



Edmund G. Brown Jr.  
Governor

STATE OF CALIFORNIA  
Governor's Office of Planning and Research  
State Clearinghouse and Planning Unit



Ken Alex  
Director

RECEIVED

AUG 10 2017

CITY OF BRENTWOOD  
COMMUNITY DEVELOPMENT DEPT.

Notice of Preparation

August 8, 2017

To: Reviewing Agencies

Re: Deer Ridge & Shadow Lakes Golf Course Development Project  
SCH# 2017082023

Attached for your review and comment is the Notice of Preparation (NOP) for the Deer Ridge & Shadow Lakes Golf Course Development Project draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

**Erik Nolthenius**  
**City of Brentwood**  
**150 City Park Way**  
**Brentwood, CA 94513**

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Scott Morgan  
Director, State Clearinghouse

Attachments  
cc: Lead Agency

**Document Details Report  
State Clearinghouse Data Base**

**SCH#** 2017082023  
**Project Title** Deer Ridge & Shadow Lakes Golf Course Development Project  
**Lead Agency** Brentwood, City of

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**Type** **NOP** Notice of Preparation

**Description** The proposed project includes reconfiguring the Shadow Lakes Golf Club and the Deer Ridge Golf Club to combine the two existing courses (18 holes each for a total of 36 holes) into a single, 18-hole golf course, with 10 holes north of Balfour Road (currently in Shadow Lakes) and eight holes south of Balfour Road (currently in Deer Ridge).. The project also includes constructing a new golf cart bridge over Balfour Road to connect the consolidated golf course, and establishing General Plan and zoning designations that would allow for the future construction of two senior residential facilities (one each in Deer Ridge and Shadow Lakes). Village 1 would be located on approx. 13 acres west of Foothill Dr., approx. 3/4 mile south of Balfour Road. This facility would involve the demolition and redevelopment of the existing Deer Ridge clubhouse facility, located at 801 Foothill Dr. Village 2 would be located on approx. 18 acres north of Balfour Road, between West country Club Dr. and East Country Club Dr. This facility would be located directly east of the existing Shadow Lakes clubhouse facility, located at 401 West Country Club Dr.

The proposed Village 1 would accommodate up to 250 units in multiple buildings (Figure 2). The buildings would consist of stacked flats and may be up to three stories high, incorporating both one and two bedroom units. Parking would be accommodated in surface lots, some of which would be covered with carports. It is anticipated that the buildings could all be used as active adult residential buildings, or a mix including assisted living units.

The proposed Village 2 would accommodate up to 310 units in multiple buildings. The buildings would consist of stacked flats and may be up to three stories high, incorporating both one and two bedroom units. Parking would be accommodated in surface lots, some of which would be covered with carports. Similar to Village 1, the buildings could all be used as active adult residential buildings, or a mix including assisted living units.

The 18 existing golf course holes to be closed would be repurposed into some form of open space or other amenities, such as, but not limited to walk trails, vineyards, community gardens, play areas, picnic areas, wildlife habitat areas, and other open space areas.

**Document Details Report  
State Clearinghouse Data Base**

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**Lead Agency Contact**

**Name** Erik Nolthenius  
**Agency** City of Brentwood  
**Phone** 925-516-5137 **Fax**  
**email**  
**Address** 150 City Park Way  
  
**City** Brentwood **State** CA **Zip** 94513

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**Project Location**

**County** Contra Costa  
**City** Brentwood  
**Region**  
**Cross Streets** Balfour Road  
**Lat / Long**  
**Parcel No.**  
**Township** **Range** **Section** **Base**

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**Proximity to:**

**Highways**  
**Airports**  
**Railways**  
**Waterways**  
**Schools**  
**Land Use** General Plan Amendment  
Rezone  
Tentative Parcel Maps  
Design Review  
Reconfigured Golf Course  
Open Space  
Landscaping  
Wet utilities  
Dry Utilities

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**Project Issues** Aesthetic/Visual; Air Quality; Biological Resources; Geologic/Seismic; Toxic/Hazardous; Water Quality; Landuse; Population/Housing Balance; Housing; Public Services; Recreation/Parks; Traffic/Circulation; Other Issues

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**Reviewing Agencies** Resources Agency; Central Valley Flood Protection Board; Department of Parks and Recreation; Department of Water Resources; Department of Fish and Wildlife, Region 3; Department of Housing and Community Development; Delta Protection Commission; Delta Stewardship Council; Native American Heritage Commission; California Highway Patrol; Caltrans, District 4; Regional Water Quality Control Bd., Region 5 (Sacramento)

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**Date Received** 08/08/2017 **Start of Review** 08/08/2017 **End of Review** 09/06/2017

