

3.7 LAND USE DESIGNATIONS - RESIDENTIAL DENSITY AND LAND USE INTENSITY

The following section describes the 32 land use designations which are used in this General Plan and on the accompanying Land Use Element map.

The Plan includes four different single family residential designations, and seven multiple family designations. The single family categories range from a density of rural residences on one-acre lots up to 7.3 homes per net acre.

The Plans of multiple family (usually attached housing) designations range from low density townhouses, condominiums or trailer homes at a density of over seven units per net acre up to very dense apartment projects that could contain up to 100 units per acre. A multiple family designation is also included to describe congregate care projects at defined densities (senior housing with some shared facilities).

The largely commercial/industrial non-residential, job-generating land uses specified in this General Plan include nine designations:

- o four commercial (retail) designations which differentiate between regional-oriented, large-scale shopping malls and other lower-density retail centers;
- o two office designations that again differentiate between large-scale, master planned office parks (called "Business Park") and other office buildings or clusters of buildings ("Office");
- o two industrial categories that separate "heavy" from "light" manufacturing and wholesaling processes;
- o a special category applied to marina and shoreline-oriented retail uses ("Commercial Recreation");
- o a category for Airport Commercial;
- o a "Mixed Use" category applied in many areas of the County;

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In addition, there is a "Public and Semi-Public" category and eight categories that differentiate between types of non-urban uses, including rural, open space, parks, outdoor recreation, and agricultural-oriented uses.

Table 3-4 lists the 32 General Plan land use designations and the densities that are associated with each. The designations are closely related to the density requirements defined in the County's Zoning Ordinance, and are continuous, without gaps, across the density range. For example, the density requirements of units per net acre for the Single Family Residential - Very Low (0.2 - 0.9) and Single Family Residential - Low (1.0 - 2.9) mean that the very low designation will allow for densities ranging from 0.2 units per net acre up to but not including 1.0 units per net acre.

The densities of the General Plan's residential designations are generally defined in terms of housing units per net acre. Net acreage includes all land area used exclusively for residential purposes, and excludes streets, highways, and all other public rights-of-way. Net acreage for residential densities is assumed to constitute 75 percent of gross acreage for all uses, except for the multiple family designations, where it is assumed to comprise 80 percent. However, actual measurements used on an application may be based on analysis of the proposed development site plan.

**TABLE 3-4
SUMMARY OF GENERAL PLAN LAND USE DESIGNATIONS**

Abbreviation on Land Use Map		Units Per Net Acre¹
SINGLE-FAMILY RESIDENTIAL		
SV	Very Low	0.2 - 0.9
SL	Low	1.0 - 2.9
SM	Medium	3.0 - 4.9
SH	High	5.0 - 7.2
MULTIPLE-FAMILY RESIDENTIAL		
ML	Low	7.3 - 11.9
MM	Medium	12.0 - 21.9
MH	High	22.0 - 29.9
MV	Very High	30.0 - 44.9
MS	Very High-Special	45.0 - 99.9
CC	Congregate Care-Senior Housing	N/A
MO	Mobile Home	1.0 - 12.0
COMMERCIAL/INDUSTRIAL		
		Floor Area Ratio²
RC	Regional Commercial	(subject to city plans)
CO	Commercial	0.1 - 1.0
ACC	Airport Commercial	.1 - 1.5
OF	Office	0.1 - 1.5
BP	Business Park	0.25 - 1.5
LI	Light Industry	0.25 - 0.67
HI	Heavy Industry	0.1 - 0.4
CR	Commercial Recreation	0.1 - 1.0
M1, etc.	Mixed Use (M1, M2, M3, etc.)	varies (see text)
LC	Local Commercial	varies (see text)
MC	Marina Commercial	varies (see text)
OTHER		
PS	Public and Semi-Public	
LF	Landfill	
BA	Off-Island Bonus Area	0.2
OPEN SPACE		
PR	Parks and Recreation	
OS	Open Space	
AL	Agricultural Lands	0.2
AC	Agricultural Core	0.025
DR	Delta Recreation	0.05
WA	Water	
WS	Watershed	

¹ Net acreage includes all land area used exclusively for residential purposes, and excludes streets, highways, and all other public rights-of-way. Net acreage is assumed to constitute 75% of gross acreage for all uses, except for the Multiple Family designations, where it is assumed to comprise 80%.

² Floor area ratio is calculated by dividing building square footage by lot size.

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When calculating the allowed density of a parcel, readers should keep in mind that unique environmental characteristics may justify a reduced number of units or intensity of use than is normally allowed under the General Plan designation. Notwithstanding this caveat, one single-family residential unit is allowed on any existing, legally created lot designated in all residential and open space categories. Variances from the minimum lot size and dimensional requirements are provided for in the County Zoning Ordinance, in accordance with State law.

The commercial and industrial General Plan categories are defined in terms of floor area ratio (FAR). The FAR is calculated by dividing the square footage of a building by the square footage of its lot. Thus, a structure composed of 10,000 square feet constructed on a 20,000 square foot lot has a FAR of 0.5.

Table 3-5 summarizes the relationship between the land use designations used in this General Plan and the zoning districts defined in the County's current Zoning Ordinance. The table outlines which specific zoning districts are already consistent with each General Plan designation and those which might be considered consistent with the Plan category, depending on the particular use.

