

This section of the Draft Environmental Impact Report (DEIR) describes the existing land uses within the City of Pinole General Plan Update (GPU) Planning Area, characterizes the surrounding land uses, and discusses adopted and relevant draft plans and policies pertinent to the area. The section also identifies environmental impacts associated with the General Plan Update and associated project components. Appropriate mitigation measures are identified to reduce, lessen, or eliminate impacts.

4.1.1 EXISTING SETTING

REGIONAL SETTING

The City of Pinole is located in the San Francisco Bay Area, on the shores of San Pablo Bay in Contra Costa County as shown on **Figure 3.0-1** in Section 3.0, Project Description, of this DEIR. Contra Costa County is one of nine San Francisco Bay Area counties and encompasses 1,291 square miles (1,159 square miles of land and 118 square miles of water). As a whole, the county is relatively undeveloped. As of 2000, only 25.4 percent of county land was developed with urban uses, with the remainder used for agriculture, wetlands, parks, recreation, or general open space and other non-urban uses (Contra Costa County, 2005).

West Contra Costa County (West County), which consists of the cities of Pinole, El Cerrito, Hercules, Richmond, San Pablo, and some urbanized unincorporated areas, contains 20 percent of all urbanized land in the county and is predominantly developed with residential uses. Historically West County has comprised “bedroom communities” with a commuter work force. Commercial and industrial land uses represent 20 percent of developed land in West County (10 percent each) (Contra Costa County, 2005).

LOCAL SETTING

Pinole City Limits

The city currently occupies approximately 11.6 square miles, or 7,438 acres, including 3,490 acres of land and 3,948 acres of water within San Pablo Bay. The existing General Plan Land Use Designation Map shows the current Sphere of Influence (SOI) to contain an additional 1.7 square miles, or 1,105 acres. The SOI boundary is set by the Local Agency Formation Commission (LAFCo) as a representation of the likely ultimate extent of the city limits and service area limits. The City of Pinole SOI includes two areas beyond the existing city limits, as follows:

- Lands just beyond the southwestern city limits near the City of San Pablo and bordered to the south by Richmond Parkway; and
- Lands just south of the city limits near the unincorporated area of El Sobrante.

The GPU Planning Area boundary includes the area within the city limits as well as the existing SOI. The GPU Planning Area encompasses a total of approximately 13.3 square miles, or 8,543 acres (see **Table 3.0-1** and **Figure 3.0-2**). In addition, there is a city-adopted Urban Limit Line located along the southeastern city limits, beyond which annexations are not permitted (see **Figure 3.0-2**). Interstate 80 (I-80) bisects the city limits and connects the city with the metropolitan areas of San Francisco and Oakland to the west and south and Sacramento to the east. Additionally, Pinole is linked to central Contra Costa County and the cities of Martinez, Concord, and Pleasant Hill by State Route (SR) 4, which begins just north of the city limits and connects with Interstate 680.

4.1 LAND USE

Within the City of Pinole, the existing land use pattern is generally reflective of the land use designations in the city's current General Plan (1995), with a mix of residential neighborhoods and commercial centers, combined with parks and open spaces. The city also includes regional shopping centers along I-80, a historic city center, and residential neighborhoods characterized by detached, single-family residences and multi-family residential units, and upslope single-family homes built on steep terrain. The city also includes open space areas include the Pinole Valley Park, Fernandez Park, and Wilson Point East Bay Regional Park, among other unimproved open space areas and community and neighborhood parks. Existing City General Plan land use designations for the city are shown in **Table 4.1-1** below and depicted in **Figure 3.0-3** in Section 3.0, Project Description, of this DEIR.

**TABLE 4.1-1
EXISTING GENERAL PLAN LAND USE DESIGNATIONS AND ACREAGE**

Existing General Plan Land Use Designation	City Only	Sphere of Influence ¹	Total GPU Planning Area ¹	Percentage of Total
Downtown Commercial (DC)	6	0	6	0.1
Neighborhood Commercial (NC)	49	14	63	0.7
Regional Commercial (RC)	129	0	129	1.5
Industrial Office Park (I-OP)	14	0	14	0.2
Light Industrial Service Commercial (LISC)	14	11	25	0.3
Major Institution/Medical (MI-M)	18	0	18	0.1
High Density Residential (HDR)	18	44	62	0.7
Medium Density Residential (MDR)	127	21	148	1.7
Low Density Residential (LDR)	1,091	602	1,693	19.8
Suburban/Rural Residential (SRR)	252	9	261	3.1
Mixed Use High Density Residential/Downtown Commercial (MU-HDR-DC)	7	0	7	0.1
Mixed Use High Density Residential/Light Industrial-Service Commercial (MU-HDR-LISC)	1	0	1	0.0
Mixed Use High Density Residential/Neighborhood Commercial (MU-HDR-NC)	23	0	23	0.3
Mixed Use Low Density Residential/Downtown Commercial (MU-LDR-DC)	2	0	2	0.0
Mixed Use Medium Density Residential/Light Industrial (MU-MDR-LI)	13	0	13	0.2
Mixed Use Medium Density Residential/Neighborhood Commercial (MU-MDR-NC)	9	2	11	0.1
Public Facilities (PF)	93	65	158	1.9
Open Space (OS)	624	9	633	7.4
Parks and Recreation (PR)	277	52	329	3.9
San Pablo Bay Conservation Area (SPBCA)	222	77	299	3.5
Open Water (San Pablo Bay)	3,948	0	3,948	46.2

Existing General Plan Land Use Designation	City Only	Sphere of Influence ¹	Total GPU Planning Area ¹	Percentage of Total
Transportation Right-of-Way	501	195	696	8.2
Total	7,438	1,101	8,539	100.0

¹ Difference in total due to rounding.

Source: City of Pinole Community Development Department, 2010

Several distinct land uses, neighborhoods, and areas characterize the city. Existing land uses within the city limits include residential, retail, and commercial uses, public facilities (City Hall, fire and police department stations, Old Bank building) of Old Town Pinole, located along San Pablo Avenue encompassing the intersection at Tennent Avenue and Pinole; the industrial and commercial uses located along San Pablo Avenue in the western portion of the city; the main commercial centers of Pinole Vista Crossing Shopping Center, Pinole Vista Shopping Center, located south of Interstate 80 and east of the Appian Way interchange, and Pinole Valley Shopping Center, Appian 80, Park View Plaza, and Del Monte Shopping Center; the residential neighborhoods along the Pinole Valley Road corridor, between San Pablo Avenue and the bay front, and in the western portion of the city; open and natural land, including Pinole Valley Park, the bay front along San Pablo Bay, and various open space areas throughout the community.

