

An Initiative to Allow for Development of Residential Dwellings and Commercial/Civic Uses, and the Protection of Open Space, by amending the Urban Limit Line, the Brentwood General Plan, and Municipal Code; Adopting a New Specific Plan; Constructing Road Improvements; and Providing Funds for Public Facilities

The initiative concerns approximately 815 acres (Area) located on Brentwood's western border, bounded by Balfour Road (south), Deer Valley Road (west), Antioch (north), and the Shadow Lakes neighborhood (east). The initiative would (1) modify the City's Urban Limit Line, the boundary marking the limits where City development may occur, to include the Area; (2) amend the City's General Plan, the framework for City development, to reflect the initiative's provisions; (3) adopt a new specific plan to govern Area development; and (4) amend the Municipal Code, containing City laws, to establish Area development and use standards.

In the Area's residentially designated portion (approximately 555 acres), up to 2,400 housing units could be constructed, of which at least 80% would be restricted to occupants age 55 and over. No more than 20% of the residential units could be developed with non-age-restricted housing. Housing would range from single family homes with densities from one to eighteen units per acre to multi-family development at densities of up to thirty units per acre. Overall Area density could not exceed three units per acre. All multi-family development would be age-restricted, and would be prohibited on hilltops, ridges, and within 100 feet of the Area's eastern boundary.

Community recreation uses (approximately 15 acres) could include gathering areas and features such as multi-purpose rooms, post office, fitness center, pools, parks, athletic courts, and trails.

No less than 225 acres would be permanently designated open space, and could include agriculture and associated facilities, parkland, and trails.

Commercial/civic development would generally be limited to approximately 20 acres at the southwestern corner of the Area. Uses could include agricultural and farm-to-table uses, outdoor amphitheater, winery, hotel uses, and nursery. Residential development could also be sited in this area. Senior care facilities would be permitted by right as a commercial use in the Area's commercial and residential portions and would not be included in the housing unit cap.

American Avenue would be improved and extended to intersect with Balfour Road at a second location. Portions of Balfour Road would be improved and widened, in phases. Development of the Area would generate transportation impact fees, which the initiative proposes could be spent on safety improvements to Deer Valley Road, subject to priorities established by the City Council and other agencies. Other fees would be imposed on Area development for such purposes as fire facilities; schools; parks; and drainage, flood control, water, and sewer facilities.

Development of the Area would require the approval of other agencies. The initiative would require voter approval of amendments to its provisions for 20 years after its effective date. Thereafter, the Brentwood City Council could approve modifications as permitted by law.