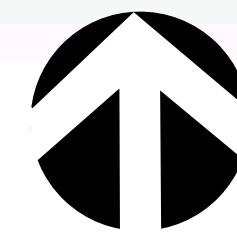
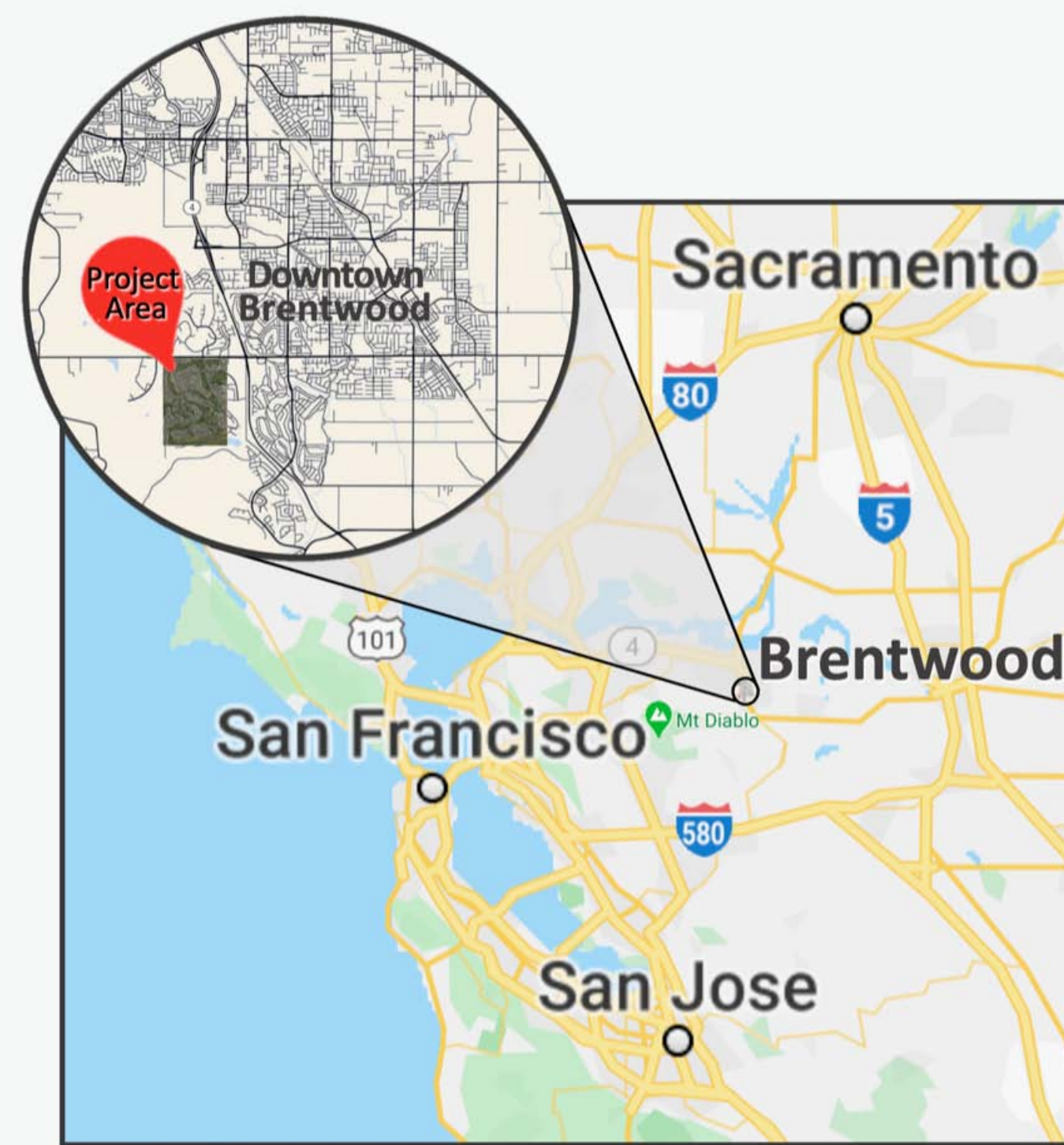


STATISTICAL INFORMATION: PLAN B

Gross Project Area (excluding the existing drainage feature*)	8,071,236 sq. feet 185.29 acres
Reconfigured, At Full Build-Out:	
Natural Meadows (See Note 2) (Flat terrain & Slopes <20% slope)	5,059,214 sq. feet 116.14 acres
Natural Hillside (See Note 2) (Slopes >20% slope condition)	2,356,489 sq. feet 54.1 acres
Organic Planting	413,820 sq. feet 9.5 acres
Expanded Residential Backyards (Optional, subject to each homeowner's decision, OR added to landscape buffer)	339 lots 565,276 sq. feet 12.9 acres
Maintained Trails (net)	4.5 miles
Possible Farm Maintenance Area (Including Operations Structures)	102,856 sq. feet 2.36 acres
Possible Farm Operations Structure (Total gross floor area)	1 building 4,000 sq. feet
Adaptive Reuse of Clubhouse	396,396 sq. feet
Site Area (existing)	9.1 acres
Gross Floor Area (existing)	9,945 sq. feet
Parking Spaces (existing)	178 spaces
Parking Lot Area	96,468 sq. feet
Solar Coverage Areas	15,000 sq. feet
Outdoor Pavilion Area (with permanent solar covering)	12,500 sq. feet
Existing Drainage Feature (see Note 7) (Riparian Grassland Restoration)	519,323 sq. feet 11.9 acres



VICINITY MAP

GENERAL NOTES

1. Current zoning is PD-20. Assumes approval of a GPA and ZC to accommodate the proposed open space uses, as indicated.
2. Natural habitat ("golden hills") will be maintained, complemented by drought-tolerant trees and grape vines if economically viable and available.
3. Landscaping and irrigation plans, solar collection and storage, and all vertical improvements (including the clubhouse reuse plans and permanent operations support installations) are subject to separate reviews and permits.
4. In recognition of adjacent residential uses, all farming operations to be conducted between 7:30am and 4:30pm (weekdays only).
5. All plantings to adhere to organic farming practices.
6. All farming equipment and service vehicles used on site to utilize electric or fuel cell power and incorporate noise abatement.
7. The existing flood control basin is owned and separately operated by the Contra Costa County Flood Control and Water Conservation District.