Three Corridors Specific Plan

The City of Pinole also contains three primary transportation corridors: Appian Way, Pinole Valley Road, and San Pablo Avenue. The existing land uses in these corridors are shown in **Figure 3.0-3** and described in more detail below. It should be noted that for projects built pursuant to State-mandated density bonuses, the allowable units per acre may be increased beyond the City's specified limits (up to 50 units per acre) if necessary to accommodate the increased density required by law.

Appian Way

Located on the western side of Pinole, Appian Way is four-lane roadway and one of the city's two main north-south arterials. The northern end of Appian Way, at the intersection with San Pablo Avenue, contains a mix of residential, retail, and office uses, reflective of the mixed-use character of San Pablo Avenue. Traveling south, this land use pattern quickly gives way to single-family residential development as well as an area of steep, undeveloped hillsides, where the topography requires deep setbacks and prevents intensive development. Near the intersection with Tara Hills Drive, the recently-closed Doctors Hospital occupies a large and prominent site along the eastern edge of the Appian Way corridor and looks across Appian Way to a school site and small medical office complex. Just north of I-80, Appian 80, an aging Safeway-anchored neighborhood shopping center, is the largest retail development along the northern section of the corridor. South of I-80 and adjacent to Appian Way, much of Pinole's region-serving retail is concentrated along Fitzgerald Drive in the Pinole Vista shopping center. Otherwise, the remaining southern stretch of the corridor, continuing to Dalessi Drive, includes a somewhat disjointed mix of uses, which include professional offices, a motel, a self-storage site, a retirement home, single-family homes, and small businesses operating from converted single-family residences (BAE, 2008).

4.1 LAND USE

Pinole Valley Road

Located on the eastern edge of the city, Pinole Valley Road is the city's other main north-south arterial. South of I-80 is the Pinole Valley Shopping Center. North of I-80, Kaiser Permanente has constructed a 60,000 square foot medical office building on a 5-acre site adjacent to the freeway. Although there are some vacant sites on Pinole Valley Road, the corridor is largely built out and geographically constrained. Much of the southern portion of the Pinole Valley Road corridor is dedicated to retail and office uses, as well as a high school. Medical and other office uses are found just north of the freeway, while single-family residences and an elementary school dominate the northern-most portion of the Pinole Valley Road corridor (BAE, 2008).

San Pablo Avenue

San Pablo Avenue is a 14-mile major arterial street connecting seven cities from northwestern Contra Costa County to southwestern Alameda County. Located at the eastern edge of Pinole along San Pablo Avenue is Old Town, which contains many historic commercial and residential buildings and a mix of office space, specialty retail, cafés, and restaurants. West of Old Town is an eclectic mix of multi-family residential, small office and retail complexes, building materials sales, auto repair services, public storage, and light industrial uses. At the intersection of Sunnyview and San Pablo Avenue, the Sunnyview Plaza contains a variety of light industrial and service commercial uses. The Del Monte Shopping Center, located between Pinole Shores Road and Del Monte Drive, is a 44,000 square foot neighborhood shopping center that is the corridor's largest retail center. Farther west on San Pablo Avenue, businesses include several auto-related service shops and two fully occupied 1970s-era retail strip centers. Recent development activity on this section of the San Pablo Avenue corridor includes the construction of Phase I of the Pinole Shore Business Park, containing industrial/flex condominiums totaling roughly 60,000 square feet (BAE, 2008). While there is no station in the city, Union Pacific Railroad facilities pass through the northern portion of the city along the shoreline.

Pinole Sphere of Influence

Land uses within the city's SOI that are outside the city limits are designated by the Contra Costa County General Plan and have the following County land use designations (**Figure 3.0-3**):

San Pablo Bay Area – Ocean Bay

- *Lands just beyond the southern city limit in the El Sobrante unincorporated area west of Appian Way – Single Family Residential (High Density), Public/Semi Public, Multiple Family Residential (High Density)*
- *Lands just beyond the southern city limit in the El Sobrante unincorporated area east of Appian Way – Multiple Family Residential (Medium Density), Open Space, Public/Semi Public, Multiple Family Residential (Very High Density Special), Single Family (Low Density)*
- *Lands just beyond the western city limit near the City of San Pablo, north of San Pablo Avenue – Single-Family Residential (High Density), Multiple Family Residential (High Density), Open Space, Mixed Use, Public/Semi-Public, Commercial*
- *Lands just beyond the western city limit near the City of San Pablo, south of San Pablo Avenue – Single-Family Residential (High Density), Commercial, Public/Semi-Public, Multiple Family Residential (High Density), Mixed Use, Multiple Family Residential (Low Density)*

Briones Hills Agricultural Preservation Area

In addition, the County's General Plan designates as Watershed the land owned by the East Bay Municipal Utility District (EBMUD) adjacent to the City of Pinole's southeastern boundary and along Pinole Valley Road. In order to safeguard the public water supplies stored in EBMUD reservoirs, a limited number of uses are allowed in watershed areas. This land area located adjacent to the City of Pinole's southeastern boundary and designated Watershed is part of the Briones Hills Agricultural Preservation Area, which comprises 64 square miles of open space in the Briones Hills in both unincorporated and incorporated areas of Contra Costa County. The area includes both publicly and privately held lands that are designated as agricultural lands (CCCDCD, 2009). The preservation area is protected by the Briones Hills Agricultural Preservation Area compact, which is discussed further under the Regulatory Framework subsection below.

4.1.2 REGULATORY FRAMEWORK

STATE

California Government Code

California law requires each city to adopt a comprehensive, long-term general plan to guide the physical development of the incorporated city and land outside city boundaries that bears a relationship to its planning activities. The city may adopt a general plan in the format that best fits its unique circumstances in an integrated, internally consistent, and compatible statement of development policies. Together, the seven mandated elements of a general plan form a comprehensive set of planning policies. In accordance with California Government Code Section 65302, the General Plan addresses the issues of land use, circulation, housing, noise, safety, conservation, and open space.

The general plan also addresses additional topics of special and unique interest, including community character, economic development, historic and cultural resources, and municipal services. These topics reflect additional issues that are important to the community. While optional elements are not required by state law, once they are adopted by a city, optional elements are as legally binding and valid as the required elements.