For example, R-6 and R-7 zoning districts (which require a minimum lot size for new housing units of 6,000 and 7,000 square feet, respectively) are already consistent with the General Plan category of "Single-Family Residential-High Density," because the zoning falls within the density mandated by the Plan designation (5.0 to 7.2 units per net acre). The County's Planned Unit (P-1) zoning district could be considered consistent with any of the General Plan designations. When considering standards referenced in Table 3-5 and in the category definitions, the P-1 district is intended to allow flexibility in the relationship of various buildings, structures, lot sizes, and open spaces while ensuring compliance with the General Plan and County codes and standards that protect public health, safety and the general welfare of the County. The County Community Development Department shall determine plan compliance to standards found in this plan, without exceeding the total density or intensity of the project site as a whole, as specified in the General Plan.

The County Ordinance Code specifies a range of uses which are allowed by right or through the granting of a land use permit within each zoning district. A major implementation measure included in this plan calls for the County Ordinance Code to be reviewed and revised to ensure that the provisions of the code conform to the intent and spirit of the Plan. However, as a matter of County policy, the staff reports prepared for all applications shall discuss whether the application complies with the spirit and intent of this updated General Plan. In instances where consistency between allowable uses under current zoning and the General Plan cannot clearly be determined (due to scope, scale or use), use permit applications shall either be denied or directed to apply for a rezoning.

RESIDENTIAL USES

The General Plan map utilizes ten designations of residential use, four of which describe single family densities and seven describe multiple family densities. The abbreviation in parentheses following the name of each land use designation is a code used on the General Plan land use map to identify the areas so designated.

**TABLE 3-5
CONSISTENCY BETWEEN THE GENERAL PLAN
AND THE ZONING ORDINANCE**

General Plan Land Use Designation	Zoning Ordinance Districts¹	
	Consistent	Could be Consistent²
Single Family Residential		
-Very Low Density	R-40, R-65, R-100	P-1, all A districts
-Low Density	R-15, R-20, R-40	P-1, all A districts
-Medium Density	R-10, R-15	P-1, all A districts
-High Density	R-6, R-7, R-10, D-1	P-1, all A districts
Multiple Family Residential		
-Low Density	R-6, D-1, T-1, M-6, M-9	P-1
-Medium Density	T-1, M-9, M-12, M-17	P-1
-High Density	M-17, M-29	P-1
-Very High Density	M-29	P-1
-Very High Density-Special	P-1	
-Congregate Care-Senior Housing	P-1	
Mobile Home	T-1	P-1
Regional Commercial	C, O-1	P-1, R-B
Commercial	C, C-B, R-B, N-B,	P-1
Local Commercial	C, R-B, N-B	P-1
Marina Commercial	C, R-B	P-1
Airport Commercial	P-1	P-1
Office	O-1, A-O	P-1
Business Park	C-M, A-O	C C, P-1
Light Industry	L-I	C, P-1
Heavy Industry	L-I, H-I, W-3	C, P-1
Commercial Recreation ³	C, C-B, N-B,	R-B, P-1
Mixed Use	P-1	all R, all M, all C and O, LI, P-1, Public and Semi-Public
Public and Semi-Public		all
Parks and Recreation	all A districts	all
Open Space	all A districts	P-1
Agricultural Lands	all A districts	P-1
Agricultural Core	A-40, A-80	P-1
Delta Recreation	A-20, A-40, A-80	P-1
Water		P-1
Watershed	all A districts	P-1
Landfill	A-2	P-1

¹ This inventory presumes that four antiquated zoning districts will be deleted from the County Zoning Ordinance: F-R (Forestry-Recreation); U (Unrestricted); F-1 (Water Recreational); and A-1 (Light Agriculture).

² The zoning districts listed under the "Could be Consistent" column could be found consistent with the General Plan designation under certain circumstances, depending upon the specific use that is proposed.

³ A new district should be added to the Zoning Ordinance which would allow commercial uses specifically related to waterfront areas.

The following two criteria define residential land use categories:

- o housing units per net acre (excluding the area required for local streets and other public uses, which is assumed to consume approximately 25 percent of the gross single-family and 20 percent of the multi-family residential area); and
- o the population density range (persons per net acre) which is associated with the category.

The prohibitions on attached or detached structures found within the residential plan categories can be modified if found to be appropriate, to comply with the General Plan intent, and to respond to site environmental factors but only if considered through use of the Planned Unit District Zoning process.

It should be noted that the Planned Unit Development ordinance is intended to provide flexibility of site design, building massing, setbacks, height, etc. As indicated in Table 3-5 and discussed above, Planned Unit Development projects may be approved in any of the land use categories, provided that the overall density of the project is within the range specified in that category.

The residential land use designations are as follows:

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a. Single-Family Residential-Very Low Density (SV).

This designation allows a maximum of up to 0.9 single family units per net acre. No maximum site area per unit is defined. With an average of 2.5 persons per household, population density would normally range between one to three persons per acre.

Primary land uses which shall be permitted in this designation include detached single-family homes and accessory structures, and the keeping of a limited number of livestock, consistent with a rural lifestyle. Secondary uses generally considered to be compatible with very low density homes may be allowed, including home occupations, small residential care and childcare facilities, churches and other similar places of worship, secondary dwelling units and other uses and structures incidental to the primary uses.

b. Single-Family Residential-Low Density (SL).

This designation allows a range of 1.0 and 2.9 single family units per net acre. Sites can be as large as 43,560 square feet. Unique environmental characteristics of a parcel may justify larger lot sizes. With an average of 2.5 persons per household, population densities would normally range from about two to about 7.5 persons per acre.