STATEMENT OF SIGNIFICANCE

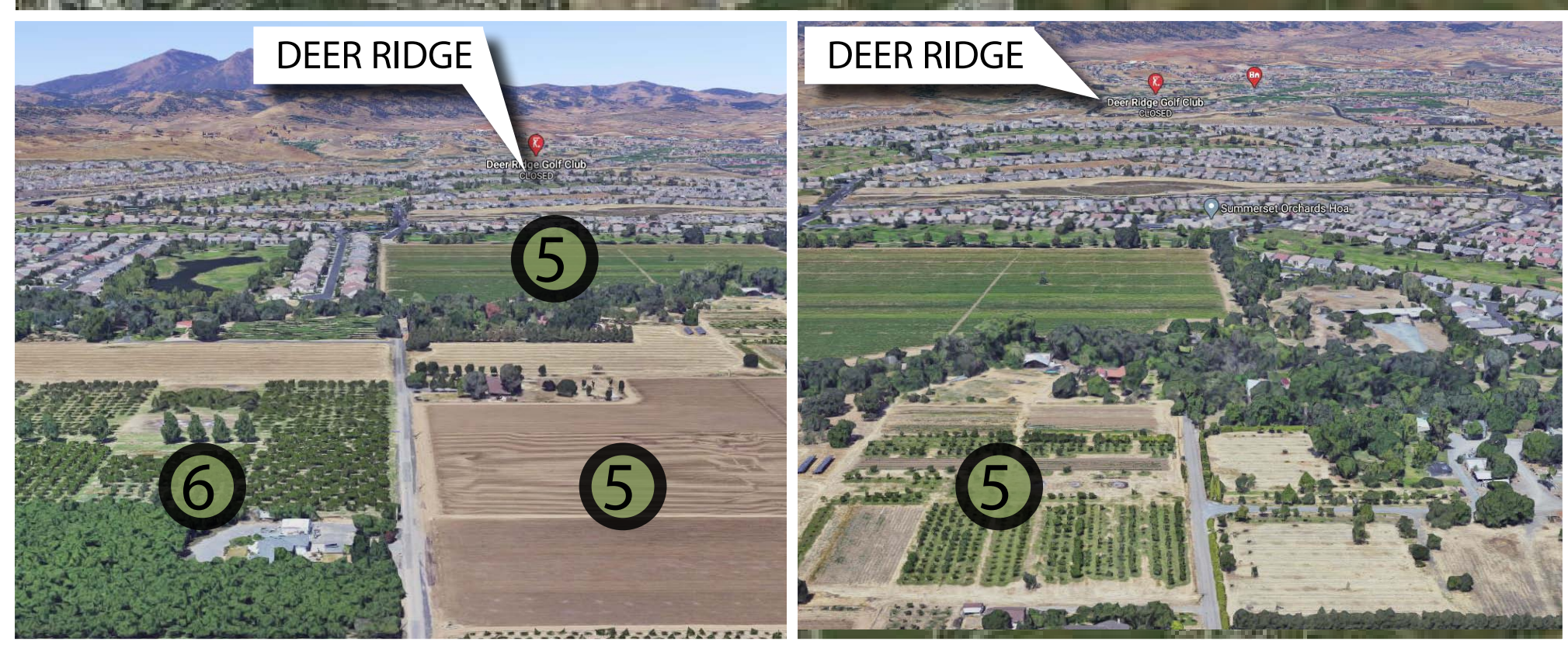
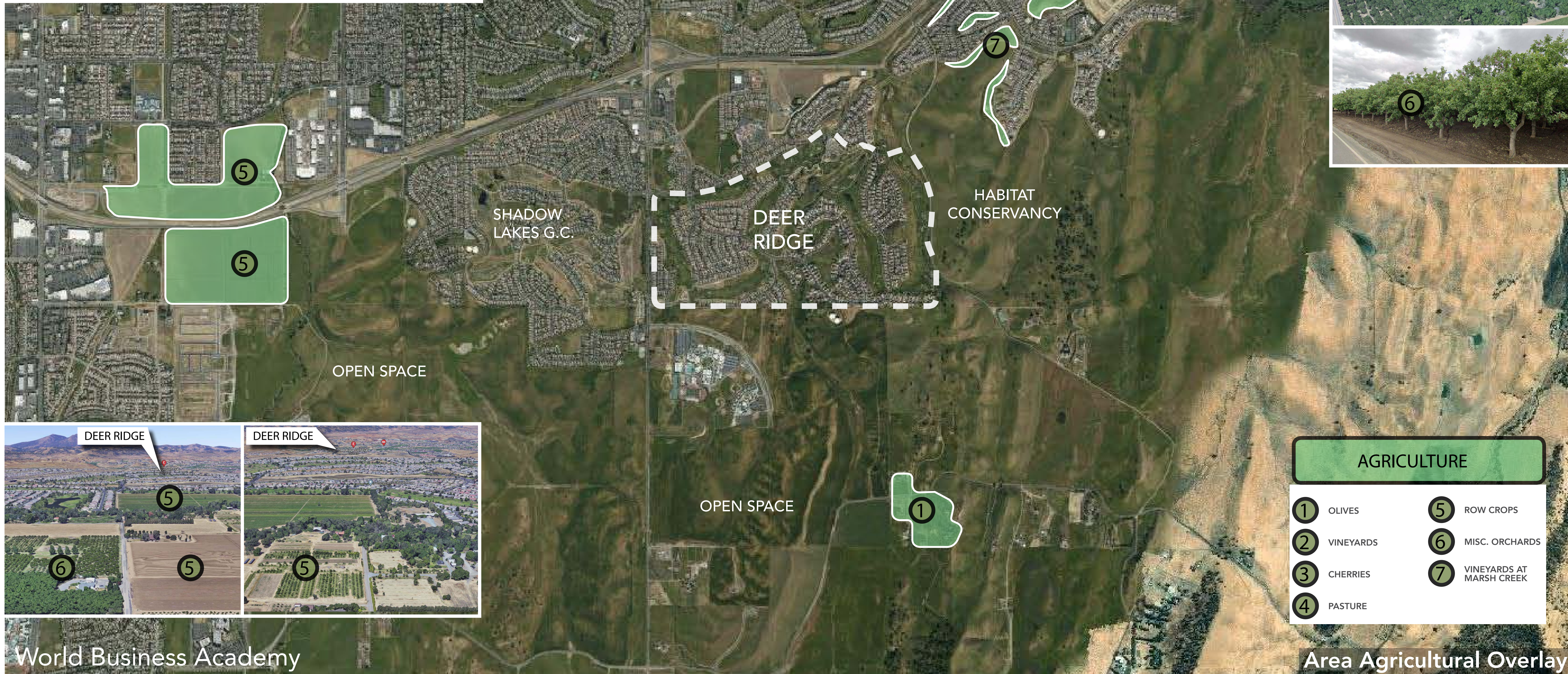
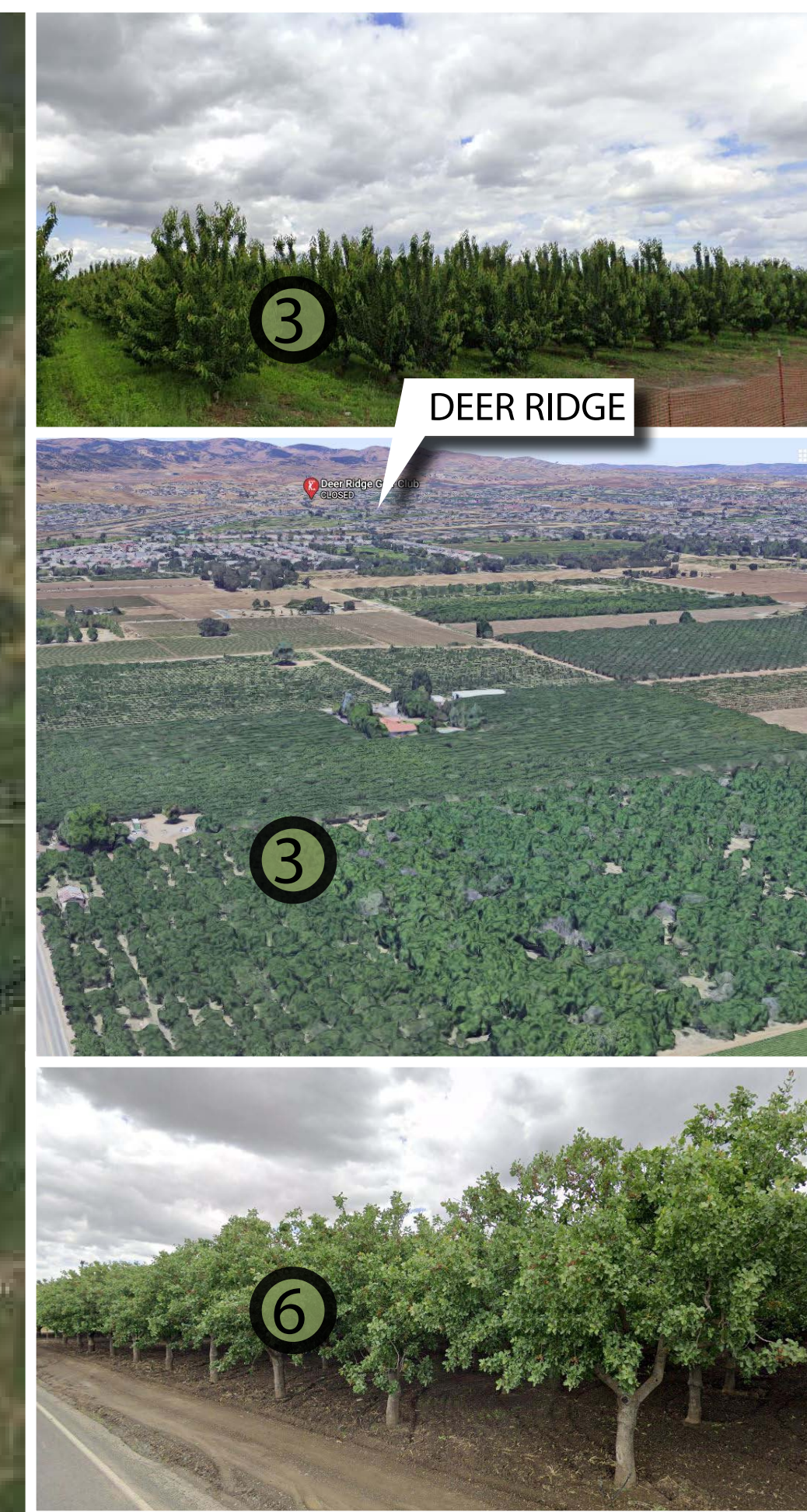
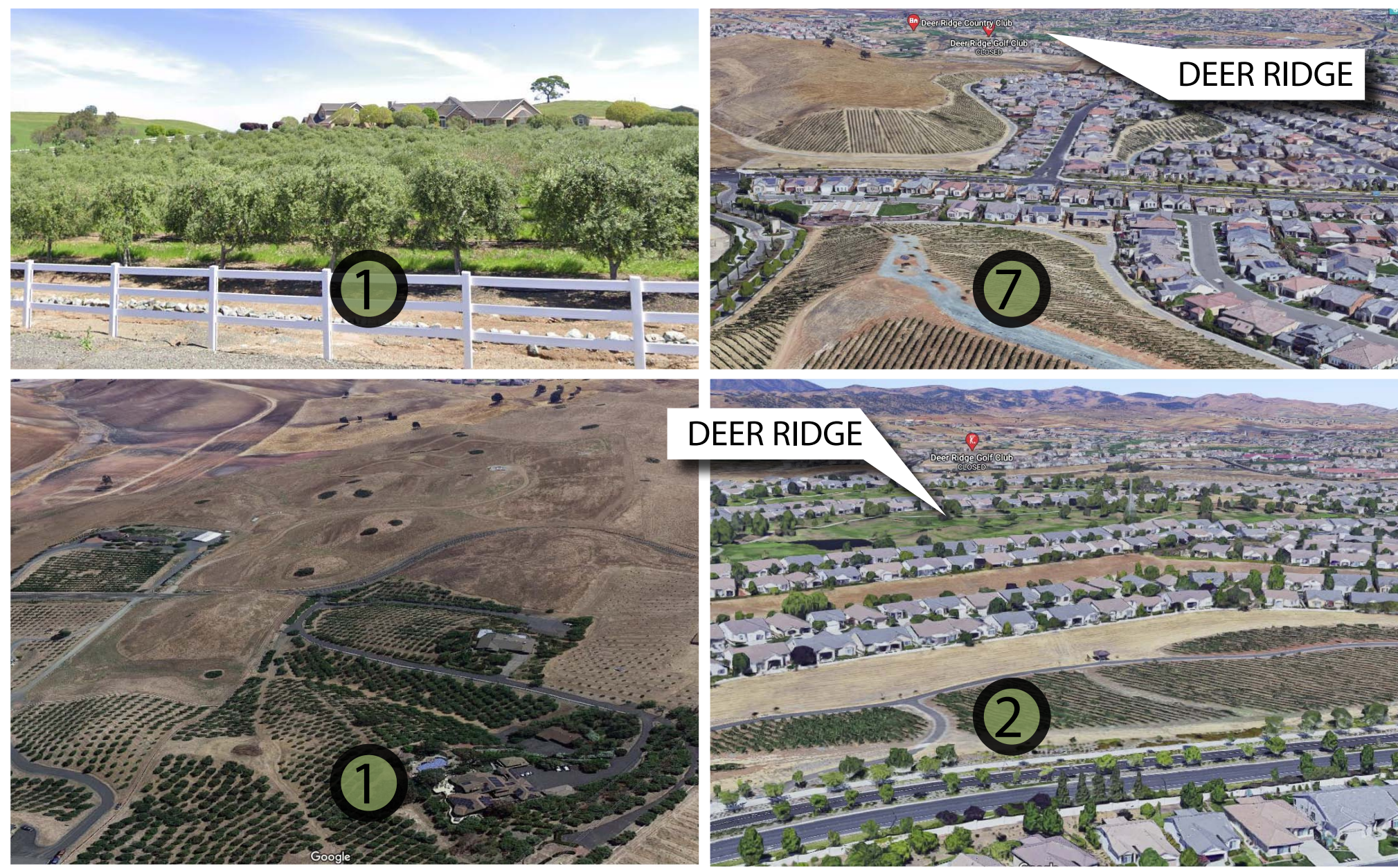
The Deer Ridge Golf Course opened in 2002. In addition to its recreational use, the public course provided an aesthetically pleasing amenity for the neighborhood. However, the golf course never operated at a profit; and it was permanently closed in September 2019. An aesthetically pleasing, well-maintained and financially self-sustaining amenity that is consistent with the low-density residential character of the community is important to local property values and to the health, safety and well being of area residents.