By law, the general plan is the primary document a city utilizes to regulate land use. It provides the city with a consistent framework for land use decision-making. Once a general plan is adopted, its maps, diagrams, and development policies form the basis for city zoning, subdivision, and public works actions. Therefore, the zoning ordinance, specific plans, planned development master plans, and individual public and private development proposals must be consistent with the general plan goals, policies, and standards. Under California law, no specific plan, area plan, zoning, subdivision map, or public works project may be approved unless the city finds that it is consistent with the adopted general plan.

Specific Plan

A specific plan is a tool for the systematic implementation of a general plan. It effectively establishes a link between implementing policies of the general plan and the individual development proposals in a defined area. A specific plan may be as general as setting forth broad policy concepts or as detailed as providing direction to every facet of development from the type, location, and intensity of uses to the design and capacity of infrastructure and from the resources used for financing public improvements to the design guidelines of a subdivision.

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To an extent, the range of issues contained in a specific plan is left to the discretion of the decision-making body. However, all specific plans, whether prepared by a general law city or a county, must comply with Sections 65450 through 65457 of the Government Code. These provisions require that a specific plan be consistent with the adopted general plan of the jurisdiction within which it is located. In addition, specific plans must be consistent with any Airport Land Use Plan pursuant to Public Utilities Code Section 21676. In turn, all subsequent subdivision and development, public works projects, and zoning regulations must be consistent with the specific plan.

The adoption of a specific plan does not vest development. Rather, development entitlements may be defined by development agreements, vesting tentative maps, use permits, or other approvals. Specific plans themselves are dynamic documents and may be subject to change. There are no assurances to residents and project proponents that the plan will not be subject to future revisions.

Statutory Requirements

Section 65451 of the Government Code mandates that a specific plan contain text and a diagram or diagrams which specify all of the following in detail:

- (1) The distribution, location, and extent of the uses of land, including open space, within the area covered by the plan.
- (2) The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan.
- (3) Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.
- (4) A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out paragraphs (1), (2), and (3).

The specific plan must also include a statement of the relationship of the specific plan to the general plan.

REGIONAL

San Francisco Bay Conservation and Development Commission

The San Francisco Bay Conservation and Development Commission's (BCDC) primary mission is to analyze, plan, and regulate the San Francisco Bay as an ecological unit. BCDC has permit jurisdiction over San Francisco Bay, San Pablo Bay, and the Suisun Marsh—including levees, waterways, marshes, and grasslands—below the 10-foot contour line (as measured off a USGS quadrangle map from mean high water). Any person or public agency other than a federal agency that proposes certain activities in or around these areas must obtain a development permit from BCDC.

The area over which BCDC has jurisdiction for the purpose of carrying out the controls described above is defined in the McAteer-Petris Act and includes:

- The open water, marshes and mudflats of greater San Francisco Bay, including Suisun, San Pablo, Honker, Richardson, San Rafael, San Leandro, and Grizzly bays and the Carquinez Strait.
- The first 100 feet inland from the shoreline around San Francisco Bay.
- The portion of the Suisun Marsh—including levees, waterways, marshes and grasslands—below the 10-foot contour line.
- Portions of most creeks, rivers, sloughs, and other tributaries that flow into San Francisco Bay.
- Salt ponds, duck hunting preserves, game refuges, and other managed wetlands that have been diked off from San Francisco Bay.

Where necessary, particular portions of BCDC's jurisdiction may be further clarified by BCDCs regulations.

LOCAL

Contra Costa Local Agency Formation Commission

The Contra Costa Local Agency Formation Commission (LAFCo) is a local agency charged by the state legislature with “discouraging urban sprawl and encouraging the orderly formation and development of local agencies” based on “local circumstances and conditions” (Contra Costa LAFCo, 2010). To meet its responsibilities, LAFCo must review and approve or deny proposals to:

- Annex land to cities or special districts.
- Detach land from cities or special districts.
- Consolidate two or more cities or two or more special districts.
- Form new special districts and incorporate new cities.
- Dissolve special districts and dis-incorporate cities.
- Allow cities or special districts to provide services outside of their boundaries.

Briones Hills Agricultural Preservation Area Compact

The Briones Hills Agricultural Preservation Area compact was signed by Contra Costa County and the cities of Martinez, Pleasant Hill, Walnut Creek, Lafayette, Orinda, Richmond, Pinole, and Hercules in 1988. The compact states that the jurisdictions voluntarily agree not to annex any lands within the 64-square-mile Briones Hills Agricultural Preservation Area for the purposes of allowing urban development.

City of Pinole Old Town Design Guidelines

The Old Town Design Guidelines were adopted in July 1996 to help enhance the positive qualities of Pinole's commercial downtown and protect the livability of its residential neighborhoods. The Old Town Design Guidelines Overlay District extends north from Interstate 80 along Pinole Valley Road and Tennent Avenue to San Pablo Bay and west from the Hercules/Pinole border along San Pablo Avenue to Second Avenue. The guidelines address issues of compatibility, project function, and aesthetics. They also endeavor to encourage the provision of efficient vehicular movement and pedestrian circulation.

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City of Pinole Residential Design Criteria and Guidelines

The City of Pinole adopted new Residential Design Criteria and Guidelines in November 2007 to implement the goals and policies of the General Plan relevant to urban design, pedestrian circulation, neighborhood and community identity, and residential, mixed-use, and commercial project design. The Design Criteria and Guidelines supplement the Zoning Code development standards and are used by the City to evaluate design review applications for qualifying residential and residential mixed-use projects.

City of Pinole Urban Limit Line

The City adopted a voter approved Urban Limit Line to satisfy Measure C and J requirements. The Urban Limit Line is a self-imposed growth boundary that limits future annexations southeast of the current city limits. The Urban Limit Line is shown on **Figure 3.0-2**.

4.1.3 IMPACTS AND MITIGATION MEASURES

STANDARDS OF SIGNIFICANCE

A land use impact is considered significant if implementation of the project would:

- 1) Physically divide an established community.
- 2) Conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect.
- 3) Conflict with any applicable habitat conservation plan or natural community conservation plan.

A discussion of applicable habitat conservation plans/natural community conservation plans and potential impacts to these plans resulting from the proposed General Plan Update and its associated project components can be found in Section 4.7, Biological Resources, of this DEIR.

