



NOTICE OF INCOMPLETE APPLICATION
August 3, 2017

Deer Ridge & Shadow Lakes Golf, L.P.
Attn: Robert Harding
6 Ventura, Suite 100
Irving, CA 92618

Re: GPA 17-002, RZ 17-005, MS 17-001, MS 17-002 and DR 17-010

Dear Mr. Harding:

The City of Brentwood staff has reviewed your recent project application submission and has the following comments based upon your plans received by the City on July 6, 2017. In order for the City to consider your application complete, the following additional items will need to be submitted to the Community Development Department for further review:

General Plan Amendment

- Post signage for the General Plan amendment, rezoning, subdivision maps and design review on the affected property in accordance with Chapter 17.800 of the Brentwood Municipal Code (Checklist Item 7).

Rezone

- Submit site plans (similar in detail to that used for the multifamily housing developments) showing all planned land uses and trails in the vacated golf course areas (Checklist Item 10).
- Submit illustrative architectural elevations for the proposed multifamily housing buildings (Checklist Item 10).

Minor Subdivision Maps

- Submit additional grading map information to include: parcel numbers, all existing and proposed drainage facilities, and all culverts along with the direction of water flow (Checklist Item 4).
- Submit preliminary soils and geotechnical report (Checklist Item 6).
- Submit HCP application and Planning Survey Report (Checklist Item 7).
- Submit an arborist report (Checklist Item 8).
- Submit storm water control plan (Checklist Item 10).

Design Review

- No additional items remain to be submitted for design review at this time.

Thank you for your application. More project-specific comments will be generated by City staff once the above items have been received and reviewed. Should you have any questions, please feel free to contact me at (925) 516-5137 or enolthenius@brentwoodca.gov.

Sincerely,

Erik Nolthenius,
Planning Manager

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