Primary land uses which shall be permitted in this designation include detached single-family homes and accessory structures. Secondary uses generally considered to be compatible with low density homes may be allowed, including home occupations, small residential care and childcare facilities, churches and other similar places of worship, secondary dwelling units, and other uses and structures incidental to the primary uses.

c. Single-Family Residential-Medium Density (SM).

This designation allows between 3.0 and 4.9 single family units per net acre. Sites can range up to 14,519 square feet. With an average of 2.5 persons per household, population densities would normally range from about 7.5 to about 12.5 persons per acre.

Primary and secondary land uses which shall be permitted in this category are the same as above in (b).

d. Single-Family Residential-High Density (SH).

This designation allows between 5.0 and 7.2 single family units per net acre. Sites can range up to 8,729 square feet. With an average of 2.5 to 3 persons per household, population densities would normally range from about 12.5 to about 22 persons per acre.

Primary and secondary land uses which shall be permitted in the Single Family Residential-High Density designation are the same as above in (b). In addition, in specified areas of the County with conventional zoning, attached single family units (duplexes or duets) may be allowed.

e. Multiple-Family Residential-Low Density (ML).

This designation allows between 7.3 and 11.9 multiple family units per net acre. Sites can range up to 5,999 square feet. With an average of 2.5 persons per unit, population densities would normally range between about 18.5 to about 30 persons per acre.

Primary land uses shall include attached single-family residences (such as duplexes or duets), multiple family residences such as condominiums, town houses, apartments, mobile home parks, and accessory structures normally

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auxiliary to the primary uses. Secondary land uses which do not conflict with primary uses may be allowed, including churches, second dwelling units, home occupations, and group care and/or childcare facilities.

f. Multiple-Family Residential-Medium Density (MM).

This designation allows between 12.0 and 21.9 multiple family units per net acre. Sites can range up to 3,349 square feet. With an average of 2.5 persons per unit, population densities would normally range between about 30 to about 55 persons per acre.

g. Multiple-Family Residential-High Density (MH).

This designation allows between 22.0 and 29.9 multiple family units per net acre. Sites can range up to 1,979 square feet. With an average of 2.5 persons per unit, population densities would normally range from about 55 to about 75 persons per acre.

Primary and secondary land uses permitted in the designation are the same as in (e) above.

h. Multiple-Family Residential-Very High Density (MV).

This designation allows between 30.0 and 44.9 multiple family units per net acre. Sites and can range up to 1,451 square feet. With an assumed average of 2 persons per unit, population densities would normally range from about 60 to about 90 persons per acre.

Primary land uses shall include multiple family residences such as condominiums, apartments, and accessory structures normally auxiliary to the primary uses. Secondary land uses which do not conflict with primary uses may be allowed, including second dwelling units, home occupations, and group care and/or childcare facilities.

i. Multiple-Family Residential-Very High Special Density (MS).

This designation allows between 45.0 and 99.9 multiple family units per net acre. Sites can range up to 967 square feet. With an average of 2.0 persons per unit, population densities would normally range from about 90 to about 200 persons per acre.

Primary land uses shall include multiple family residences such as condominiums, apartments, and accessory structures normally auxiliary to the primary uses. Secondary land uses which do not conflict with primary uses may be allowed, including second dwelling units, home occupations, and group care and/or childcare facilities.

j. Multiple-Family Residential-Congregate Care (CC).

The density and uses allowed in this General Plan designation are limited specifically to those senior housing with shared facility projects outlined in the text of the individual plan amendments that are adopted for these uses.

k. Mobile Homes (MO).

This designation allows between one and 12 mobile home units per net acre. Minimum site size is 3 acres for a mobile home park and minimum lot size is 2,500 square feet. With an average of 1.8 persons per unit, population densities would normally range from 1.8 to 21.6 persons per acre.

l. Off-Island Bonus Area

A bonus density is identified in the off-island area of the Bethel Island planning area east of Jersey Island Road. The base density of this area is 1 dwelling unit per 5 acres. This density shall be increased through the bonus program if the applicant participates in one of the following programs:

Recreational Projects. Residential projects which include a distinct, identifiable recreational character by including substantial recreational

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facilities shall be allowed a density of 1.0-2.9 units per net acre. Recreational amenities may include marinas or launching areas off the project site on Sandmound or Rock Sloughs, a lake community, a sailing/boating club on a project lake, an equestrian facility, a tennis club or golf course.

Purchase of Development Rights. The development rights for one acre increments of land in the County with an Agricultural Land designation may be purchased and dedicated to the County to increase the base density up to ½ dwelling unit per net acre. Acquiring development rights in one acre increments of land in the County with an Agricultural Core designation will increase the base density up to a maximum of 3 dwelling units per net acre. A program for acquisition of development rights shall be implemented by the Community Development Department.

CONGREGATE CARE

This category allows for the development of clustered residential units for the location of senior citizen congregate care housing projects. While this is a specific County general category, it is adopted with unique criteria for each site it is applied to. Those special criteria are:

- o Perma-Built Congregate Care

The site has been developed as a congregate care facility in the Walnut Creek area and was operational in 1991.

COMMERCIAL/OFFICE/INDUSTRIAL USES

This General Plan designates eight non-residential, job-generating land use activities. The designations are described in terms of uses allowed; the maximum coverage that a building may occupy on the parcel; the maximum floor area ratio; and the average number of employees per gross acre that could be expected.

a. Commercial (CO).