METHODOLOGY

An evaluation of the potential land use impacts associated with implementation of the proposed City of Pinole General Plan Update and its other project components was based on a review of relevant planning documents, city regulations, the Contra Costa County General Plan, and Contra Costa County LAFCo policies, as described previously in this section under Regulatory Framework. The analysis contained herein is based on a mathematically determined buildout condition for the GPU Planning Area. The buildout analysis does not assess impacts associated with the phasing of individual development projects, site-specific constraints to development, or other factors that might affect density and intensity of development. The mathematically derived buildout estimate is considered the worst-case scenario, with the final buildout figures likely being less than the calculated totals.

The focus of the land use analysis in this section is on land use impacts that would result from the proposed General Plan Update and its other project components. Therefore, where appropriate, the discussion of each impact is separated into three discussion sections (i.e., the General Plan

Update policy document and Land Use Map, the proposed Three Corridors Specific Plan, and the City's Zoning Code Update) for ease of analysis.

IMPACT STATEMENTS AND MITIGATION MEASURES

Physically Divide an Established Community (Standard of Significance 1)

Impact 4.1.1 Implementation of the proposed project (General Plan Update, Three Corridors Specific Plan, and Zoning Code Update) would not physically divide an established community. This is considered **no impact**.

The proposed project further refines the urban form of the City of Pinole. Implementation of the General Plan will allow for more intensive development, particularly within the Three Corridors Specific Plan area. As shown on the Land Use Map for the General Plan and land use maps for the Three Corridors Specific Plan, the proposed land use designations concentrate development within the GPU Planning Area and Three Corridors Specific Plan area and do not divide or separate any portion of the community. The proposed Zoning Code Update is consistent with the land use designations shown in the General Plan and Three Corridors Specific Plan. As the policies and maps associated with the proposed project work to consolidate growth potential in the City of Pinole, there is no potential to divide an established community and therefore **no impact**.

Proposed General Plan Policies and Action Items that Address the Physical Division of an Established Community

The proposed General Plan does not include any policies and/or action items that address the division of an established community.

Mitigation Measures

None required.

Consistency with Relevant Land Use Planning Documents (Standard of Significance 2)

Impact 4.1.2 Implementation of the proposed project (General Plan Update, Three Corridors Specific Plan, and Zoning Code Update) would not result in conflicts with relevant land use planning documents within and adjacent to the City of Pinole. This is considered a **less than significant** impact.

The Contra Costa County General Plan land use designations and policies are applicable to those areas of the Planning Area located outside the Pinole city limits (i.e., the SOI). The County's General Plan Land Use Map designates the majority of the SOI for residential and public facility uses, as well as some open space and commercial uses. The City's proposed General Plan Land Use Map has designated the SOI for land uses that are consistent with the existing County General Plan land use designations, with two minor exceptions (see **Figure 3.0-4**). Specifically, a portion of land located just to the north of San Pablo Boulevard and bisected by Tara Hills Drive currently includes high- and medium-density residential and park uses. The proposed General Plan designates this area as a Mixed Use sub-area, which accommodates high-density residential and commercial uses. In addition, a portion of land located along San Pablo Boulevard on the western boundary of the SOI currently includes high-density residential uses to the southeast of San Pablo Boulevard and commercial uses to the northwest of the boulevard. Since the proposed General Plan land use designations in these areas are similar in use, density,

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and intensity to the actual existing land uses, the potential for land use conflicts would not be considered significant. In addition, prior to any future development under the proposed Pinole General Plan in these areas, these lands would need to be annexed into the City. Upon annexation, the County would no longer have jurisdiction over these areas and proposed development projects would be subject to the Pinole General Plan policies and action items listed below, as well as throughout this DEIR, to mitigate potential environmental impacts.

As listed below, the proposed City of Pinole Land Use Element includes policies that assure the City takes an active leadership role coordinating planning with neighboring jurisdictions and other public agencies. Policy LU.2.2 requires the City to coordinate land use planning decisions in Pinole's Sphere of Influence (SOI) or Planning Area with other jurisdictions, which would include Contra Costa County. Policy LU.2.3 addresses annexation of lands within the City's SOI, stating that annexation should only occur when it encourages orderly growth and development through logical and timely boundary changes. These policies addressing land use coordination would assist in safeguarding against placement of incompatible uses adjacent to one another.

The cities of Hercules, Richmond, and San Pablo are adjacent to Pinole. The proposed project does not change the land use designations in areas that are adjacent to these jurisdictions. Proposed General Plan Policy OS.6.3 requires that the City maintain a continuous open space separator between Pinole and the cities of Hercules (Pinole Ridge) and El Sobrante/ Richmond (El Sobrante Ridge). In addition, the proposed General Plan policies listed below provide for land use planning coordination with surrounding jurisdictions in order to prevent conflicts.

Therefore, impacts from conflicts with applicable land use plans are considered **less than significant**.

Briones Hills Agricultural Preservation Area

Proposed General Plan Policy LU.2.4 requires that the City continue to support the agreement for the Briones Hills Agricultural Preservation Area that established the area as an agricultural preservation area. As the proposed project does not change existing support for the agreement, there is **no impact**.

City of Pinole Zoning Code

The Zoning Code zones property and prescribes development standards and processes within the city limits. State planning law requires the Zoning Code to be consistent with the General Plan. Each General Plan land use category must have one or more corresponding zoning districts, and the development standards and land use regulations contained in the Zoning Code must reflect the policy statements in the Land Use Element. **Table 4.1-2** below shows the proposed Zoning Districts that will implement each General Plan land use designation.