PROJECT DESCRIPTION

The World Business Academy, a 33-year old non-profit, proposes to redevelop the golf course as a natural habitat complemented by drought-tolerant trees and grape vines if economically viable and available, organic garden and demonstration of various alternative energy systems. The Master Plan includes recommendations for programming and use of the site, an opportunity for 339 homes adjacent to the property to enlarge their lot size, and the adaptive reuse of the former clubhouse as a family-friendly event center with a limited menu kitchen, serving beer, wine and soft drinks, as a gathering place for community events, recreation and education.

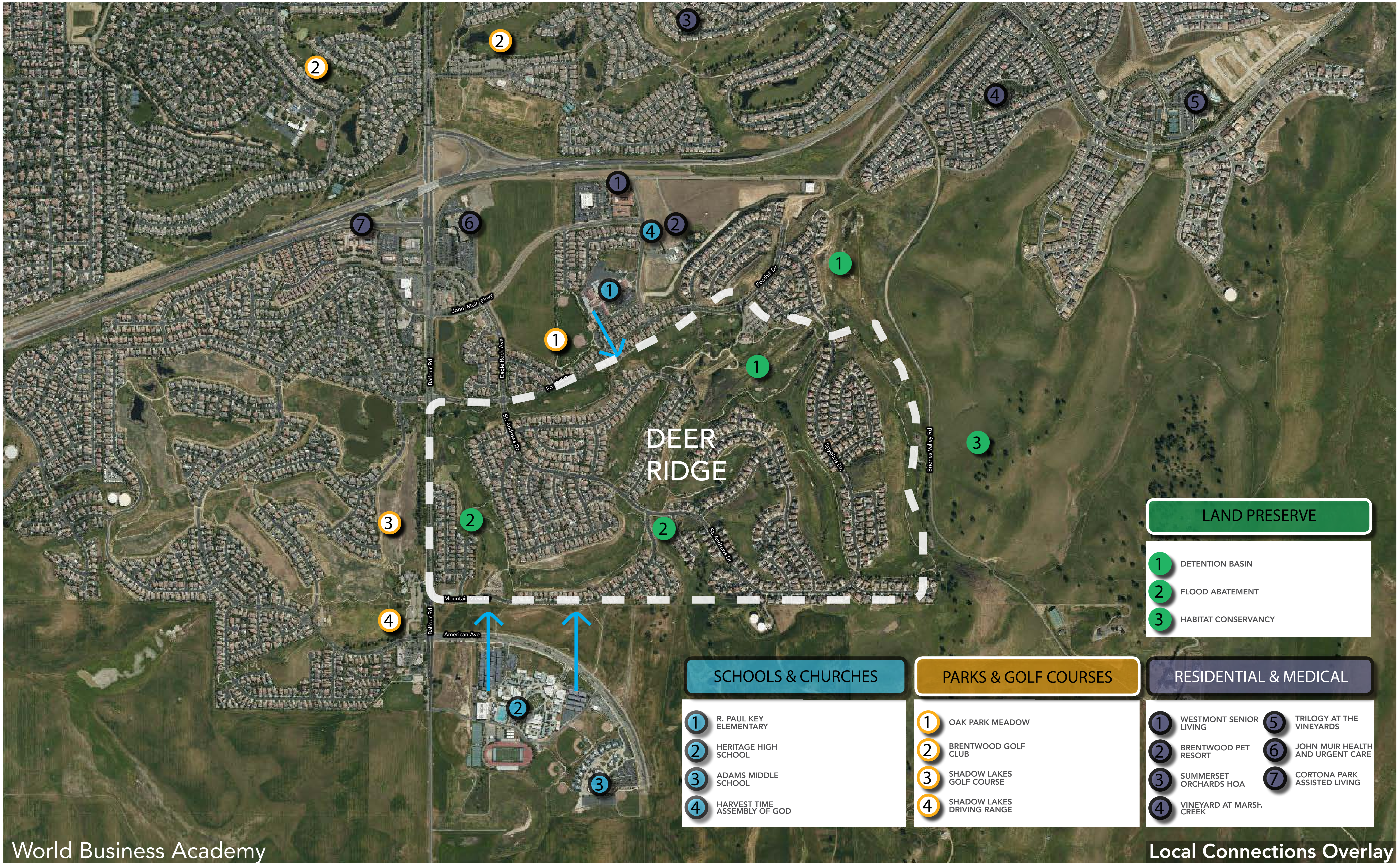
SHEET INDEX

SHEET	TITLE
S-1	Cover Sheet and Vicinity Map
S-2	Area Agricultural Overlay
S-3	Local Connections Overlay
S-4	Existing Conditions Plan
S-5	Program Overlay
S-6	Trail Map
S-7	Section A (Foothill Dr. to Pebble Beach Dr.)
S-8	Section B (Mountain View Dr. to Torrey Pines Dr.)
S-9	Section C (Camelback Rd. to Briones Valley Dr.)
S-10	Section D (Clubhouse to Spyglass Dr.)
S-11	Clubhouse Epicenter Concept