This designation allows for a broad range of commercial uses typically found in smaller scale neighborhood, community and thoroughfare commercial districts, including retail and personal service facilities, limited office and financial uses. The following standards shall apply to uses in this designation:

- | | | |
|-----|-----------------------------------|---------------|
| (1) | maximum site coverage: | 40 percent |
| (2) | maximum building height: | 35 feet |
| (3) | maximum floor area ratio: | 1.0 |
| (4) | average employees per gross acre: | 160 employees |

b. Regional Commercial (RC).

This designation allows large centers of commercial land use concentrations, including regional shopping malls and similar uses, with retail, personal service, financial and associated facilities, and hospitals. There are no regional commercial areas within the unincorporated County. The standards which apply to these areas are outlined in the respective city General Plans and zoning ordinances:

- | | | |
|-----|-----------------------------------|-------------------------|
| (1) | maximum site coverage: | (subject to city plans) |
| (2) | maximum building height: | (subject to city plans) |
| (3) | maximum floor area ratio: | (subject to city plans) |
| (4) | average employees per gross acre: | (subject to city plans) |

c. Local Commercial (LC)

The local Commercial designation in the Bethel Island Area allows for the continued maintenance of the existing commercial core along Bethel Island Road, at both ends

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of the bridge. Land uses under this designation shall support existing businesses and further the variety of services and retail products available to the residents and visitors. Limited local commercial may be considered in other portions of the off-island area if incorporated into a residential community.

d. Marina Commercial (MC)

Land uses with a Marina Commercial designation in the Bethel Island Area shall be tied directly to water-oriented activities such as boat sales, repairs, storage, fishing supplies and water skiing.

e. Commercial Recreation (CR)

This designation allows a range of privately operated recreational uses of a commercial character, including marinas and similar facilities, campgrounds, golf courses, outdoor sports and athletic complexes. The following standards apply to these areas:

- | | | |
|-----|-----------------------------------|--------------|
| (1) | maximum site coverage: | 40 percent |
| (2) | maximum building height: | 35 feet |
| (3) | maximum floor area ratio: | 1.0 |
| (4) | average employees per gross acre: | 15 employees |

f. Airport Commercial (ACC)

This category reflects commercial uses that could stand separate from the airport, but serve to support the airport function. The Sheraton Inn and adjacent lands are found within this designation.

- | | | |
|-----|-----------------------------------|--------------|
| (1) | maximum site coverage: | 30 percent |
| (2) | maximum building height: | 40 feet |
| (3) | maximum floor area ratio: | 0.67 |
| (4) | average employees per gross acre: | 45 employees |

g. Office (OF)

This designation allows office facilities of an administrative character including branch and head offices, multi-tenant structures and similar uses, and medical offices. The following standards apply:

- | | | |
|-----|-----------------------------------|---------------|
| (1) | maximum site coverage: | 40 percent |
| (2) | maximum building height: | 50 feet |
| (3) | maximum floor area ratio: | 1.5 |
| (4) | average employees per gross acre: | 100 employees |

h. Business Park (BP)

This designation allows a mix of commercial, office, and light industrial uses which, by the high quality of their development and the nature of their operations, demonstrate compatibility with adjacent commercial and residential uses. In addition, smaller commercial establishments which serve on-site employees such as business services and local-serving retail uses are allowed. Adherence to landscaping, buffering and design standards provides the means for achieving a high level of amenity for employees and neighboring uses. The following standards apply:

- | | | |
|-----|-----------------------------------|---------------|
| (1) | maximum site coverage: | 40 percent |
| (2) | maximum building height: | 60 feet |
| (3) | maximum floor area ratio: | 1.5 |
| (4) | average employees per gross acre: | 100 employees |

i. Light Industry (LI)

This designation allows light industrial activities such as processing, packaging, machinery repair, fabricating, distribution, warehousing and storage, research and development, and similar uses which emit only limited amounts of smoke, noise, light, or pollutants. The following standards apply:

- (1) maximum site coverage: 50 percent
- (2) maximum building height: 50 feet
- (3) maximum floor area ratio: 0.67
- (4) average employees per gross acre: 60 employees

j. Heavy Industry (HI)

This designation allows activities requiring large areas of land with convenient truck and rail access. These uses are typically not compatible with residential uses in close proximity and the operations conducted may be characterized by noise or other conditions requiring spatial separation. Uses may include metalworking, chemical or petroleum product processing and refining, heavy equipment operation and similar activities. Light industrial land uses will be allowed within lands designated Heavy Industrial and they can be developed according to light industrial definition and standards found in that designation. The following standards apply:

- (1) maximum site coverage: 30 percent
- (2) maximum floor area ratio: 0.67
- (3) average employees per gross acre: 45 employees

MIXED USES

This General Plan utilizes a "Mixed Use" land use designation. All mixed use areas are shown on the land plan map with an M designation. For unincorporated mixed-use areas, an abbreviation of M and a specific reference numbers is used (M1, M2, etc). There are numerous mixed-use areas found in City General Plans or city designations which do not fit easily into County general plan designations; these are simply shown as "M" without a reference number. The appropriate city plan needs to be referenced for more detailed information. The Mixed Use designations employed in the unincorporated areas are described below:

The purpose of the mixed use designation is to provide for the integration in a single project of both residential and commercial/office uses. In the mixed use category housing is specifically permitted but not required.

a. Parker Avenue Mixed Use (M1).

