



CALIFORNIA ENVIRONMENTAL QUALITY ACT Notice of Determination

To:

Office of Land Use and Climate
Innovation
State Clearinghouse
1400 Tenth Street, Room 113
Sacramento, CA 95814

County Clerk
County of Contra Costa
555 Escobar Street
Martinez, CA 94553

From:

Project Lead Agency:
Contra Costa County
Department of Conservation and Development
30 Muir Road
Martinez, CA 94553

Lead Agency Contact:
Syd Sotoodeh, (925) 655-2877, syd.sotoodeh@dcd.cccounty.us

Lead Agency (if different from above):

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): SCH #2026011121

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

Project Applicant: Contra Costa County Public Works Department, 255 Glacier Drive, Martinez, CA 94553,
Contact: Shravan Sundaram, (925) 313-2366

Project Location: The approximately 7.86-acre project site is located along Technology Way south of Sand Creek Road, between Business Center Drive and Brentwood Boulevard, in Brentwood, CA (Assessor's Parcel Numbers [APNs] 016-410-008, 016-410-009, 016-410-010, 016-410-011, 016-410-012, 016-410-013, and 016-120-024).

Project Description:

The County proposes construction of a new East County Service Center (proposed project) at Technology Way and Brentwood Boulevard in the city of Brentwood, 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. 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 to the mechanical penthouse/mechanical roof equipment and approximately 52 feet to the roof parapet. The building would include a lobby area, administrative offices for approximately 10 County departments, conference rooms, building support rooms, and other amenities. For the public, there would be one main entrance to the lobby area and two ancillary entrances on the side of the building. Similarly, for staff, there would be one main entrance to the lobby area and two ancillary entrances on the side of the building. In addition, there would be 16 restrooms, 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. See below for an overview of the proposed project:

- 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, approximately 58 feet high to the mechanical penthouse/mechanical roof equipment and approximately 52 feet high to the roof parapet
- Employees: Approximately 441 County staff members
- Vehicular Parking: 409 parking stalls (286 for staff, 79 for visitors, and 44 for fleet vehicles)
- Bicycle Parking: 58 spaces (22 long-term spaces and 36 short-term spaces)
- Sustainability: Leadership in Energy and Environmental Design (LEED) Silver rating, at a minimum

The building is designed with a mass timber super structure and with glass-fiber reinforced concrete exterior siding. There would be 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 would employ metal panel cladding siding in a few locations with metal fin architectural accents; this design element complements other modern County buildings. The proposed project would be fully electric. The proposed project would include a

rooftop photovoltaic system to supply on-site renewable energy. In addition, as an option, the proposed project could include a photovoltaic system in the parking lot south of the proposed building; if the photovoltaic system is constructed in the parking lot, up to 40 fewer trees would be planted as part of the project. 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 closed-loop geothermal system and a heat pump. The geothermal system would include approximately 60 wells down to a maximum of 400 feet. 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. Building systems would be designed by the Architect on Record/Engineer on Record. 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 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. Approximately 70 trees would be planted as part of the proposed project.

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. Access points would be constructed to comply with City of Brentwood (City) standards for the portions within the public right-of-way. The two public parking lots would be accessed from Technology Way, while staff-only parking would be accessed from Business Center Drive and Brentwood Boulevard via automated gates.

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 circulation system:

- 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.

Security

The proposed project would include on-site security provided by Contra Costa County Office of the Sheriff or a private contractor.

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 closed-loop geothermal system; no dewatering during construction of the project would be required.

This is to advise that the Contra Costa County Board of Supervisors (Lead Agency or Responsible Agency) has approved the above-described project on March 3, 2026 and has made the following determinations:

1. The project [will will not] have a significant effect on the environment.
2. An Environmental Impact Report (EIR) was prepared for this project pursuant to the provisions of CEQA.
 A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [were were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [was was not] adopted for this project.
5. A statement of Overriding Considerations [was was not] adopted for this project.
6. Findings [were were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the Negative Declaration, is available to the General Public at:

Contra Costa County Department of Conservation & Development, 30 Muir Road, Martinez, CA 94553

Signature
(Lead Agency): _____ Title: _____

Print Name: _____ Date: _____

Date received for filing at LCI: _____

Applicant

Shravan Sundaram
Contra Costa County Public Works Department
255 Glacier Drive
Martinez, CA 94553
(925) 313-2366

Department of Fish and Wildlife Fees Due

<input type="checkbox"/> Neg. Dec. - \$3,043.75	Total Due: \$ _____
<input checked="" type="checkbox"/> Mitigated Neg. Dec. - \$3,043.75	Total Paid: \$ _____
<input type="checkbox"/> EIR - \$4,227.50	Receipt # _____
<input checked="" type="checkbox"/> County Clerk - \$50.00	
<input type="checkbox"/> DCD - \$25.00	