**TABLE 4.1-2
ZONING DISTRICTS**

Zoning District Symbol	Zoning District Name/Description	General Plan Land Use Designation Implemented by Zoning District
Residential Zoning Districts		
R-1	Low Density Residential District. This district provides for larger lot single-family dwellings and includes sites located adjacent to open space areas or near environmental resources where a development transition from suburban to rural land use is desirable.	Low Density Residential
SR-1	Suburban Residential Zoning District. This district provides for single-family development that is typical of most residential areas of the city. This is the single largest residential category.	Rural
R-2	Medium Density Zoning District. This district allows attached dwellings, townhomes, apartments with on-site usable open space.	Medium Density Residential
R-3	High Density Zoning District. This district provides for multi-family areas, townhomes, and apartments found near transit and/or commercial uses.	High Density Residential
R-4	Very High Density Zoning District. This district includes townhomes, condominiums, brownstones and apartment complexes	Very High Density Residential
Rural Zoning District		
R	Rural Zoning District. This district includes sites characterized by steep slopes, which have geologic constraints, visual significance in the community, sensitive environmental resources, or which have been identified as having limited development due to service delivery constraints.	Rural
Commercial Zoning District		
RC	Regional Commercial Zoning District. This district provides for large regional commercial shopping center area along Interstate 80. This designation would apply to areas along Interstate 80 that are not within the Corridor Specific Plan Area.	Regional Commercial
Mixed Use Districts		
RMU	Residential Mixed Use District. The predominant use of the district is residential. It also encourages the vertical and/or horizontal integration of commercial and/or office uses that are compatible with the residential development. This district does not preclude development that is solely residential, but rather encourages a mix of uses.	RMU
CMU	Commercial Mixed Use District. The predominant use of this district is commercial. This category is designed to provide for the integration of retail and service commercial uses with office and/or residential uses.	CMU
OPMU	Office Professional Mixed Use District. The predominant use of this district is office, but commercial uses may be integrated into office buildings or located horizontally in freestanding buildings.	OPMU
OIMU	Office Industrial Mixed Use District. This district allows a wide range of office and light industrial development. It is intended for office and light industrial uses with supporting retail and service uses. Retail must be ancillary to the principal industrial activity of the property.	OIMU

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Zoning District Symbol	Zoning District Name/Description	General Plan Land Use Designation Implemented by Zoning District
Public, Quasi Public, and Recreational Zoning Districts		
SPBCD	San Pablo Bay Conservation District. This district is reserved for the portion of the Pinole Planning Area that extends into San Pablo Bay and the land immediately adjacent to San Pablo Bay. This is primarily an open space designation with a few other possible uses such as for expansion of the Pinole-Hercules Water Pollution Control Plant; railroad corridors; passenger rail stations, recreation facilities such as the Bay Trail; or flood protection improvements. In addition, very limited commercial development which is directly related to, and enhances the public use of, the waterfront may also be allowed.	San Pablo Bay Conservation Area
PQI	Public/Quasi-Public/Institutional District. This district provides for uses which are primarily public-serving in nature, including City and other government offices public school facilities, publicly owned recreation facilities, and fire and police facilities. This district also allows for quasi-public and institutional uses.	Public Facilities
PR	Parks and Recreation District. This district includes public parks, City-owned or East Bay Regional Park District owned conservation lands, and private open space or recreation facilities for active sport use.	Parks and Recreation
OS	Open Space District. This district includes undeveloped lands which are vacant of structures and improvements and which are primarily maintained in their natural condition and designated as open space.	Open Space
Special Purpose Zoning Districts		
SP	Specific Plan District. This district designates areas for master planning with unique zoning and design standards through adoption of a Specific Plan to govern development of land within the plan area.	All
PD	Planned Development District. This district allows for some flexibility in development standards in exchange for public benefit and in keeping with the allowed use of the corresponding base zoning district.	All

As shown, the proposed Zoning Districts are consistent with the proposed General Plan land use designations and various General Plan policies. Therefore, this impact is considered **less than significant**.

Proposed General Plan Policies and Action Items that Address Consistency with Relevant Land Use Planning Documents

- Policy LU.2.1 Continue to coordinate planning review of development proposals with appropriate federal, state, regional and local public agencies (e.g., WCCTAC, BCDC, EBRPD, ABAG).
- Policy LU.2.2 Coordinate land use planning decisions within Pinole's Sphere of Influence (SOI) or Planning Area with other jurisdictions (see Figure 5.1).
- Policy LU.2.3 Annexation of areas outside the current city limits should be dependent on resident interest, the cost/revenue implications of specific annexation proposals and the ability to provide City services to the area.

- Action LU.2.3.1 Consider property annexation where it would:
- Encourage orderly growth and development through logical and timely boundary changes.
 - Promote long-term and efficient delivery of local services and the assignment of appropriate local political responsibility for those services.
 - Provide for the orderly implementation of the adopted Sphere of Influence.
 - Implement the adopted General Plan.
 - Result in boundaries that follow existing natural or man-made features such as streams, lakes, natural terrain, railroad tracks and roadways.
 - Ensure economically feasible provision of services with available revenues.
- Policy LU.2.4 Continue to support the agreement for the Briones Hills Preserve that established this area as an agricultural preservation area in 1987.
- Action GM.1.1.1 Regional Planning. Work with regional planning agencies (e.g., Metropolitan Transportation Commission, Association of Bay Area Governments, Contra Costa Transportation Authority, West Contra Costa Transportation Advisory Committee, Bay Conservation and Development Commission, and Bay Area Air Quality Management District) and transit providers (e.g. WestCAT, AC Transit, and Bay Area Rapid Transit) to address regional land use, transportation and environmental issues.
- Policy OS.6.3 Open Space Separators. Maintain a continuous open space separator between Pinole and the cities of Hercules (Pinole Ridge), and El Sobrante/ Richmond (El Sobrante Ridge) through requirement of scenic easements where feasible, and in conjunction with ridgeline preservation policies and Open Space Plan.

The proposed Three Corridors Specific Plan does not include any policies that specifically address consistency with relevant land use planning documents. However, the Three Corridors Specific Plan implements the General Plan by further refining the objectives for the Project Area and by establishing a direct connection between the General Plan and economic and revitalization opportunities within the three Specific Plan corridors. An overall goal of the Three Corridors Specific Plan is the orderly development of San Pablo Avenue, Pinole Valley Road, and Appian Way consistent with the City's General Plan. Therefore, the policies and land uses proposed by the Three Corridors Specific Plan would be consistent with and implement the General Plan policies and actions aimed at reducing conflicts with applicable land use plans.

As previously noted, the above General Plan policies and actions would help to reduce conflicts with applicable land use plans resulting from implementation of the proposed project to a **less than significant** level.

Mitigation Measures

None required.

4.1 LAND USE

Land Use Incompatibilities (Standard of Significance 1)

Impact 4.1.3 Implementation of the proposed project (General Plan Update, Three Corridors Specific Plan, and Zoning Code Update) could create incompatibilities between existing and future land uses within the City of Pinole. This is considered a **less than significant** impact.