The Parker Avenue Mixed Use district in Rodeo (M1 on the Land Use map) represents the revival of a once common concept: the placement of residential units over street level businesses. This designation applies to properties along a portion of Parker Avenue, and behind them along the flood control channel. Due to the limited frontage dimensions of existing parcels, it will be necessary to consolidate properties to create at least 100 feet of continuous frontage on Parker Avenue as a prerequisite for retail or office uses in this area. Without such consolidation, parcels will be restricted to multiple family residential uses in the high density residential ranges.

Additional development guidelines that are to be applied to projects proposed in this area are included under the "Policies for the Rodeo Area" in this chapter.

b. Downtown/Waterfront Rodeo Mixed Use (M2).

Mixed Use – Downtown/Waterfront Rodeo. This mixed use area encourages the revitalization of downtown Rodeo through efforts to concentrate commercial/office uses into logical groupings and to provide for economic reuse of the area through the provision of multiple family residential housing (primarily townhouses) structures.

The Rodeo Waterfront/Downtown Specific Plan will provide added detail to the implementation of this mixed use area and provide for Design Guidelines for downtown Rodeo.

c. Pleasant Hill BART Mixed Use (M3).

The Pleasant Hill BART station Mixed Use District (M3 on the Land Use map) applies to three sub-areas defined by the Pleasant Hill BART Station Specific Plan. The mixed use areas are located generally south of Las Juntas Way.

Specific development guidelines for these areas are included in the "Policies for the Pleasant Hill BART Station Area" section in this chapter.

d. Willow Pass Road Mixed Use (M4).

The Willow Pass Road Mixed Use Corridor designation ("M4" on the Land Use map) has been applied to many properties on either side of Willow Pass Road. A range of neighborhood shopping, residential, and office uses are permitted in this designation to stimulate the upgrading and redevelopment of properties. Development guidelines that are to be applied to projects proposed in this area are included under the "Policies for the Bay Point Area" section of this chapter.

e. Willow Pass Road Commercial Mixed-Use (M-5).

The Willow Pass Road Commercial Mixed-Use designation ("M-5" on the Land Use map) has been applied to properties on the south side of Willow Pass Road, west of Bailey Road in the Pittsburg/Bay Point BART Station Area Specific Plan area. The intent of this designation is to create a Neighborhood Commercial District as a focal point of the Bay Point Community. It is further intended that the area should be pedestrian-oriented district with adequate parking, with its placement subservient to the shopping uses orientation to Willow Pass Road. Uses within the area are intended to serve residents who live nearby or are passing by from the greater neighborhood.

f. Bay Point Residential Mixed-Use (M-6).

The Residential Mixed-Use designation ("M-6" on the Land Use map) has been applied to properties in the southeast quadrant of the State Route 4/Bailey Road intersection in the Pittsburg/Bay Point BART Station Area. The intent of this designation is to encourage moderately high density, residential development which takes advantage of the area's close proximity to both the BART Station and Ambrose Park. Limited commercial uses are intended as secondary to the residential development and oriented to providing goods and services to neighborhood residents and visitors to Ambrose Park.

g. Pittsburg/Bay Point BART Station Area Mixed-Use (M-7).

The Pittsburg/Bay Point BART Station Area Mixed-Use designation ("M-7" on the Land Use map) has been applied to property on the southwest quadrant of the State Route 4/Bailey Road intersection in the Pittsburg/Bay Point BART Station Area, as described in the plans adopted by the City of Pittsburg.

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Other General Plan designations included within the Specific Plan area include the following:

Multiple-Family Residential-Medium Density (MM): This density allows between 12.0 and 21.9 multiple-family units per net acre. Sites can range up to 3,349 s. ft. With an average of 2.5 persons per unit, population densities would normally range between about 30 and 55 persons per acre.

Multiple-Family Residential-High Density (MH): This density allows between 22.0 and 29.9 multiple-family units per net acre. Sites can range up to 1,979 s. ft. With an average of 2.5 persons per unit, population densities would normally range from about 55 to about 75 persons per acre.

Commercial (CO): This designation allows for a broad range of commercial uses typically found in smaller scale neighborhood, community and thoroughfare commercial districts, including retail and personal service facilities, limited office and financial uses.

Public and Semi-Public: As the title implies, the “Public and Semi Public” designation includes properties owned by public governmental agencies such as libraries, fire stations, schools, etc. This designation is also applied to public transportation corridors (freeways, highways, and BART), as well as privately owned transportation and utility corridors such as railroads, PG&E lines and pipelines.

Parks and Recreation: The “Parks and Recreation” designation includes publicly-owned city, district, County and regional parks facilities, as well as golf courses, whether publicly or privately owned. Appropriate uses in the designation are passive and active recreation-oriented activities, and ancillary commercial uses such as snack bars, and restaurants. The Specific Plan policies allow for the construction of multi-family residences on areas designated Park and Recreation, subject to the preparation of a master plan.

h. Dougherty Valley Village Center Mixed Use (M-8).

This Mixed-Use designation identifies approximately 42 acres for the Village Center located at the confluence of the two main branches of Alamo Creek. This Mixed-Use category will permit a combination of high density residential, retail and office uses, civic uses, parks, playas, and open space. Within the Village Center portions of the project densities up to 40 units per net acre will be allowed. Up to 680,000 square feet of retail/office/civic uses could be allowed in the Village Center.

i. Montalvin Manor Mixed Use (M-9)

The Montalvin Manor Mixed Use designation applies to two sites located at the intersection of Tara Hills Drive and San Pablo Avenue a site consisting of one parcel at the northeast corner of the intersection and a site consisting of two parcels at the southeast corner of the intersection. A range of neighborhood retail, residential, and office uses are permitted in this designation to stimulate the upgrading and redevelopment of the properties.

