



**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 May 6, 2014, hold a public hearing to consider the following application:

A General Plan amendment (GPA 13-001) to change the land use mix for the majority of Special Planning Area C from Low Density Residential, Medium Density Residential, and High Density Residential to Medium Density Residential.

A rezone (RZ 13-002) of approximately 20 acres from R-1-6 to PD-44, and an amendment to the development standards within a portion of PD-44.

A vesting tentative subdivision map (VTSM 9332) to create 296 single-family residential lots and related improvements within six existing parcels (APN 017-131-026, 017-140-028, 017-160-005, 017-170-007, 017-170-008, and 017-170-009).

The project, known as Palmilla, consists of approximately 60 acres located both north and south of Central Boulevard, between Griffith Lane and the Union Pacific Railroad tracks.

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 30 days, beginning on March 7, 2014 and ending on April 7, 2014. The deadline for submission of written comments ends at 5:00 pm on April 7, 2014. Comments should be directed to Senior Planner Jeff Zilm in writing at City of Brentwood, Community Development Department, 150 City Park Way, Brentwood, California 94513.

Applicant: The Palmilla Project Owner, LLC

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

Further information may be obtained from Senior Planner Jeff Zilm [(925) 516-5136 or jzilm@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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