World Business Academy

Area Agricultural Overlay



LAND PRESERVE

- 1 DETENTION BASIN
- 2 FLOOD ABATEMENT
- 3 HABITAT CONSERVANCY

SCHOOLS & CHURCHES

- 1 R. PAUL KEY ELEMENTARY
- 2 HERITAGE HIGH SCHOOL
- 3 ADAMS MIDDLE SCHOOL
- 4 HARVEST TIME ASSEMBLY OF GOD

PARKS & GOLF COURSES

- 1 OAK PARK MEADOW
- 2 BRENTWOOD GOLF CLUB
- 3 SHADOW LAKES GOLF COURSE
- 4 SHADOW LAKES DRIVING RANGE

RESIDENTIAL & MEDICAL

- 1 WESTMONT SENIOR LIVING
- 2 BRENTWOOD PET RESORT
- 3 SUMMERSET ORCHARDS HOA
- 4 VINEYARD AT MARSH CREEK
- 5 TRILOGY AT THE VINEYARDS
- 6 JOHN MUIR HEALTH AND URGENT CARE
- 7 CORTONA PARK ASSISTED LIVING

World Business Academy




Local Connections Overlay



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Existing Conditions Plan

Legend

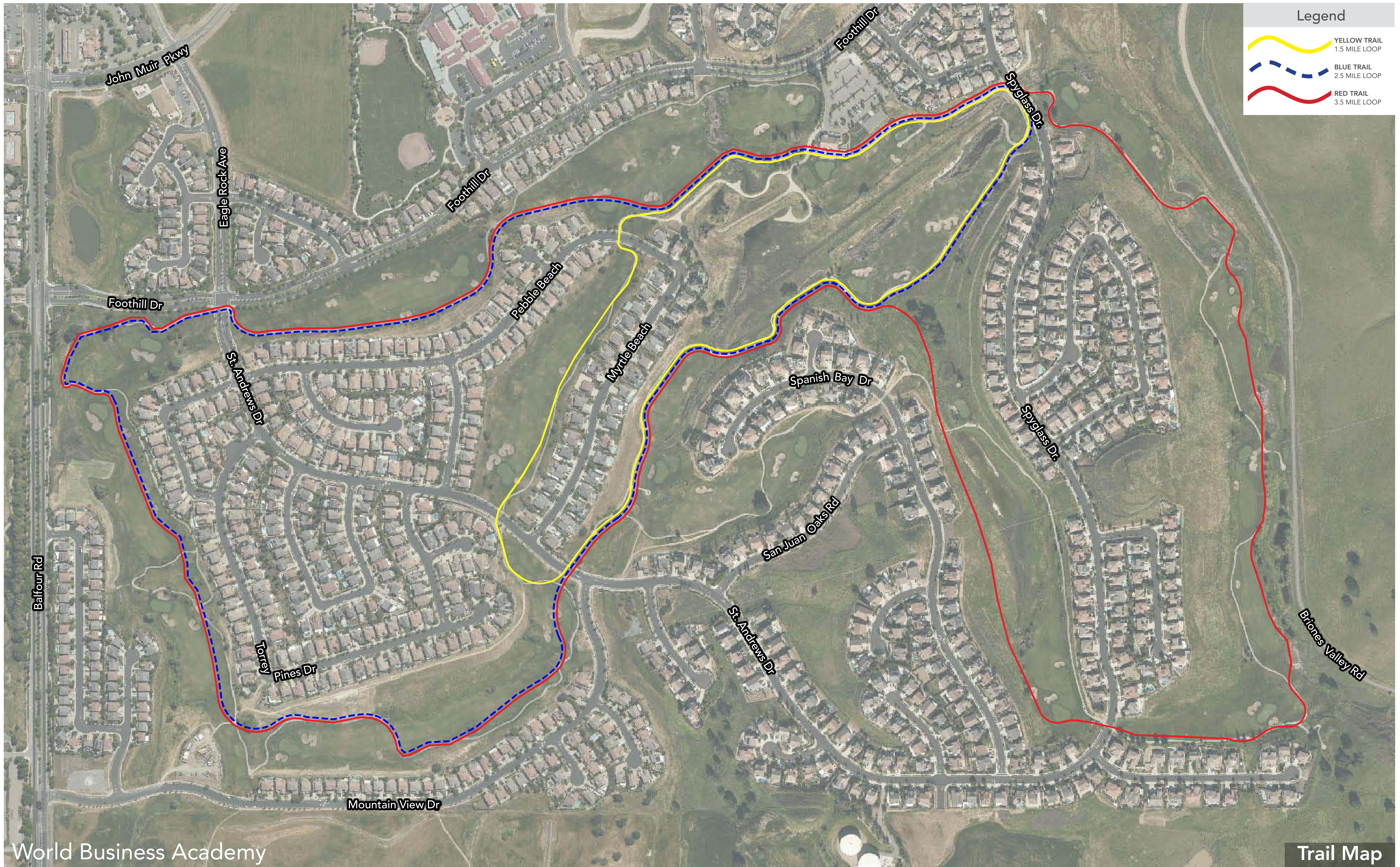
-  EXPANDED LOT AREA
Where possible, extends backyard and/or side yard area of residences.
-  EXISTING CART PATH
Repurposes existing cart path for walking/bicycle trails
-  MODIFIED OR NEW TRAIL
Installation of new walking/bicycle trails

* Owned and separately controlled by Contra Costa County Flood Control and Water Conservation District.
 ** In accordance with PD-20, all existing Blue Oak trees to be retained and protected.

