



MEMORANDUM

DATE: May 25, 2021
TO: Honorable Mayor and City Council Members
FROM: Alexis Morris, Community Development Director
SUBJECT: Information and Updates on the Deer Ridge Golf Course Area

City Council and staff have recently received many inquiries about topics related to the Deer Ridge Golf Course and surrounding area. This memo provides a brief status update of the various Deer Ridge Golf Course topics with links to additional information, if applicable, but will not be able to share any information about any open cases with the city's Community Enrichment Division.

If you have any questions or concerns about any of this information, please do not hesitate to let me know.

Landscape Maintenance

The Parks and Recreation Department and Community Enrichment (CE) staff have been working on the following tasks related to the maintenance of landscaping at the golf course and the surrounding area.

- The Deer Ridge Landscape Lighting Assessment District (LLAD) for maintenance of the 14 identified Deer Ridge Landscape Improvement areas is scheduled to come back to the Council on June 22, 2021. At this meeting, Parks and Recreation Department staff plans to request City Council consideration of a Resolution of Intention to form the LLAD and to set a July 27 public hearing for the actual LLAD formation. The 14 areas have been identified in previous staff reports presented to the Council on January 12, 2021: <http://brentwoodca.igmp2.com/Citizens/FileOpen.aspx?Type=1&ID=2501&Inline=True>
- Weed Abatement: East Contra Costa Fire Protection District Fire Marshal Aubert approved the weed abatement plan submitted by the golf course property owner. The weed abatement plan is currently being implemented by the property owner. More information regarding the minimum weed abatement requirements is available by reviewing Brentwood Municipal Code section 8.36.035 Weed Abatement <http://qcode.us/codes/brentwood/> and <https://www.eccfpd.org/files/eda84feae/ECCFPD+Minimum+Weed+Abatement+Standards.pdf>
- General Landscape Maintenance: The golf course property owner has removed the dead vegetation and trimmed the overgrown vegetation/weeds within the planter strip

(streetscape) areas, as well as at the entrance to Deer Ridge (Foothill/Balfour). Bark was added to the entrance. There is no functional irrigation for these areas.

- Entry Monument: The Deer Ridge entry monument and landscaping were recently damaged by fire. The property owner cleaned the smoke/burn damage to the stone entry wall over the weekend of May 22-23, 2021. The charred trees/vegetation will be removed, and fresh bark has been added to replace the damaged bark.

Preliminary Application for Reuse of the Former Golf Course

World Business Academy Sustainable Vision I, LLC (WBA), submitted a Preliminary Application Review to the City in February of 2021. A Preliminary Application Review is a voluntary process that allows a project applicant to submit preliminary project plans for a one-time review of an application for initial feedback prior to actual submittal of an entitlement request.

The preliminary application description included two possible plans: Plan A, which includes an organic farm, alternative energy demonstration and events center; and Plan B, which includes open space uses, organic garden, alternative energy demonstration, and events center. Both plans include re-opening the clubhouse as a restaurant, and offering an opportunity for approximately 339 existing residences that are directly adjacent to the property to enlarge their respective lot size. The preliminary plans can be found at the following link:

<https://www.brentwoodca.gov/gov/cd/default.asp>.

- The City conducted a virtual town hall meeting on the preliminary project on March 31, 2021 to gather feedback from residents. The town hall meeting was well attended and included a robust but civil discussion of the pros and cons of the WBA proposal. At the meeting, a request for an online survey to supplement the town hall forum was made. A recording of the March 31, 2021 town hall meeting can be found here: <https://www.brentwoodca.gov/gov/cd/default.asp>.
- The City conducted a non-scientific online survey about the proposed project via the City's website in April, 2021. There were 484 responses to the survey. Of those respondents, 48.5 % lived in the Deer Ridge area, and an additional 16.5% lived in the Shadow Lakes area. 70.5% of all respondents preferred organic agricultural use in preference to leaving the property as is. The agricultural crop most preferred was grapevines. 87% supported public trails on the former golf course.
- Now that the town hall and survey are completed, planning staff is finalizing comments on the preliminary application for the applicant to incorporate into future development applications.

Reuse of Club House

- Restaurant: The use of the Deer Ridge Club House for a restaurant is a permitted use under the property's current zoning approvals. The property owner could reopen a restaurant in the club house without additional Planning Commission or City Council approvals – provided they do not propose to significantly modify the site or exterior of the building, they obtain building permits for any proposed interior improvements, and they

obtain any other operating approvals that might be required from other agencies (e.g. Dept. of Alcohol Beverage Control, Contra Costa County Environmental Health, etc.). The property owner has indicated to staff that they are actively pursuing an operator for the restaurant, but staff is not involved in those discussions.

Orange Barriers

- The K-rail barriers that were at various golf cart path entrances adjacent to public streets were removed late last year. The five K-rail barriers located across golf cart paths within the former golf course area were removed recently by the property owner.

Graffiti

- Graffiti was reported on May 20, 2021 on a large boulder located off Foothill Drive, just past the bridge and entrance area. CE staff immediately notified the property owner, who removed the graffiti the same day.