The site at the northeast corner of the intersection of Tara Hills drive and San Pablo Avenue is one parcel (APN: 403-030-005) comprising approximately 13 acres. The mixed use designation is intended to encourage the mix of both residential and neighborhood retail uses on this site. Residential uses could include a range of multi-family or single-family residential uses, including but not limited to a mobilehome park and senior housing. As a general guide the permitted density for multi-family residential development on this site should be within the range of 12 to 20.9 units to the acre, comparable to the Multiple Family Residential – Medium Density (MM) designation under the General Plan. It is acknowledged that

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the site is bisected by Garrity Creek a riparian corridor that presents potential constraints to site development which may further limit development density. To the extent feasible, the development of neighborhood retail on the site should be oriented toward San Pablo Avenue. As a general guide the permitted density for single family residential development on this site shall be comparable to the single family high designation in the range of 6,000 to 7,000 square foot lots.

The site at the southeast corner of the intersection Tara Hills Drive and San Pablo Avenue is approximately 3 acres on two parcels (APN: 403-202-011/012). The mixed use designation is intended to encourage the mix of both residential and neighborhood retail uses on this site. Residential uses could include a range of multi-family or single-family residential uses. As a general guide the permitted density for multi-family residential development on this site should be within the range of 7.3 to 11.9 units to the acre, comparable to the Multiple Family Residential – Low Density (ML) designation under the General Plan. To the extent feasible, the development of neighborhood retail on the site should be oriented toward San Pablo Avenue.

j. Willow Pass Business Park Mixed Use (M-10)

The Willow Pass Business Park Mixed-Use designation has been applied to a group of properties known as the Leshner and Steuli properties located on Evora Road, immediately east of the Contra Costa Canal and north of the intersection of Evora Road/Willow Pass Road. The intent of this designation is to create a broad-based commercial development that allows for the establishment of a wide range of light industrial, retail, office and service-oriented uses. Development on this site is limited to 357,500 square feet in a ratio of uses stated in the approved Preliminary and Final Development Plan (County File #DP043096) and Major Subdivision (County File #SD048918) permit. This designation does not apply to the 15.42-acre "Frito-Lay" properties."

PUBLIC, SEMI-PUBLIC, LANDFILL AND OPEN SPACE USES

A total of eight land use designations have been defined for these uses. These include open space, agricultural, and recreational uses, as well as public/semi-public uses such as schools; public offices; highways and major flood control rights-of-way; and railroads. These use designations generally comprise non-urban uses under the 65/35 Land Preservation Standard.

(a) Public and Semi-Public (PS).

As the title implies, the "Public and Semi-Public" designation includes properties owned by public governmental agencies such as libraries, fire stations, schools, etc. This designation is also applied to public transportation corridors (freeways, highways, and BART), as well as privately owned transportation and utility corridors such as railroads, PG&E lines, and pipelines. The largest properties in this category are those of the U.S. Naval Weapons Station in Concord and Port Chicago.

A wide variety of public and private uses are allowed by this General Plan category. However, the construction of private residences or private commercial uses, and the subdivision of land, are not considered compatible with this designation.

(b) **Agricultural Lands (AL).**

This land use designation includes most of the privately owned rural lands in the County, excluding private lands that are composed of prime soils or lands that are located in or near the Delta. Most of these lands are in hilly portions of the County and are used for grazing livestock, or dry grain farming. The category also includes non-prime agricultural lands in flat East County areas, such as outside Oakley, which are planted in orchards. Some of the Agricultural Lands east of Oakley and Byron are included in the 100-year flood plain, as mapped by the Federal Emergency Management Agency (FEMA).

The purpose of the Agricultural Lands designation is to preserve and protect lands capable of and generally used for the production of food, fiber, and plant materials. The title is intended to be descriptive of the predominant land-extensive agricultural uses that take place in these areas, but the land use title or description shall not be used to exclude or limit other types of agricultural, open space or non-urban uses such as landfills, except as noted below in the descriptions of "Agricultural Core," "Delta Recreation and Resources," "Watershed," "Parks and Recreation," and "Open Space." The maximum allowable density in this category is one dwelling unit per 5 acres.

The uses that are allowed in the Agricultural Lands designation include all land-dependent and non-land dependent agricultural production and related activities. In addition, the following uses may be allowed by issuance of a land use permit, which shall include conditions of approval that mitigate the impacts of the use upon nearby agricultural operations through the establishment of buffer areas and other techniques:

- o facilities for processing agricultural products produced in the County such as dairies, rendering plants, and feed mills;
- o commercial agricultural support services which are ancillary to the agricultural use of a parcel, such as veterinarians, feed stores, and equipment repair and welding; and
- o small-scale visitor serving uses including small tasting rooms, stands for the sale of products grown or processed on the property, guest or "dude" ranches, horse training and boarding ranches, improved campgrounds, and "bed and breakfast" inns of five or fewer bedrooms which are on lots of 20 acres or more, extensive recreational facilities and private retreats.

