



**NOTICE OF PUBLIC HEARING
AND AVAILABILITY OF A MITIGATED NEGATIVE DECLARATION**

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 September 16, 2014, hold a public hearing to consider the following application:

A rezone (RZ 14-003) of approximately 17.51 acres from R-2 to PD-68, establishing development standards for the Bella Fiore project.

A vesting tentative subdivision map (VTSM 9378) to create 98 single-family residential lots and related improvements, including a 4.01-acre remainder parcel for an existing home site, within three existing parcels (APNs 019-040-050, 019-040-051, and 019-040-066).

A design review (DR 14-004) for four single-family residential home plans, ranging in size between 2,001 square feet and 2,504 square feet, and related improvements to be built on the 98 lots.

The project site consists of approximately 17.51 acres located in the northwestern area of the city between Shady Willow Lane and Empire Avenue, north of Amber Lane.

A Draft Mitigated Negative Declaration has been prepared pursuant to the California Environmental Quality Act in order to assess potential environmental impacts. The Draft Mitigated Negative Declaration and accompanying initial study are available for public review and comment in the Community Development Department for 20 days, beginning on August 25, 2014, and ending on September 15, 2014. The deadline for submission of written comments ends at 5:00 pm on September 15, 2014. Comments should be directed to Associate Planner Debbie Hill in writing at City of Brentwood, Community Development Department, 150 City Park Way, Brentwood, California 94513.

Applicant: Meritage Homes of California, Inc.

Said hearing will be held at the City Council Chambers, 150 City Park Way, Brentwood, California.

Further information may be obtained from Associate Planner Debbie Hill [(925) 516-5135 or dhill@brentwoodca.gov] in the Community Development Department of the City of Brentwood, 150 City Park Way, Brentwood, California 94513.

Before any court challenge of Planning Commission decisions, you are required to appeal the decision to the City Council no later than the time period provided under the City's Municipal Code. In addition you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Brentwood Planning Commission at, or prior to, the public hearing.

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