General Plan Update

The proposed General Plan Land Use Map (**Figure 3.0-4**) and policy document were developed with the intent to designate areas for the most appropriate type of land use based on existing land uses, the existing and planned circulation system, the specific needs of the community, environmental constraints, and other factors. However, some designated land uses have the potential to result in conflicts. As shown in **Table 4.1-3** below, the proposed General Plan Update reduces the acreage designated for Open Space and conservation area in comparison to the existing General Plan. In addition, the General Plan Update designates land uses that would concentrate new and intensified development on Pinole's primary commercial corridors as discussed in more detail below. Potential land use conflicts include noise; hazardous materials use, storage, and transport; toxic air emissions and odors; and light pollution and undesirable views in close proximity to sensitive receptors. Each of these issues is addressed in detail in the appropriate technical sections of this DEIR. This is a **potentially significant** impact.

By encouraging growth within the GPU Planning Area and along existing corridors that can accommodate transit, bicycles, and pedestrians, the General Plan Update seeks to build on the city's historic land use patterns and provide a logical and convenient interface between land uses to minimize the vehicular travel distances between residences, employment, services, shopping, and recreational spaces. In general, areas in the city with topographic conditions, visual prominence, and/or resource value that require protection from land use conflicts have been designated by the proposed General Plan as Open Space or Rural. Proposed land use policies create the opportunity to reduce the development potential at these sites to no more than 1 housing unit per 5 acres (0.2 dwelling units per acre) and provide greater design control over future development in order to avoid potential environmental impacts by requiring development to be clustered on the most accessible, geologically stable, and least visible portions of a site to maximize community separators, views, and other resource protection and to support urban agriculture uses.

**TABLE 4.1-3
EXISTING AND PROPOSED GENERAL PLAN LAND USE DESIGNATIONS AND ACREAGE**

General Plan Land Use Designation	Existing			Proposed		
	City Only	Sphere of Influence	Total Planning Area	City Only	Sphere of Influence	Total Planning Area
Downtown Commercial (DC)	6	0	6	0	0	0
Neighborhood Commercial (NC)	49	14	63	0	0	0
Regional Commercial (RC)	129	0	129	71	0	71
Industrial Office Park (I-OP)	14	0	14	0	0	0
Light Industrial Service Commercial (LISC)	14	11	25	0	0	0
Major Institution/Medical (MI-M)	18	0	18	0	0	0

General Plan Land Use Designation	Existing			Proposed		
	City Only	Sphere of Influence	Total Planning Area	City Only	Sphere of Influence	Total Planning Area
High Density Residential (HDR)	18	44	62	19	0	19
Medium Density Residential (MDR)	127	21	148	92	12	104
Low Density Residential (LDR)	1,091	602	1,693	40	0	40
Suburban/Rural Residential (SRR)	252	9	261	0	0	0
Suburban Residential (SR)	0	0	0	1,144	602	1,746
Rural (R)	0	0	0	313	9	322
Old Town Sub-Area (OTSA)	0	0	0	52	0	52
Service Area Sub-Area (SASA)	0	0	0	179	0	179
Mixed Use Sub-Area (MUSA)	0	0	0	74	71	145
Mixed Use High Density Residential/Downtown Commercial (MU-HDR-DC)	7	0	7	0	0	0
Mixed Use High Density Residential/Light Industrial-Service Commercial (MU-HDR-LISC)	1	0	1	0	0	0
Mixed Use High Density Residential/Neighborhood Commercial (MU-HDR-NC)	23	0	23	0	0	0
Mixed Use Low Density Residential/Downtown Commercial (MU-LDR-DC)	2	0	2	0	0	0
Mixed Use Medium Density Residential/Light Industrial (MU-MDR-LI)	13	0	13	0	0	0
Mixed Use Medium Density Residential/Neighborhood Commercial (MU-MDR-NC)	9	2	11	0	0	0
Public/Quasi-Public/Institutional (PQI)	93	65	158	51	80	131
Open Space (OS)	624	9	633	363	10	373
Parks and Recreation (PR)	277	52	329	328	37	365
San Pablo Bay Conservation Area (SPBCA)	222	77	299	143	0	143
Open Water (San Pablo Bay)	3,948	0	3,948	3,975	53	4,028
Transportation Right-of-Way	501	195	696	594	232	826
Totals	7,438	1,101	8,539	7,438¹	1,106¹	8,544¹

¹ Differences in totals due to rounding.

Source: City of Pinole General Plan 1995

Three Corridors Specific Plan

Implementation of the proposed Three Corridors Specific Plan would encourage the revitalization of the San Pablo Avenue, Pinole Valley Road, and Appian Way corridors. Proposed

4.1 LAND USE

land uses within these three corridors are described in the Specific Plan, with specific policies and directives established for each corridor. Land use changes proposed in each of the corridors is summarized below.

San Pablo Avenue

The proposed land use plan and designations introduce changes to the existing land use pattern along San Pablo Avenue. Currently, this corridor contains a wide variety of commercial uses including office parks, small businesses, and a local shopping mall; light industrial uses such as Sugar City; and historic homes and buildings. The Specific Plan seeks to protect existing industry from conflicting land uses and focus the commercial and residential activity in pulse points to make San Pablo Avenue into a pedestrian-oriented corridor. In addition, the land use districts along San Pablo Avenue give preference to replacing vacated and underutilized commercial areas with new residential and commercial mixed-use developments and increasing the density of a few existing residential areas.

Pinole Valley Road

The proposed land use plan and designations introduce changes to the existing land use pattern along Pinole Valley Road. Currently, Pinole Valley Road is lined with commercial retail and service uses. The Specific Plan seeks to focus these commercial activities in combination with office and residential uses to make Pinole Valley Road into a pedestrian-oriented corridor. In addition, policies give preference to replacing vacated and underutilized commercial areas with new office professional developments and increasing the density of a few existing residential areas along the corridor.

Appian Way

The proposed land use plan and designations introduce changes to the existing land use pattern along Appian Way. Currently, Appian Way is lined with commercial retail, office, professional, and service uses. The Specific Plan seeks to focus these commercial activities in combination with office and residential uses to make Appian Way into a regional service and commercial corridor. The plan calls for the eventual transformation of underutilized sites in this area, expanding office uses and introducing commercial service uses onto the parcels that include the existing Doctors Hospital and offices, Appian 80 shopping center, and residential properties south of I-80 fronting Appian Way.

