

**DEER RIDGE & SHADOW LAKES GOLF COURSES
PROPOSED DEVELOPMENT PROJECT
FACT SHEET**

Background. City staff has been in discussions with the ownership of the Deer Ridge and Shadow Lakes golf courses regarding a proposed development project that would include consolidating the two courses into 18 holes and building two senior/assisted living housing facilities, with one each in Deer Ridge and Shadow Lakes.

Ownership. Both golf courses are owned by the same entity: SunCoast Properties of Irvine, California. The City of Brentwood does not have any role in the ownership or operation of the golf courses.

Community Engagement. In early May 2017, the golf course ownership began conducting a community engagement process with residents, including neighborhood meetings, mailers, and a website survey. This process is ongoing and is being conducted exclusively by the ownership. Residents are encouraged to participate and submit their opinions and comments.

Due Process. Property owners/developers are legally entitled to submit land use applications for review and consideration by a public agency. The City does not have the legal authority to deny an applicant's due process by refusing to accept applications, or making the owner revise or retract them.

Land Use Approvals. According to the law, any approved land use applications are established with the land and not the property owner. These approvals remain permanent with the property, and are carried over to future owners. The approvals can only be changed by the City through a public hearing process.

Water. The East Contra Costa Irrigation District provides non-potable water service to the golf courses.

Weeds and Landscaping. The City's code enforcement officers conduct a citywide weed abatement program in the spring of each year. To date, all areas at the golf courses have been cleared of weeds. Staff will work with the golf course ownership to include permanent solutions to the landscaping and weed issues. To report a complaint, residents are encouraged to email the City at: CodeEnforcement@brentwoodca.gov.

General Plan. The City's General Plan designates the golf courses for "semi-public facility" use, which essentially recognizes the golf courses as allowed uses, but does not allow any sort of residential development.

Zoning. The current zoning allows the golf courses and their related facilities (such as the clubhouses) under a conditional use permit. Separate conditional use permits for both Deer Ridge and Shadow Lakes were approved by the Planning Commission in 2000. The only other

allowed use of the golf courses is open space. Any request to change the golf courses to other than open space would require a rezoning, which would need to be consistent with the General Plan and be considered by the City Council at a public hearing.

Application. On July 6, 2017, the City received an application from SunCoast Properties to move forward with the proposed development project. The application includes separate requests for the following:

- A General Plan amendment to change approximately 31 acres from “semi-public facility” to “high density residential” for two senior/assisted living housing facilities;
- A rezone to establish development standards for the senior/assisted living housing facilities;
- Subdivision maps to create individual parcels for the senior/assisted living housing facilities; and
- A design review for a new golf cart bridge over Balfour Road to connect the two courses.

The estimated timeline for the City to process the application is between nine and twelve months – from submittal to public hearings by the Planning Commission and the City Council. This includes a detailed review of the environmental impacts associated with the project.

Environmental Review. In accordance with State law, the City is required to evaluate the application for potential environmental impacts. The first step in this process will take place at the July 11th City Council meeting, at which time the Council will be asked to authorize a consultant (hired by the City) to prepare the environmental review document, known as an Environmental Impact Report (EIR).

Community Participation. Residents are encouraged to participate in the application process. It is recommended that residents submit their contact information to the Community Development Department at Planning@brentwoodca.gov. This information is being used to maintain an email distribution list during the application process. Residents may also contact the Community Development Department between the hours of 8:00 am and 5:00 pm Monday through Friday, either by phone at (925) 516-5405 or in person at 150 City Park Way. In addition, the application and related materials can be accessed through the City’s website at the following link:

http://www.brentwoodca.gov/gov/cd/planning/projects_under_review.asp