SYNOPSIS OF GOLF COURSE APPLICATION

The City of Brentwood received an application from Deer Ridge and Shadow Lakes Golf, L.P. to reconfigure the two golf courses into 18 holes, construct a new cart bridge over Balfour Road, and to establish General Plan and zoning designations that would allow for the future construction of two senior residential facilities. The applications include:

- General Plan amendment
- Rezoning
- Design Review (for new golf cart bridge)
- Tentative Parcel (subdivision) maps
- Environmental Impact Report

General Plan Amendment. To re-designate two areas with a combined area of 31.2 acres from Semi Public Facility to Residential High Density (11.1 – 20.0 dwelling units per gross acre):

- o Village 1 – 13 acres, located at the existing Deer Ridge clubhouse and parking lot
- o Village 2 – 18.2 acres, located east of the Shadow Lakes clubhouse adjoining the north side of Balfour Road

The remaining area currently designated Semi Public Facility will continue to allow golf course and open space uses.

Rezoning. Amend the existing Planning Development (PD) districts for Shadow Lakes (PD-18) and Deer Ridge (PD-20). Those areas of the existing PD districts that are comprised of the golf courses and associated open space would be included within a new PD-XX district, to allow one 18-hole golf course and two senior residential facilities. The new PD district would include development regulations, including:

- minimum building setbacks
  - o front – 10 feet
  - o rear – 10 feet
  - o side street – 10 feet
  - o side – 10 feet
- maximum building height – 36 feet
- minimum distance between buildings
  - o side to side – 20 feet
  - o front to front – 30 feet
- minimum distance from adjacent residential – 30 feet
- maximum number of stories - 3
- maximum lot coverage – 40 percent
- required parking
  - o seniors – 1 space per unit

- o assisted living/memory care – 0.5 spaces per unit
- o guest – 0.2 spaces per unit
- minimum usable open space – 500 square feet per dwelling unit
- minimum private open space – 75 percent of total dwelling units
  - o directly and exclusively accessible from unit served
  - o ground level – minimum 100 square feet and minimum 8 feet dimension
  - o aboveground – minimum 50 square feet and minimum 6 feet dimension
- shared usable open space – 500 square feet per dwelling unit
  - o available to all residents for active and passive outdoor recreation
  - o minimum 75 percent at ground level, remaining on roof deck balcony
  - o ground level minimum dimension – 12 feet and uncovered
  - o aboveground minimum dimension – 10 feet and minimum 200 square foot area, maximum 25 percent covered

All other areas of PD-18 and PD-20 would remain unchanged.

- New golf course. The two existing 18-hole courses would be combined into one 18-hole course. The existing Shadow Lakes club house would remain and serve as the club house for the new course. Holes 1 to 10 would be located north of Balfour Road. Holes 11 to 18 would be located south of Balfour. Eight holes would be vacated at Shadow Lakes. Ten would be vacated at Deer Ridge.

  - o Shadow Lakes holes to be removed: 6-10-11-12-14-16-17-18
  - o Deer Ridge holes to be removed: 1-10-11--12-13-14-15-16-17-18

- A new golf cart bridge over Balfour Road is proposed, linking the new course.

- Village 1.
  - o 13 acres located at the site of the existing Deer Ridge club house and parking lot
  - o Proposed uses: senior facilities, allowing independent or assisting living
  - o Maximum number of units: 250 in multiple buildings, up to three stories in height
  - o Buildings to consist of stacked flats; one and two bedroom units
  - o Parking on surface lots, some covered with carports
  - o Existing Deer Ridge club house may be accommodated within project or could be removed

- Village 2.
  - o 18.2 acres located east of the Shadow Lakes club house, adjoining the north side of Balfour Road
  - o Proposed uses: senior facilities, allowing independent or assisting living
  - o Maximum number of units: 310 in multiple buildings, up to three stories in height

- o Buildings to consist of stacked flats; one and two bedroom units
- o Parking on surface lots, some covered with carports

- Conceptual Site Plans. The applicant is not requesting design approval of the residential villages at this time, only the zoning amendment to allow the proposed uses and the corresponding development regulations. Conceptual illustrations are included in the application packet to depict what the two Village sites could look like. These are only renderings. Final approval of a site plan, buildings, architecture, on-site parking, and landscaping would occur upon submittal of a Design Review application which would have to be reviewed by the Planning Commission at a future public meeting.

Design Review. A request to construct a new golf cart bridge over Balfour Road, connecting the new golf course.

Tentative Parcel (subdivision) Maps. The applicant is requesting approval of two subdivision maps, one at Deer Ridge (427 M 29) and the other at Shadow Lakes (421 M 01). Each of these maps would create parcels to accommodate the proposed senior residential facilities. The proposed residential lot at Deer Ridge is located at the site of the existing club house and parking lot. The proposed map would increase the size of this lot from 8.34 to 13.77 acres. The proposed residential lot at Shadow Lakes would adjoin the north side of Balfour Road, with Lakeview Drive, Wakefield Court, and Sterling Court adjoining to the north. This proposed lot would be 18.26 acres.

Environmental Impact Report (EIR). Under state law, the City is the "lead agency" and is responsible for conducting environmental review for all qualified development projects consistent with the California Environmental Quality Act. The City has determined that an EIR is necessary for this golf course and senior residential project. The City – and not the applicant or any other party - is responsible for conducting and overseeing preparation of the EIR. The City will hire a qualified environmental consultant, paid for by the applicant, to prepare the draft EIR, final EIR, and all related technical studies.