The following standards shall apply to all uses allowed in the Agricultural Lands designation:

- (1) Any subdivision of lands shall include conditions of approval which conform with the requirements of the "Ranchette Policy," which is outlined in the "Agricultural Resources" section of the Conservation Element (Chapter 8); and
- (2) Residential and non-residential uses proposed in areas of special flood hazards, as shown on FEMA maps, shall conform to the requirements of the County Floodplain Management Ordinance (County Ord. #87-45) and the further requirements outlined in the "Delta Recreation" section (d) (5) below.

(c) **Agricultural Core (AC).**

This designation applies to agricultural lands that are composed primarily of prime (Class I or II) soils in the Soil Conservation Service Land Use Capability Classifications, which are considered the very best soils for farming

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a wide variety of crops. Lands designated as Agricultural Core are located in East County outside the ULL to the east, south, and west of the City of Brentwood. Much of the land in this designation is under active cultivation of intensive row crops, such as tomatoes and other vegetables. A portion of the Agricultural Core lands are included within the 100-year flood zone, as identified by the U.S. Federal Emergency Management Agency (FEMA).

The purpose of the Agricultural Core designation is to preserve and protect the farmlands of the County which are the most capable of, and generally used for, the production of food, fiber, and plant materials. Agricultural operations in the Agricultural Core shall, in accordance with Measure C - 1990, be protected by requiring a higher minimum parcel size than the Agricultural Lands designation, to attempt to maintain economically viable, commercial agricultural units. The creation of small uneconomical units will be discouraged by land use controls and by specifically discouraging minor subdivisions and "ranchette" housing development.

The uses that are allowed in the Agricultural Core designation are the same as those allowed, without the issuance of a land use permit, in the Agricultural Lands designation, specified above. Except for wineries and olive oil mills, each of which typically includes tasting rooms and a limited retail sales area, none of the uses described as conditional uses in the Agricultural lands designation are considered appropriate in the Agricultural Core designation. A land use permit for a winery in conjunction with a planted vineyard, or olive oil mill in conjunction with a planted orchard, may be issued for a parcel of 5 acres or greater and upon a determination that such agricultural processing facilities and their accessory uses will not conflict with the goal of preserving and protecting the prime farmlands in the Agricultural Core. This Plan discourages the placement of public roadways or new utility corridors which would adversely affect the viability of the Agricultural Core if economically feasible alternatives exist.

Residential uses are allowed in the Agricultural Core according to the following standards (in accordance with Measure C - 1990):

- (1) the maximum permitted residential density shall be one unit per 40 acres;
- (2) subdivision of land which would create a cluster of "ranchette" housing is inconsistent with this plan; and
- (3) residential and non-residential uses proposed in areas of special flood hazards, as shown on FEMA maps, shall conform to the requirements of the County Floodplain Management Ordinance (County Ord. #87-45) and the further requirements outlined in the "Delta Recreation and Resources" section (d) (5) below.

(d) Delta Recreation and Resources (DR).

This land use designation encompasses the islands and adjacent lowlands of the San Joaquin-Sacramento Delta, excluding Bethel Island and the community of Discovery Bay which have separate land use designations on the Land Use Map. Most of the lands designated Delta Recreation and Resources are within the 100-year flood plain mapped by FEMA, which means that the area is subjected to periodic flooding. Many of the Delta islands, and the tracts adjacent to the Delta, are currently in agricultural production of dry grains and other special crops suited to the soils and climate, such as asparagus. There are limited public water or sewer services currently available to the area.

The serious flooding danger in the area is due to the possibility that bay and river waters will overtop the existing levees during periods of storms or other high water, as well as the possibility that portions of the earthen levees may fail

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entirely during storms or earthquakes, resulting in the inundation of whole islands or tracts. The flooding danger is exacerbated by the effects of subsidence (sinking of Delta islands) and the rising of global sea waters caused by the "greenhouse effect." In recent years, during 1973, 1980, 1983, and 1986 one or more Delta island levees failed or were overtopped, and some of these were summer breaks that did not occur at a time of high storm runoff. Some islands in the Delta have been flooded two or three times since 1980. Upper Jones Island, in adjacent San Joaquin County, flooded in the summer of 2004.

Additionally, lands within this designation include lands with valuable wildlife habitat, some of which support species of ecological value to the County and the State. These areas are an important component of the Pacific Flyway, a major waterfowl migration route in North America.

Public preservation of portions of these resources is encouraged by this plan. Private utilization of the resources for hunting and fishing is appropriate, if the activities do not harm the long-term resource value of the Delta.

Due to their proximity to the Delta waterways, these lands have potential recreational value. The purpose of the Delta Recreation and Resources designation is to balance the recreational opportunities of the area against the need to allow only low intensity uses which will not subject large numbers of residents or visitors to flood dangers. Agriculture and wildlife habitat is to be considered the most appropriate uses in the area, with limited recreation uses allowed which do not conflict with the predominant agricultural and habitat uses.

The primary uses that are allowed in the Delta Recreation and Resources designation are those agricultural production and processing activities allowed in the Agricultural Lands designation, listed in section (b) above.

Additional uses that may be allowed through the issuance of a land use permit include: marinas, shooting ranges, duck and other hunting clubs, campgrounds, and other outdoor recreation complexes.

