



NOTICE OF PUBLIC HEARING

Notice is hereby given that the Planning Commission of the City of Brentwood will, at 7:00 p.m. or as soon thereafter as the normal course of business permits on Wednesday, July 11, 2018, hold a public hearing to consider:

Whether to recommend that the City Council approve an application for the following entitlements associated with the proposed Deer Ridge & Shadow Lakes Community Improvement Plan project, located generally as shown on the map included on the reverse of this notice:

- **An Environmental Impact Report to disclose the environmental impacts of the project, in accordance with the California Environmental Quality Act;**
- **A Development Agreement (DA 18-001) to be passed by adoption of an ordinance to, among other things, grant vested rights to the developer, ensure the long term operation and maintenance of the reconfigured Deer Ridge and Shadow Lakes golf course, and establish proper phasing of the project;**
- **A General Plan amendment (GPA 17-002) to change the land use designation on approximately 32 acres from Semi-Public Facility (SPF) to Residential-High Density. This includes 13.77 acres in Deer Ridge, located south of Balfour Road and west of Foothill Drive, and 18.26 acres in Shadow Lakes, located north of Balfour Road and southwest of Lakeview Drive;**
- **A rezone (RZ 17-005) to amend the PD-20 (Deer Ridge) and PD-18 (Shadow Lakes) zoning districts, consistent with the requested General Plan amendment, to facilitate development that could include age-restricted multi-family housing, assisted living facilities, skilled nursing facilities, and/or memory care facilities. The rezone will include, among other regulations, development standards to address building setbacks, building height, parking, and landscaping.**
- **A tentative parcel map (MS 17-001) to create a 13.77-acre parcel in Deer Ridge for the future development of uses identified above. The proposed parcel encompasses the existing clubhouse and parking lot for the Deer Ridge Golf Club, located at 801 Foothill Drive.**
- **A tentative parcel map (MS 17-002) to create an 18.26-acre parcel in Shadow Lakes for the future development of uses identified above. The parcel encompasses the existing 10th and 18th holes of the Shadow Lakes Golf Club, located north of Balfour Road and southwest of Lakeview Drive.**
- **A design review (DR 17-010) for a new golf cart bridge over Balfour Road to connect the reconfigured golf course.**

Applicant: SunCoast Properties

Said hearing will be held at the City Council Chambers, 150 City Park Way, Brentwood, California. The Planning Commission will likely continue its deliberations on Thursday, July 12, 2018, at 7:00 pm at the same location, but individuals wishing to offer comments are advised to appear on Wednesday, July 11, as the public hearing portion of this agenda item may conclude that evening.

Further information may be obtained from Planning Manager Erik Nolthenius [(925) 516-5137 or enolthenius@brentwoodca.gov] in the Community Development Department of the City of Brentwood, 150 City Park Way, Brentwood, California 94513.

A Final Environmental Impact Report (FEIR) has been prepared for this project pursuant to the California Environmental Quality Act. The FEIR is available for review beginning June 8, 2018 at City Hall (150 City Park Way) and the City of Brentwood's website (https://www.brentwoodca.gov/gov/cd/planning/drsl_devprj.asp)

