



**NOTICE OF AVAILABILITY
DRAFT ENVIRONMENTAL IMPACT REPORT
DEER RIDGE & SHADOW LAKES COMMUNITY IMPROVEMENT PLAN**

DATE: February 7, 2018

TO: Responsible agencies and interested parties

FROM: Erik Nolthenius, Planning Manager

SUBJECT: **Deer Ridge & Shadow Lakes Community Improvement Plan**

The City of Brentwood has completed a Draft Environmental Impact Report (DEIR) for the Deer Ridge & Shadow Lakes Community Improvement Plan project, located within the boundaries of the existing Deer Ridge Golf Club and the Shadow Lakes Golf Club, on both sides of Balfour Road and west of State Route 4. The City is the lead agency responsible for conducting the environmental review of the project under the California Environmental Quality Act (CEQA). A CEQA lead agency is the California government agency with principal responsibility for carrying out or approving a project, and therefore is principally responsible for preparing the CEQA document. As the lead agency, the City is responsible for coordinating with the project applicant, public, and associated agencies. The project includes a variety of requested entitlements sought by Deer Ridge Golf, L.P. and Shadow Lakes Golf, L.P. (applicant). The requested entitlements are the subject of the DEIR as described below.

The project includes reconfiguring the Deer Ridge Golf Club and the Shadow Lakes Golf Club to combine the two existing 18-hole golf courses (36-holes total) into a single, 18-hole golf course. This would be accomplished by closing ten holes in Deer Ridge and eight holes in Shadow Lakes, with the reconfigured course having eight holes south of Balfour Road (currently in Deer Ridge) and ten holes north of Balfour Road (currently in Shadow Lakes). The applicant is also requesting entitlements to develop two new age-restricted communities, with one at Deer Ridge and one at Shadow Lakes. The remaining closed holes would be repurposed to a mix of open space uses.

The entitlements requested by the applicant in conjunction with the project are as follows:

- A General Plan amendment to change the land use designation for approximately 32 acres (13.77 in Deer Ridge and 18.26 in Shadow Lakes) from Semi-Public Facility to Residential-High Density, allowing for development within a range of 11.1-20.0 dwelling units per acre;

- A Development Agreement to, among other things, grant vested rights to the applicant, ensure the long-term operation and maintenance of the golf course and open space, phase completion of the golf course and open space improvements, and relinquish development rights on the golf course and open space;
- A rezone to amend the PD-18 (Shadow Lakes) and PD-20 (Deer Ridge) zoning districts by establishing development regulations (uses, setbacks, height, parking, etc.) on the 32 acres that would allow for a combination of multi-family age-restricted uses;
- Two minor subdivision maps (one in Deer Ridge and one in Shadow Lakes) to create individual parcels for development of the multi-family age-restricted uses. The Deer Ridge map would also create a 20.71-acre parcel dedicated to golf course and open space areas, while the Shadow Lakes map would also create a 33.25-acre parcel dedicated to golf course and open space areas and a 9.9-acre parcel dedicated to vineyards; and
- A design review for a new golf cart bridge over Balfour Road to connect the north and south sides of the reconfigured course. No other design review is proposed as part of the project.

The DEIR analyzes potentially significant environmental impacts of the project in the following areas: Aesthetics; Air Quality; Biological Resources; Cultural Resources; Geology & Soils; Greenhouse Gas Emissions; Hazards & Hazardous Materials; Hydrology & Water Quality; Land Use & Planning; Noise & Vibration; Population & Housing; Public Services & Recreation; Transportation & Circulation; Utilities & Service Systems; and Energy Conservation. The project location is not contained in the Cortese list of hazardous materials sites.

The DEIR (and all documents referenced in it) is available for public review on the City of Brentwood's website at the following link:

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

Copies are also available for review at the Community Development Department at 150 City Park Way, the Brentwood Senior Activity Center at 193 Griffith Lane, and the Brentwood Library at 35 Oak Street.

The DEIR is available for review and comment for 45 days, from Wednesday, February 7, 2018 through Friday, March 23, 2018. All comments on the DEIR must be received no later than 9:00 a.m. on Monday, March 26, 2018. Written comments may be e-mailed to Planning Manager Erik Nolthenius at enolthenius@brentwoodca.gov, or mailed to his attention at 150 City Park Way (Brentwood, CA 94513).

For additional information about this project, please visit the information webpage on the Community Development Department/Planning Division website at the link included above.