Conditional uses allowed in the Delta Recreation and Resources designation shall be limited to those low- to medium-intensity establishments that do not rely on urban levels of service or infrastructure, i.e., a public water or sewer system, and which will not draw large concentrations of people to flood-prone areas. Uses allowed within areas designated for Delta Recreation and Resources shall be subject to the following standards:

- (1) the maximum permitted residential density shall be one unit per twenty acres;
- (2) all recreational uses shall be accessible by a publicly maintained road;
- (3) any subdivision of lands shall include conditions of approval which conform with the requirements of the "Ranchette Policy," which is outlined in the "Agricultural Resources" section of the Conservation Element;
- (4) development shall not be permitted on lands designated by FEMA as flood-prone until a risk assessment and other technical studies have been prepared and have shown that the risk is acceptable;
- (5) all approved entitlements (land use permits, tentative, final, and parcel maps, development plan permits, and variances) and ministerial permits (building and grading permits) shall conform to the requirements of the Floodplain Management Ordinance (County Ord. #87-45), which are incorporated into this General Plan by reference;
- (6) all entitlements shall include conditions of approval which require that a "flood-prone area" notification statement be included in the deeds for all

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affected properties. The same notification statement shall be recorded on the face of all subdivision maps, along with the specific elevations that will be required of all new building pads and habitable floors; and
(7) dock and marina standards as described in policy 3-48.

(e) Watershed (WS).

Areas designated "Watershed" in this General Plan include much of land owned by the two major water suppliers in the County, the East Bay Municipal Utility District (EBMUD) and the Contra Costa Water District (CCWD). EBMUD property designated as "Watershed" surrounds the Lafayette, Briones, San Pablo, and Upper San Leandro Reservoirs (which are in a separate "Water" designation). Other EBMUD lands designated in this designation are located north and south of the Caldecott Tunnel and along Pinole Valley Road. CCWD lands placed in the "Watershed" designation category include properties acquired for the proposed Los Vaqueros reservoir in the southeastern portion of the County.

In order to safeguard the public water supplies stored in the reservoirs, only a very limited number of uses are allowed in "Watershed" areas. These uses include extensive agriculture, primarily grazing of livestock; intensive agriculture that does not rely upon pesticides or other chemical fertilizers, such as Christmas tree farming; passive, low intensity recreational uses such as hiking and biking, as well as small-scale commercial uses that support picnicking, boating, and fishing activities on the adjacent reservoirs.

(f) Open Space (OS).

This General Plan designation includes publicly owned, open space lands which are not designated as "Public and Semi-Public," "Watershed," or "Parks and Recreation." Lands designated "Open Space" include, without limitation, wetlands and tidelands and other areas of significant ecological resources, or geologic hazards.

The "Open Space" designation also includes privately owned properties for which future development rights have been deeded to a public or private agency. For example, significant open space areas within planned unit developments identified as being owned and maintained by a homeowners association fall under this designation. Also included are the steep, unbuildable portions of approved subdivisions which may be deeded to agencies such as the, EBRPD but which have not been developed as park facilities. Other privately owned lands have been designated as "Open Space" consistent with adopted city General Plans.

The most appropriate uses in "Open Space" areas involve resource management, such as maintaining critical marsh and other endangered habitats or establishing "safety zones" around identified geologic hazards. Other appropriate uses are low intensity, private recreation for nearby residents. The construction of permanent structures, excluding a single-family residence on an existing legally established lot, not oriented towards recreation or resource conservation, is inconsistent with this open space designation. One single family residence on an existing legal lot is consistent with this designation.

(g) Parks and Recreation (PR).

The "Parks and Recreation" designation includes publicly owned city, district, County and regional parks facilities, as well as golf courses, whether publicly or privately owned.

Appropriate uses in the designation are passive and active recreation- oriented activities, and ancillary commercial uses such as snack bars, and restaurants.

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The construction of new privately owned residences or commercial uses, and the subdivision of land, is inconsistent with this General Plan designation.

(h) Water (WA).

This designation is applied to approximately 68 square miles of water in the San Francisco-San Pablo Bay and Sacramento-San Joaquin River estuary system which is within the County. The designation is also applied to all large inland bodies of water such as reservoirs.

Uses allowed in the "Water" designation area include transport facilities associated with adjacent heavy industrial plants, such as ports and wharves; and water-oriented recreation uses such as boating and fishing.

The construction of new residences or commercial uses and the subdivision of land is inconsistent with this General Plan designation.

(i) Landfill (LF).

"LF" designates sites for public or private landfills. Landfills and related uses are allowed in LF areas. A use permit shall be required to develop a landfill. Uses in any buffer areas within an LF designation shall be limited to landfill-related uses, open space uses, and agricultural uses.

Prior to landfill development, open space or agricultural uses allowed by the AL designation are allowed in LF areas. After a landfill is closed, these AL uses, plus monitoring and other necessary or desirable post-closure activities, are allowed.

To satisfy the requirements for building intensity and population density standards, the following provisions apply to areas designated for landfills: (a) one landfill shall be allowed within each LF area; (b) no new residential units shall be allowed; and (c) accessory buildings shall be limited to a maximum of three stories in height (excluding towers or antennae relating to landfill operation). These provisions are maximums, and the actual height of any landfill facilities shall be set forth in the use permit and accompanying plans. The specific dimensions of each landfill will depend upon the features of the designated site, and must be determined in considering a use permit for the landfill.

The LF designation also implements Section F(2) of the Board of Supervisors' 65/35 Land Preservation Plan, approved by the County voters as Measure C in November 1990. Section F(2) provides that facilities for public purposes are a non-urban use allowed outside the Urban Limit Line.