

A P P E N D I X B

DRAFT GENERAL PLAN
AMENDMENT



BRIGHTON LANDING GENERAL PLAN AMENDMENT

AMEND THE GENERAL PLAN LAND USE DIAGRAM:

From: Residential Estate / Agricultural Buffer (Density Transfer Area) / Agriculture

To: Residential Low Medium Density / Residential Low Density / School(s) / Public Park / Neighborhood Commercial / Agricultural Buffer

AMEND GENERAL PLAN LAND USE ELEMENT FIGURE 2-2 (Specific & Policy Plan Areas):

Show the entire Brighton Landing site as a Specific Plan area.

AMEND GENERAL PLAN LAND USE ELEMENT FIGURE 2-3 (Urban & Agricultural Service Areas):

Revise the location of the Urban Service Area boundary to include the entire Specific Plan Area.

AMEND GENERAL PLAN PARKS AND RECREATION ELEMENT FIGURE 4-1 (Existing & Proposed Parks):

Add the location of the proposed Brighton Landing Neighborhood Park to Figure 4-1.

AMEND GENERAL PLAN TRANSPORTATION ELEMENT FIGURE 6-1 (Recommended Future Roadways):

Add the proposed 2-lane north-south collector street.

AMEND GENERAL PLAN TRANSPORTATION ELEMENT FIGURE 6-2 (Major Roadway Improvements):

Add the proposed 2-lane north-south collector street as a "New Roadway".

AMEND THE POLICIES OF THE GENERAL PLAN AS FOLLOWS:

1. Policy 2.2-G 1 and Policy 2.2-I 1 discuss the designation of urban and agricultural service zones:

Retain Policy 2.2-G-1 establishing Urban and Agricultural service zones. Amend diagram showing the location of the urban/agricultural service zone boundary as noted above (Figure 2.3 of the General Plan).

Retain Policy 2.2-I 1 and amend text to acknowledge that the City has proposed an amendment to the 1995 Master Water Agreement to reflect the proposed relocation of the Urban / Agricultural Service Zone boundary shown on Figure 2-3 of the Land Use Element for the Brighton Landing project.

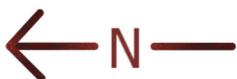
2. Policy 2.5-I 8: Maintain buffers between residential and agricultural areas and between residential areas and industrial parks as required by adopted regulations and Policy Plans. (See General Plan Figure 2-5.) The minimum separation shall be as follows:

- Between residential and agricultural uses: 500 feet. Standards for walls and landscaping and compatible uses permitted within the buffer area are defined in the Land Use and Development Code and Policy Plans. The Planning Commission may reduce this standard upon review and approval of a Planned Development where design features such as solid masonry walls and appropriate building setbacks are provided. In addition, Disclosure Statements and Right to Farm Deed Restriction may also be required.

*Amend this policy to **relocate** the agricultural buffer and to **eliminate** the buffer on the north and south sides of the Brighton Landing project based on the revised land use diagram. Acknowledge that the City proposes further revision to the location of the Agricultural Buffer on the proposed General Plan Update land use diagram.*

3. Implementing Policy 2.5-I3: In any development exceeding 400 units, require a mix of development types and/or densities, including a component of larger lots and homes (at least 10 percent of the total) and a component of Residential Medium or Residential High Density units (at least 10% of the total).

Amend the text of this policy to exempt the Brighton Landing Specific Plan from the requirement to provide at least 10% of the dwelling units as either Residential Medium Density or Residential High Density.



GENERAL PLAN EXHIBIT

BRIGHTON LANDING