Resources Agency

Resources Agency  
Nadell Gayou

Dept. of Boating & Waterways  
Denise Peterson

California Coastal Commission  
Alyson Hitt

Colorado River Board  
Lisa Johansen

Dept. of Conservation  
Crina Chan

Cal Fire  
Dan Foster

Central Valley Flood Protection Board  
James Herola

Office of Historic Preservation  
Ron Parsons

Dept of Parks & Recreation Environmental Stewardship Section

S.F. Bay Conservation & Dev't Comm.  
Steve Goldbeck

Dept. of Water Resources  
Resources Agency  
Nadell Gayou

Fish and Game

Depart. of Fish & Wildlife  
Scott Flint  
Environmental Services Division

Fish & Wildlife Region 1  
Curt Babcock

Fish & Wildlife Region 1E  
Laurie Harnsberger

Fish & Wildlife Region 2  
Jeff Drongesen

Fish & Wildlife Region 3  
Craig Weightman

Fish & Wildlife Region 4  
Julie Vance

Fish & Wildlife Region 5  
Leslie Newton-Reed  
Habitat Conservation Program

Fish & Wildlife Region 6  
Tiffany Ellis  
Habitat Conservation Program

Fish & Wildlife Region 6 I/M  
Heidi Calvert  
Inyo/Mono, Habitat Conservation Program

Dept. of Fish & Wildlife M  
William Paznokas  
Marine Region

Other Departments

California Department of Education  
Lesley Taylor

OES (Office of Emergency Services)  
Monique Wilber

Food & Agriculture  
Sandra Schubert  
Dept. of Food and Agriculture

Dept. of General Services  
Cathy Buck  
Environmental Services Section

Housing & Comm. Dev.  
CEQA Coordinator  
Housing Policy Division

Independent Commissions, Boards

Delta Protection Commission  
Erik Vink

Delta Stewardship Council  
Kevan Samsam

California Energy Commission  
Eric Knight

Native American Heritage Comm.  
Debbie Treadway

Public Utilities Commission  
Supervisor

Santa Monica Bay Restoration  
Guangyu Wang

State Lands Commission  
Jennifer Deteong

Tahoe Regional Planning Agency (TRPA)  
Cherry Jacques

Cal State Transportation Agency CalSTA

Caltrans - Division of Aeronautics  
Philip Crimmins

Caltrans - Planning HQ LD-IGR  
Christian Bushong

California Highway Patrol  
Suzann Ikeuchi  
Office of Special Projects

Dept. of Transportation

Caltrans, District 1  
Rex Jackman

Caltrans, District 2  
Marcelino Gonzalez

Caltrans, District 3  
Eric Federicks - South  
Susan Zanchi - North

Caltrans, District 4  
Patricia Maurice

Caltrans, District 5  
Larry Newland

Caltrans, District 6  
Michael Navarro

Caltrans, District 7  
Dianna Watson

Caltrans, District 8  
Mark Roberts

Caltrans, District 9  
Gayle Rosander

Caltrans, District 10  
Tom Dumas

Caltrans, District 11  
Jacob Armstrong

Caltrans, District 12  
Maureen El Harake

Cal EPA

Air Resources Board  
Airport & Freight  
Jack Wursten

Transportation Projects  
Nesamani Kalandiyyur

Industrial/Energy Projects  
Mike Tollstrup

California Department of Resources, Recycling & Recovery  
Sue O'Leary

State Water Resources Control Board  
Regional Programs Unit  
Division of Financial Assistance

State Water Resources Control Board  
Cindy Forbes - Asst Deputy  
Division of Drinking Water

State Water Resources Control Board  
Div. Drinking Water # \_\_\_\_\_

State Water Resources Control Board  
Student Intern, 401 Water Quality Certification Unit  
Division of Water Quality

State Water Resources Control Board  
Phil Crader  
Division of Water Rights

Dept. of Toxic Substances Control  
CEQA Tracking Center

Department of Pesticide Regulation  
CEQA Coordinator

Regional Water Quality Control Board (RWQCB)

RWQCB 1  
Cathleen Hudson  
North Coast Region (1)

RWQCB 2  
Environmental Document Coordinator  
San Francisco Bay Region (2)

RWQCB 3  
Central Coast Region (3)

RWQCB 4  
Teresa Rodgers  
Los Angeles Region (4),

RWQCB 5S  
Central Valley Region (5)

RWQCB 5F  
Central Valley Region (5)  
Fresno Branch Office

RWQCB 5R  
Central Valley Region (5)  
Redding Branch Office

RWQCB 6  
Lahontan Region (6)

RWQCB 6V  
Lahontan Region (6)  
Victorville Branch Office

RWQCB 7  
Colorado River Basin Region (7)

RWQCB 8  
Santa Ana Region (8)

RWQCB 9  
San Diego Region (9)

Other \_\_\_\_\_

\_\_\_\_\_  
Conservancy