Landscape Key

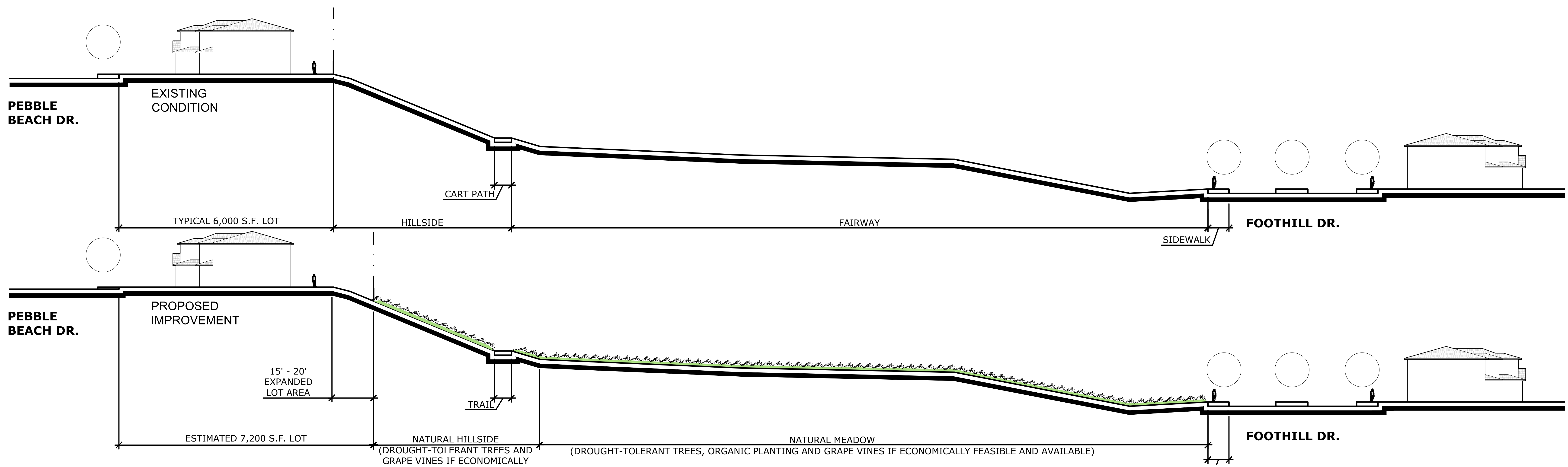
-  **1** VISITOR/ACTIVITY CENTER
Family-friendly event center and grill, farmers market, events, CSA distribution area, educational events, bike rentals, etc.
-  **2** ORGANIC COMMUNITY GARDEN
Highly visible from Visitor Center: interactive with trails, organic vegetables, spices and/or orchards.
-  **3** NATIVE RESTORATION AREA
Subject to agency*: Irrigation storage, riparian grass land, pond, attract beneficial insects and wildlife.
-  **4** SOLAR CAPTURE
Solar canopies over parking spaces and as a cover for an outdoor events pavilion.
-  **5** NATURAL HILLSIDE
Slopes >20%: Natural habitat and seasonal color, complemented by drought-tolerant trees and grape vines if available and economically feasible.
-  **6** NATURAL MEADOWS **
Slopes <20%: Open meadows with natural habitat, walking/bicycle trails, seasonal colors, complemented by organic planting and grape vines if available and economically feasible.
-  **7** FARM OPERATIONS
Maintenance and processing areas, storage of farm equipment, maximum 1-story building structure.

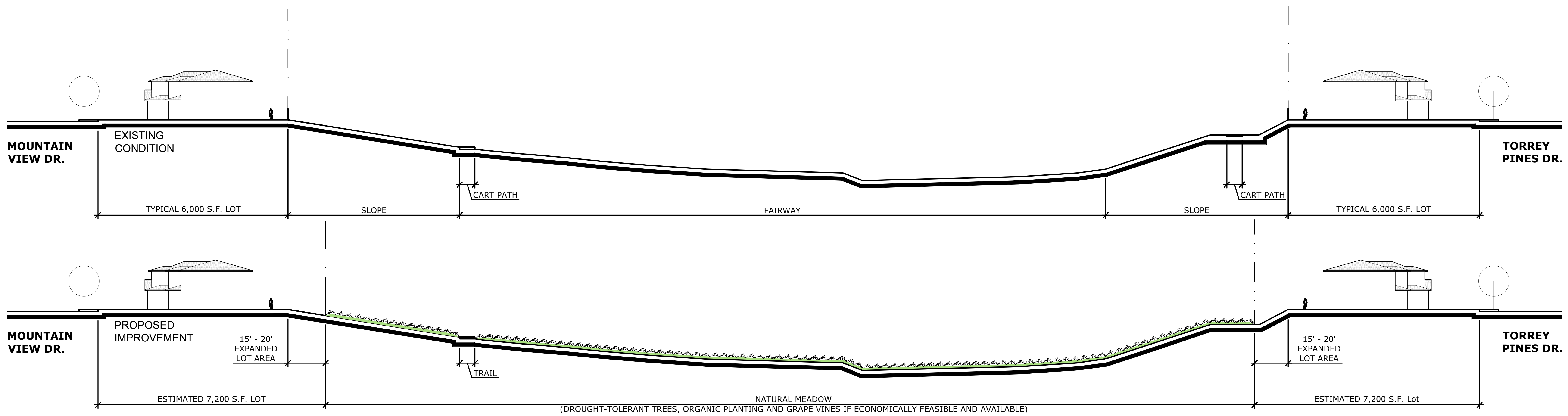
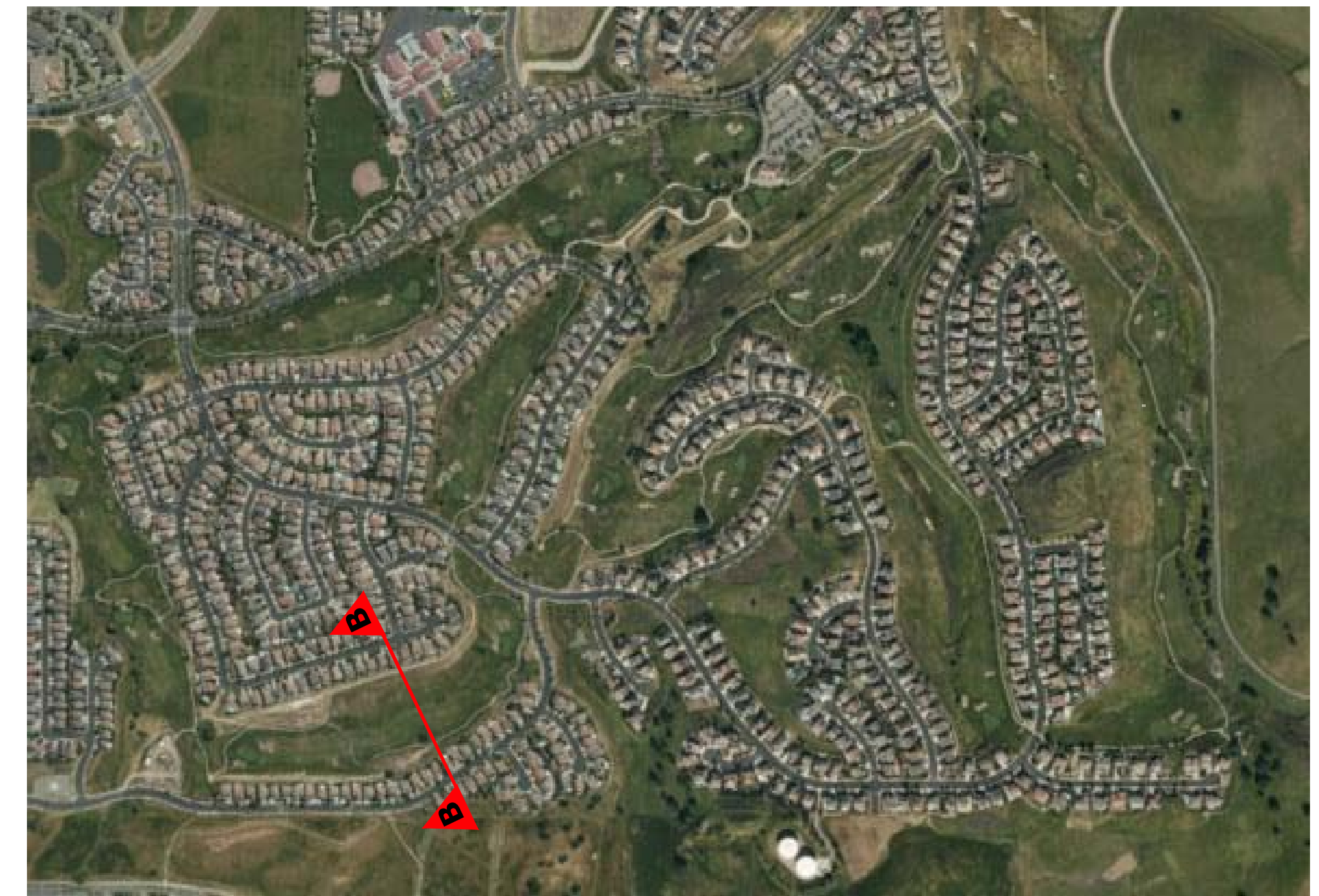