In general, land use policies and designations in the Three Corridors Specific Plan replace single-use commercial zoning with various mixed-use zones and include the mixing of commercial retail and service uses, office uses, and residences at key points, the inclusion of new mixed-density neighborhoods, and the densification of existing neighborhoods throughout the three commercial corridors. The Specific Plan areas contain approximately 300 acres of predominantly developed land. If all of the vacant and underutilized properties within the Specific Plan areas were to develop according to the proposed land use designations, the Specific Plan area would be expected to experience increased buildout development as indicated in **Table 4.1-4** below.

**TABLE 4.1-4
SPECIFIC PLAN DEVELOPMENT PROJECTIONS**

Corridor	Residential (Units)	Retail (s.f.)	Office (s.f.)	Industrial (s.f.)
San Pablo Ave.	885	322,172	336,253	426,692
Pinole Valley Rd.	141	238,708	105,038	1,239
Appian Way	244	561,260	468,449	48,352
Existing Total	1,270	1,122,140	909,740	476,283
San Pablo Ave.	1,119	552,927	307,233	472,578
Pinole Valley Rd.	351	192,603	386,843	0
Appian Way	877	807,698	728,129	0
Proposed Total	2,346	1,553,228	1,422,206	472,578
Difference	1,076	431,088*	512,466*	(3,705)

*Note: * Because the proposed land use designations would accommodate more commercial development than is expected to occur under the General Plan development, these development projections limit growth in the commercial and office sectors to 150,000 square feet above the existing land use capacity by the year 2030. For further discussion on development projections, the reader is referred to Section 4.0, Introduction to the Environmental Analysis and Assumptions Used*

Source: City of Pinole. 2010. Specific Plan for San Pablo Avenue, Pinole Valley Road, Appian Way.

Such intensification and modification of land uses could result in land use conflicts including noise; hazardous materials use, storage, and transport; toxic air emissions and odors; and light pollution and undesirable views in close proximity to sensitive receptors. This is a **potentially significant** impact.

Zoning Code Update

Updates to the Zoning Code involve the deletion, addition, and modification of certain zoning districts and development standards in order to make the code consistent with the updated General Plan (see Section 3.0, Project Description, for more details). These updates would not result in any development activities beyond those analyzed for the proposed GPU. Therefore, the Zoning Code Update would have an impact similar to that for the General Plan Update as discussed above.

Proposed General Plan Policies and Action Items that Address Land Use Incompatibilities

The proposed General Plan incorporates the following policies and actions that provide mitigation to minimize impacts associated with land use conflicts:

- Policy LU.1.1 Increase land use diversity along the San Pablo Avenue, Pinole Valley Road and Appian Way corridors; reduce residential density on large land holdings designated for Rural land use; and maintain other land use designations for a variety of residential, commercial, light industrial, recreational, open space and public purposes which (1) protect environmental resources; (2) provide a mix of housing types, densities and tenure; (3) ensure that a variety of commercial and industrial goods, services and employment opportunities are available; and (4) offer a range of recreational and public facilities to meet the needs of residents.

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- Action LU.1.1.1 Adopt and implement the Three Corridors Specific Plan for the San Pablo Avenue, Pinole Valley Road and Appian Way corridors.
- Policy LU.1.2 Require all proposed projects to be consistent with the General Plan and other applicable development standards established by the Specific Plan(s) or the City's Zoning Code.
- Action LU.1.2.1 Adopt a Zoning Code Update to implement the General Plan.
- Policy LU.1.6 Establish required setback areas around sensitive resources or reduce development intensity on constrained sites to prevent development impacts.
- Policy LU.2.4 Continue to support the agreement for the Briones Hills Preserve that established this area as an agricultural preservation area in 1987.
- Policy LU.3.2 Ensure high-quality site planning, architecture and landscape design for all new residential development, renovation or remodeling.
- Action LU.3.2.1 Continue to implement the adopted Residential Design Criteria and Guidelines.
- Policy LU.3.3 Require design review of commercial and industrial projects to ensure compatibility with adjacent or nearby land uses, including intensity, access, internal circulation, visual characteristics, noise, odors, fire hazards, vibrations, smoke, discharge of wastes and nighttime lighting.
- Action LU.3.3.1 Develop and adopt Commercial and Industrial Design Review Criteria and Guidelines.
- Action LU.3.3.2 Update the Zoning Code to reflect Commercial and Industrial Design Review policies and procedures.
- Policy LU.3.4 Identify and protect sites and structures of architectural, historical, archaeological and cultural significance, including significant biological resources. Require new development in historic areas to complement the character of nearby historic structures. (See also the Community Character Element.)
- Policy LU.4.1 Ensure all new development, renovation or remodeling preserves and strengthens Pinole's residential neighborhoods by requiring projects to be harmoniously designed and integrated with the existing neighborhood.
- Action LU.4.1.1 Continue to implement the adopted Residential Design Criteria and Guidelines.
- Policy LU.4.2 Maintain the character and long-term viability of the city's residential areas by ensuring that residential projects are well designed and consistent with site and area resources and constraints. The following guidelines shall provide a starting point for establishing project-specific densities, as shown on the Land Use Map:

- a) Low End of the Density Range/Below the Maximum Allowable Density: The low end of the range is appropriate for sites with challenging development constraints, such as those with restrictive easements, irregular shape, proximity to important open space or natural resources, other physical or service delivery access challenges, or ongoing safety concerns.
- b) High End of the Density Range: The high end of the range is allowable when site development constraint issues (see Policy LU.4.3 and other General Plan elements) can be mitigated through some or all of the following:
 - 1. Creative solutions to building location and/or design.
 - 2. Preservation of views or vistas.
 - 4. Creation of usable open areas for public and/or private enjoyment.
 - 5. Provision of pedestrian/bicycle pathways and facilities for links to existing or proposed routes.
 - 6. Preservation of wildlife resources.
 - 7. Conservation of energy resources (through solar siting, clustering, etc.).
 - 8. Clustering to reduce paving, grading runoff, and changes in vegetation cover.
 - 9. Additional landscaping area is provided to enhance the natural qualities of the site.
 - 10. On-site recreational facilities are provided for the enjoyment of project residents.
 - 11. Traffic, noise or visual effects of the higher-density development would not significantly affect adjacent or nearby residences or the overall streetscape.
 - 12. Proximity to transportation facilities.
 - 13. Provision of affordable housing.

