Agency: Contra Costa County, Department of Conservation and Development

Contact Person: Syd Sotoodeh

Mailing Address: 30 Muir Road

Phone: (925) 655-2877

City: Martinez

Zip: 94553

County: Contra Costa

Project Location: County: Contra Costa City/Nearest Community: Brentwood

Cross Streets: Technology Way between Business Center Drive and Brentwood Boulevard Zip Code: 94513

Longitude/Latitude (degrees, minutes and seconds): 37 ° 56 ' 39.23 " N / 121 ° 41 ' 51.74 " W Total Acres: 7.86

Assessor's Parcel No.: See Attachment A.

Section: S12 Twp.: T01N Range: R02E Base: Mount Diablo

Within 2 Miles: State Hwy #: N/A

Waterways: Marsh Creek

Airports: N/A

Railways: See Attachment A. Schools: See Attachment A.

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 (Subdivision, etc.) ☐ Other: ☐

Development Type:

☐ Residential: Units _____ Acres _____
☒ Office: Sq.ft. 120,000 Acres 7.86 Employees 441 ☐ Transportation: Type _____
☐ Commercial: Sq.ft. _____ Acres _____ Employees _____ ☐ Mining: Mineral _____
☐ Industrial: Sq.ft. _____ Acres _____ Employees _____ ☐ Power: Type _____ MW _____
☐ Educational: _____ ☐ Waste Treatment: Type _____ MGD _____
☐ Recreational: _____ ☐ Hazardous Waste: Type _____
☐ Water Facilities: Type _____ MGD _____ ☐ Other: _____

Project Issues Discussed in Document:

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

Present Land Use/Zoning/General Plan Designation:

See Attachment A.

Project Description: (please use a separate page if necessary)

Contra Costa County proposes construction of a new East County Service Center at Technology Way and Brentwood Boulevard in the city of Brentwood, CA in East Contra Costa County. The project site is a flat, grassy undeveloped lot with no trees, buildings, or utilities. A gravel staging area exists in the northwest portion of the project site. The new facility would house multiple County departments and provide a centralized service center for residents of East Contra Costa County, which is one of the fastest-growing regions within the county. (Cont. on Attachment A)

Reviewing Agencies Checklist

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

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

Local Public Review Period (to be filled in by lead agency)

Starting Date February 2, 2026 Ending Date February 23, 2026

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: _____
Address: _____	Address: _____
City/State/Zip: _____	City/State/Zip: _____
Contact: _____	Phone: _____
Phone: _____	

Signature of Lead Agency Representative:  Date: January 29, 2026

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

Notice of Completion & Environmental Document Transmittal – Attachment A

East County Service Center Project County File CP#25-39, Project No. WH429A

Project Location:

APNs: 016-410-008, 016-410-009, 016-410-010, 016-410-011, 016-410-012, 016-410-013, 016-120-024

Within 2 Miles:

Railways: Burlington Northern Santa Fe (BNSF) Railroad, Union Pacific Railroad (UPRR)

Schools: Garin Elementary School, Brentwood Elementary School, Ron Nunn Elementary School, Edna Hill Middle School, Liberty High School, William B Bristow Middle School, Loma Vista Elementary, Marsh Creek Elementary

Present Land Use/Zoning/General Plan Designation:

The project site is an undeveloped lot within Brentwood city limits and has Business Park (BP) and Brentwood Boulevard Specific Plan (BBSP) General Plan designations. The project site is with a Planned Development (PD-42) and BBSP zoning district.

Project Description (cont'd):

The new three-story building would provide approximately 120,000 gross square feet of usable space and have a maximum height of approximately 58 feet, including the mechanical penthouse and mechanical roof equipment. The building would include a lobby area, administrative offices for approximately 10 County departments, conference rooms, building support rooms, and other amenities. There will be two main entrances to the lobby area: one for the public and one for staff only. Additionally, there will be four entrances on the side of the building: two for the public and two for staff only. Sixteen restrooms are proposed, including 6 for the public and 10 for staff use. Two public elevators, two staff-only elevators, and three stair towers (one with roof access) would provide access to the upper floors. One open staircase would lead from the main lobby to the second-level lobby area. The on-site staff would have access to the roof terraces on the second and third levels; the terraces would have a pedestal paver system. Table 1-1 provides an overview of the proposed project.

Table 1-1: Proposed Project Overview

Feature	Overview
Project Site	7.86 acres at Technology Way and Brentwood Boulevard in the city of Brentwood
Building Gross Square Footage	120,000 gross square feet
Building Height	3 stories
Employees	Approximately 58 feet high, including the mechanical penthouse and mechanical roof equipment
Vehicular Parking	Approximately 441 County staff members
Bicycle Parking	409 parking stalls (286 for staff, 79 for visitors, and 44 for fleet vehicles)
Sustainability	58 spaces (22 long-term spaces and 36 short-term spaces)

The building is designed with a mass timber super structure and with glass-fiber reinforced concrete exterior siding. There is a glass curtain wall system in prime locations on the building façade for enhanced natural light and views, supplemented by punched windows in all other locations. The project will employ metal panel cladding siding in a few locations with metal fin architectural accents: this vocabulary complements other modern County buildings.