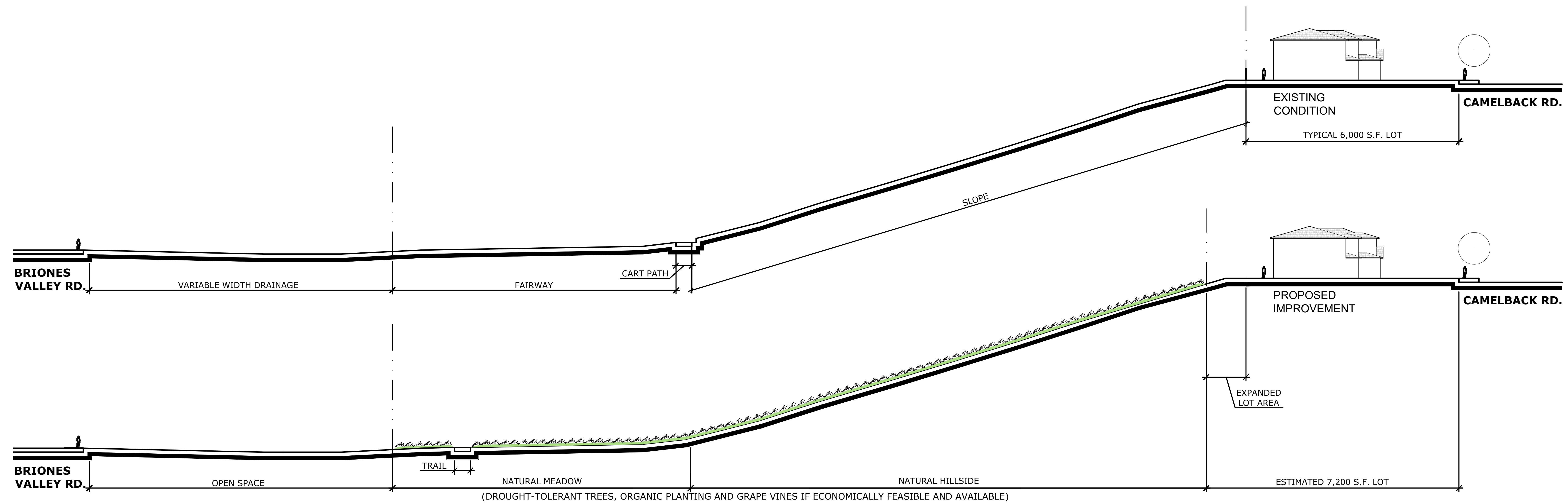
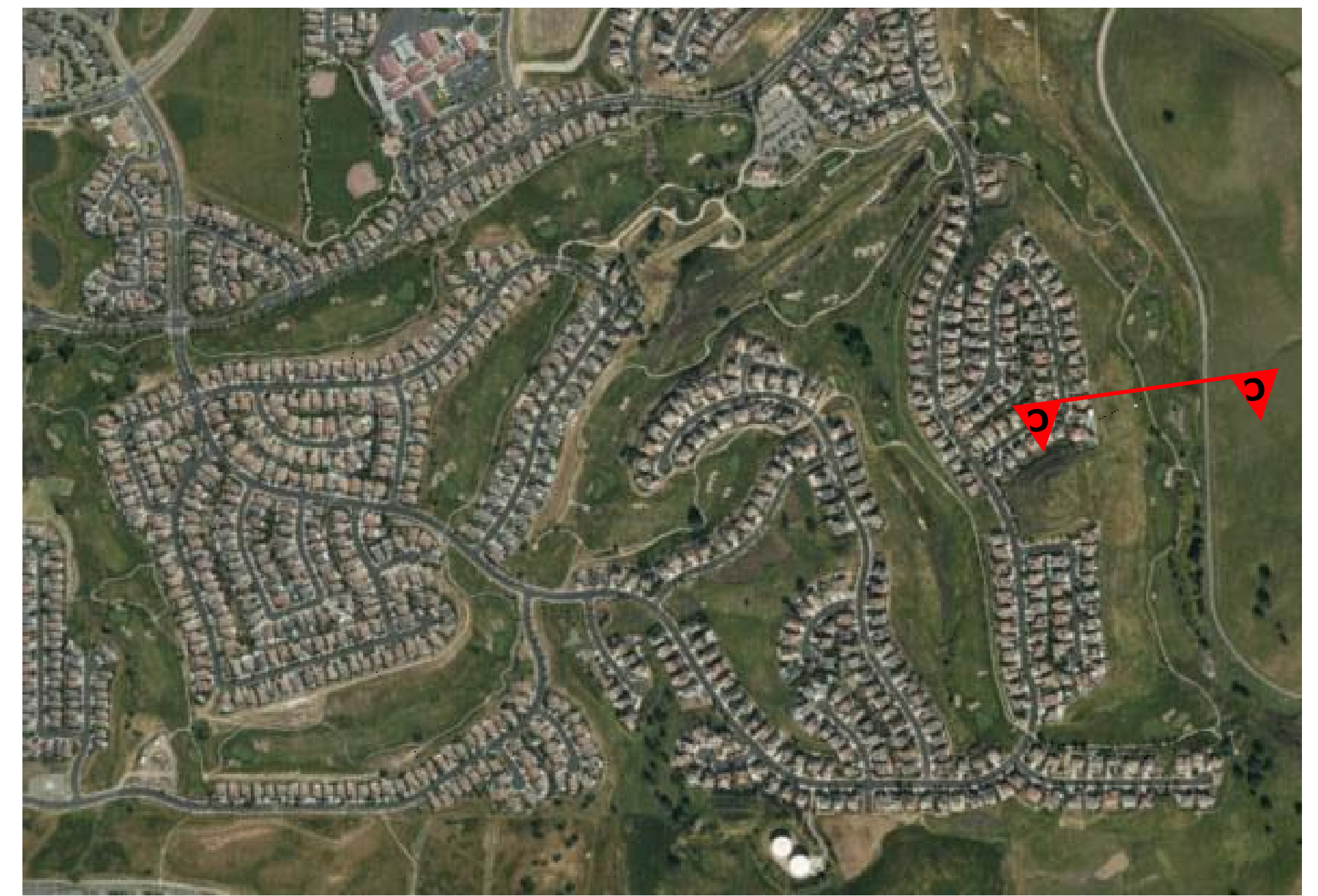


