

Yes on Danville Measure Y

CoCoTax normally does not get involved in local zoning issues, but the heart of Danville's Measure Y is far greater than just zoning. CoCoTax is concerned that if the opponents to Measure Y are successful, it could set a very concerning precedent for other activist groups to follow. People's property rights could become continually subject to an emotional public vote. There is also a tax element as the new homes will add about \$1.6 million in additional tax revenue per year for Danville. The cost to Danville for placing the measure on the ballot is estimated to be \$60K to \$90K.

The issue is over a small housing development of 69 single family homes using about 29 acres of a much larger 410 acre parcel. The rezoning of 381 acres to be dedicated as public open space with 343 of the acres going to East Bay Regional Parks. This project was the result of 10 years of work and received the unanimous approval of the Danville Town Council. The previous zoning allowed 78 home to be scattered over the entire parcel.

The rezoning, was sought by the owners, the Magee family, an early ranching family. The rezoning actually reduces the number of homes and dedicates most of the land to permanent public open space. The project also includes improvements to Diablo Road, which is the main access road. A traffic study commissioned by the Town has concluded the development with the required improvements will lessen congestion on Diablo Road.

The project has long been opposed by a small group that circulated a petition forcing the measure to be on the March ballot. Yes on Y reaffirms the Town's rezoning decision. If No prevails, the previous zoning applies. Opponents claim it will add too much traffic to Diablo Road. Hundreds of homes are currently served by Diablo Road.

The rezoned project is supported by a wide number of groups including: The Danville Town Council, Supervisor Candace Anderson, Save Mt. Diablo, East Bay Regional Parks District and numerous bicycling groups.