The proposed project would be fully electric and includes a rooftop photovoltaic system to supply on-site renewable energy. The photovoltaic system would be connected to an approximately 688-kilowatt battery back-up system. The battery back-up system would be located in the vehicle parking area south of the proposed building. In addition, the proposed building would include a hybrid heating, ventilation, and air-conditioning (HVAC) system consisting of both a geothermal system and a heat pump. The geothermal system would include approximately 60 wells which would be drilled down to a maximum of 400 feet. The wells would contain HVAC piping that carries fluid to depth for heat transfer with the ground, allowing for energy efficient heating and cooling. The pumphouse would be located west of the proposed building and the wells would be located throughout the vehicle parking areas. The heat pump would be located on the roof of the proposed building. The proposed project would achieve, at a minimum, a Leadership in Energy and Environmental Design (LEED) Silver rating.

The project site would be developed with stormwater treatment basins, pedestrian walkways, and a public plaza along the north façade that would wrap around the corner entry. These treatment features are expected to decrease the rate and volume of stormwater runoff. A trellis or gazebo would be provided for outdoor functions. A covered area outside the conference rooms would be located at the east end of the building. There would be a 180-foot passenger drop-off zone with permeable pavers running parallel to the public plaza on the north side of the building adjacent to a secure child play area. An approximately 8-foot-tall fence would be installed along the perimeter of the staff and fleet vehicle parking areas and at the east end of the building.

Regarding site improvements, the proposed project would include approximately 43,000 square feet of concrete paving, 10,000 square feet of sidewalk, and 1,200 linear feet of curbing. Regarding roadways and parking, the proposed project would include approximately 160,000 square feet of asphalt concrete paving, 11,000 linear feet of concrete curbing, and 500 square feet of permeable pavers. A planned public plaza and right-of-way planting would require approximately 42,000 square feet of paving. Landscaping is planned for approximately 28,000 square feet of the project site. New plantings would include a mix of native, drought-tolerant plants. There are currently no trees on the project site; thus, the proposed project would not require the removal of any trees.

Access and Parking

The East County Service Center would be accessed by the public from Technology Way, with staff-only gated entrances on Business Center Drive and Brentwood Boulevard.

The proposed project would include approximately 409 parking stalls, with 286 stalls for employees, 79 stalls for visitors, and 44 stalls for fleet vehicles. The project would include 108 EV-capable spaces, with 82 Type 2 electric vehicle (EV) chargers and 4 DC fast charging stations. The proposed project would also include 17 covered bike parking spaces for staff members and four spaces for the public. In addition, the proposed project would include the following modifications to the vehicular circulation system on public roadways in the vicinity:

- Brentwood Boulevard at Technology Way – Northbound Left-Turn Movement (NB-L): The existing raised median would be modified to allow the extension of the turn pocket and increase the storage capacity.
- Brentwood Boulevard at Sand Creek Road – Eastbound Right-Turn Movement (EB-R): Modify roadway painting to use the existing available spacing between the

turn pocket's western terminus and the eastern limit of an existing driveway 30 feet west of the western terminus of the turn pocket.

- Business Center Drive at Sand Creek Road – Eastbound Left-Turn Movement (EB-L): Modify the existing raised median to allow the extension of the turn pocket and increase the storage capacity.

Modifications (e.g., access points, modifications to the circulation system, utility connections, etc.) within the public right-of-way would be constructed to comply with City standards.

Occupancy

The proposed project would result in approximately 441 County employees working at the project site, including approximately 150 relocated employees from other County facilities.

Construction Schedule and Construction Activities

Project construction is anticipated to begin in early 2026 and be completed by the end of 2027, a period of approximately 20 months. The phases of project construction include:

- Phase 1: Site mobilization and site preparation, which would take approximately 1 month.
- Phase 2: Rough grading, site utilities, and geothermal work, which would take approximately 10 weeks.
- Phase 3: Foundations, which would take approximately 6 weeks.
- Phase 4: Construction of the building, which would take approximately 15 months.
- Phase 5: Paving and landscaping, which would take approximately 1 month.
- Phase 6: Application of architectural coatings, which would take approximately 1 month.

Construction grading is anticipated to affect the entire project site (i.e., approximately 7.86 acres, or 340,000 square feet). Approximately 2,200 cubic yards of soil would be off-hauled over the course of project construction. The maximum depth of excavation for the project is up to 400 feet for the proposed geothermal system; no dewatering during construction of the project would be required.