

## Golf among amenities planned in large pedestrian-oriented Calif. community

BRENTWOOD, Calif. — A proposed pedestrian-oriented, 7,500-home golf community on 4,200 acres south of Brentwood requires a host of county approvals before building begins. The process is likely to take at least 18 months.

The project, proposed by the San Francisco-based Cowell Foundation, will require a change in the county's General Plan, altering its agricultural zoning designation. Approval would also require an override of the urban limit line.

Nat Taylor, a vice president with Cowell, is optimistic the project will receive the approvals it

needs. He said he hopes construction can begin in 1996.

Taylor told the *Contra Costa Times*: "We are hoping to complete the (environmental report), the General Plan amendment and the rezoning by mid-1994. At that point, it will depend on the market and financing."

Cowell's plans call for a golf course, three elementary schools, a middle school and a high school. The layout of streets, location of stores and traffic patterns will encourage residents to walk or use bicycles rather than cars.

## Camarillo Council to consider Knightsbridge golf course proposal

CAMARILLO, Calif. — The Camarillo City Council has agreed to consider a 236-acre golf course and housing project on agriculturally zoned land.

The developer, Camarillo-based Knightsbridge Holdings Inc., asked the council to amend the city's General Plan, or blueprint for development, to enable the building to begin.

A nine-month study will analyze the potential environmental impacts such as traffic and air

pollution. The project will then come before the town's Planning Commission and ultimately back to the City Council for possible zoning amendments. Councilman Charles Gose said it looks like a good project.

Dennis Hardgrave, a Knightsbridge representative, said the course would be open to the public and also take private memberships. He said the course's fees would be "market driven."

## Lawsuit targets Ala. Retirement System and state officials

MONTGOMERY, Ala. — Partners in a proposed 27-hole golf course near Gulf State Park have filed a \$30 million lawsuit against 17 parties, including the city of Orange Beach, the state employees' retirement boss David Bonner and conservation chief James Martin.

Charlie Graddick, who filed the suit on behalf of H/M Partners of Point Clear, said the planned development was "illegally blocked" in favor of an alternate plan backed by Martin and the Retirement Systems of Alabama.

Graddick's suit named 17 defendants, including Orange Beach Mayor John T. Ellis and several present and former members of the Orange Beach City Council.

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