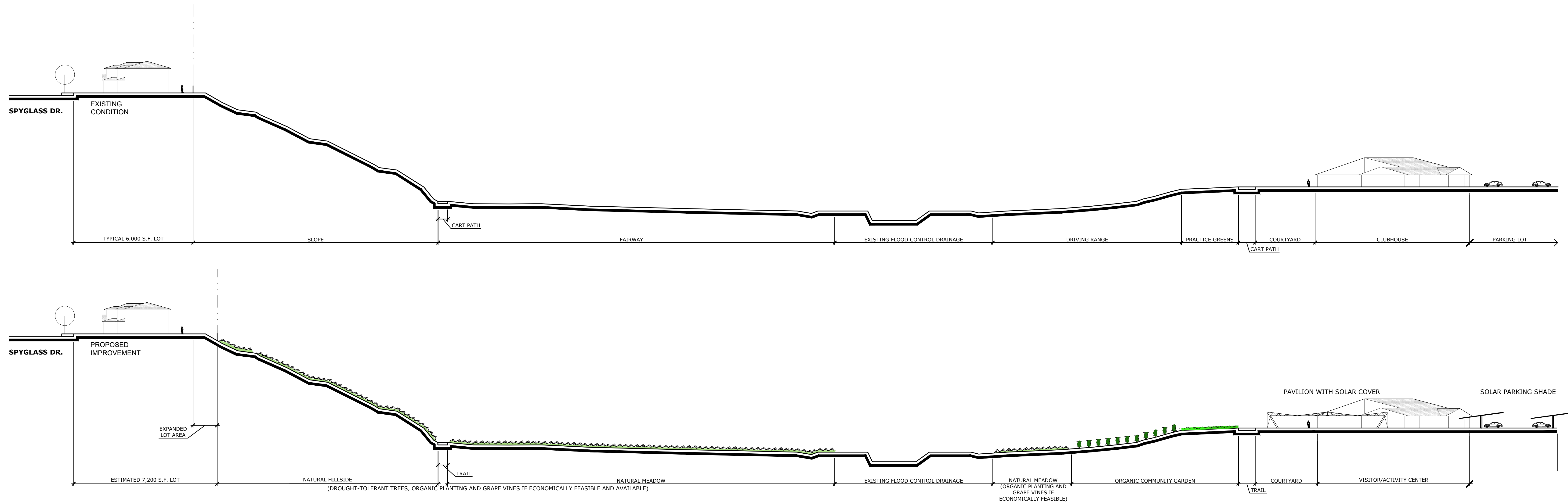
World Business Academy

Trail Map









World Business Academy

Section D-D (Clubhouse to Spyglass Dr.)



Deer Ridge Agrihood (Plan B): Open Space Uses, Garden & Event Center

Brentwood, CA

2 Event Lawn



10 Bicycle and Jogging Trails



8 Crop Circle Gardens



1 Lavender Field and Olive Garden



Goat Herd for Natural Weed Abatement



5 Family-Friendly Gathering Place and Grill



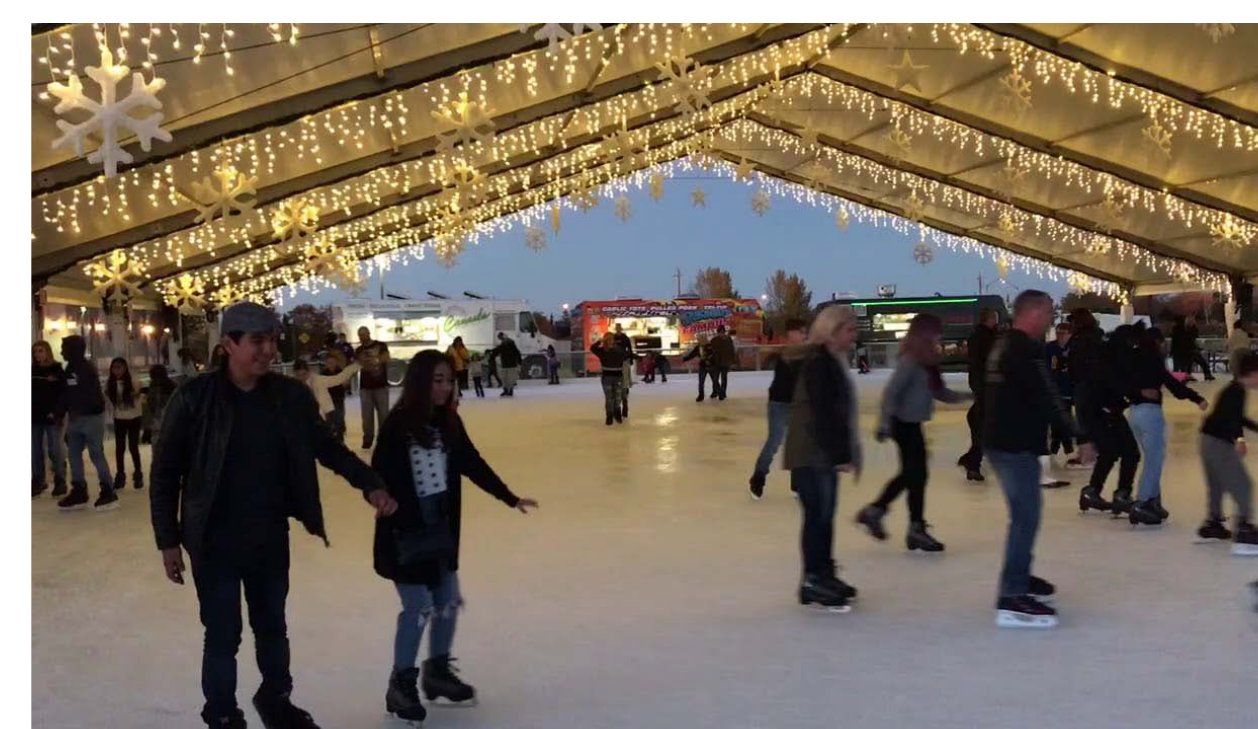
3 Social Patio and Fire Pit



4 Volleyball



7 Seasonal Ice Rink



6 Bocce Court