Action LU.4.2.1 Large undeveloped properties with the Rural land use designation should have a zoning designation allowing no more than 1 unit per 5 acres in order to protect important visual, community and environmental resources.

Policy LU.4.3 Cluster development at higher densities to protect natural resources and address site development constraint issues, including archaeological sites, access, traffic, emergency services, water and sewer availability, creek and tree protection, steep slopes, potential geologic hazards, grading impacts, view protection and protection of open space resources. (See also Goal LU.8 below.)

4.1 LAND USE

- Action LU.5.1.2 Large undeveloped properties with the Rural land use designation should have a zoning designation allowing no more than 1 unit per 5 acres in order to protect important visual, community and environmental resources.
- Action LU.5.3.1 Establish a creek protection ordinance to govern land use along Pinole Creek that takes into account resource and flood protection issues. Standards may be different for existing and new development. For the portion of the creek located north of Interstate 80, the protection zone should extend 50 feet outward from the centerline of the creek. For upstream parcels, the City should establish standards that respect existing development patterns, particularly where the creek is located on private property. Within this zone, riparian resource protection, public access and recreational activity should be the primary use.
- Action LU.5.3.2 In areas where existing development abuts the creek, recreational use and public access adjacent to the resource are appropriate uses and activities. Where undeveloped properties abut the creek, siting and design of facilities should preserve and protect the natural resources, but public access and recreational activity are acceptable.
- Policy LU.6.1 Retain the designation for the land immediately adjacent to the bay as San Pablo Bay Conservation Area, and expand the San Pablo Bay Conservation Area to include the Pinole/Hercules Water Pollution Control Plant and Bayfront Park. Primary use of the San Pablo Bay Conservation Area shall be for water-dependent uses (including water pollution control), recreation, public access, open space and resource protection. The City should formulate a plan for this area to meet the needs of connecting the Bay Trail, providing backbone facilities for the Bay Water Trail, expanding the Pinole-Hercules Water Pollution Control Plant, restoring Pinole Creek, and providing Pinole residents with waterfront uses. All proposals shall incorporate public open space and provide public access to open space areas.
- Action LU.6.1.1 Establish a waterfront planning strategy to coordinate between regulatory agencies, property owners and other stakeholders to maximize recreation, public access and flood protection while ensuring continued water pollution control and creating opportunities for water-dependent uses.
- Policy LU.8.1 Encourage land uses that attract higher-density residential development to key San Pablo Avenue locations that support local-serving and specialty business. Expand the range of community and civic uses within the Old Town Sub-Area and encourage industrial uses in the Service Sub-Area at the west end of San Pablo Avenue that can serve local and regional demand for green industries and products. Utilize the San Pablo Avenue Mixed Use and Old Town Sub-Areas to encourage a balance of employment and housing opportunities with a variety of housing types and densities.
- Action LU.8.1.1 Utilize the Three Corridors Specific Plan to encourage attractive mixed-use development along San Pablo Avenue while retaining Pinole's important view corridors; providing a safe circulation plan that includes traffic calming measures, enhanced transit, bicycle, and pedestrian facilities as well as to encourage sustainable and green building environment.

- Policy OS.1.7 Transitional Zones. The City will condition or modify development approvals to ensure that natural transitions along the edges of different habitat types are preserved and enhanced because of their importance to wildlife. Maintain proper buffers between sensitive habitat and conflicting land uses. Habitat types of particular concern are those along the margins of riparian corridors, marshlands, and oak woodlands. Preserves and areas with special conservation status must have compatible surrounding land uses.
- Policy OS.3.2 Regional Planning. Coordinate with Contra Costa County and adjoining jurisdictions, federal and state agencies to assure regional connectivity of open space and wildlife corridors.
- Policy OS.3.3 Cluster Development. Encourage cluster development and other creative site planning techniques to preserve open space, trails and visual, habitat, recreation and archaeological resources.
- Policy OS.3.5 Buffers for Sensitive Resources. When activities close to open space resources within or outside the urban area could harm these resources, the City will require buffers between the activities and the resources. The City will actively encourage individuals, organizations and other agencies to follow this policy. Buffers associated with new development shall be on the site of the development, rather than on neighboring land containing the open space resource. Buffers provide distance in the form of setbacks, within which certain features or activities are not allowed or conditionally allowed. Buffers shall also use techniques such as planting and wildlife-compatible fencing. Buffers shall be adequate for the most sensitive species in the protected area, as determined by a qualified professional and shall complement the protected area's habitat values. Buffers shall be required in the following situations:
- Between urban development – including parks and public facilities – and natural habitat such as creeks, wetlands, rocky outcrops, and grassland features to address noise, lighting, storm runoff, spread of invasive, non-native species, and access by people and pets.
 - Between agricultural operations and natural habitat, to address noise, chemical use, sediment transport, and livestock access.
- Policy OS.3.6 Minimize Environmental Impacts. Encourage development patterns which minimize impacts on the City's biological, visual, and cultural resources, and integrate development with open space areas.

In addition, Chapter 7.0, *Private Realm Design Guidelines*, and Chapter 8.0, *Public Realm Standards and Design Guidelines*, of the Three Corridors Specific Plan encourage the use of site design techniques that minimize nuisances associated with incompatible uses including the use of landscaped buffers and the placement of noise and odor generating facilities and equipment away from residential uses. Furthermore, Chapter 6.0, *Land Use Standards*, of the Specific Plan as well as the Zoning Code Update establish permitted uses by parcel in order to ensure that future develop is appropriate and compatible with surrounding uses. Specific Plan Land Use Policies 8 and 10 encourage compatible land uses and preservation of historic resources and would further assist in reducing potential land use conflicts.

4.1 LAND USE

As all projects must be consistent with the General Plan and Three Corridors Specific Plan, implementation of the General Plan policies and Specific Plan policies, standards, and guidelines discussed above would reduce potential land use conflicts to **less than significant**.
Mitigation Measures

None required.

4.1.4 CUMULATIVE SETTING, IMPACTS, AND MITIGATION MEASURES

CUMULATIVE SETTING

The land use policies in the proposed City of Pinole General Plan would provide direction for growth within the GPU Planning Area, while the Contra Costa County General Plan and general plans for the cities of Richmond, San Pablo, and Hercules would provide direction for growth outside of the GPU Planning Area. The setting for this cumulative analysis includes existing, proposed, approved, and reasonably foreseeable projects within the GPU Planning Area. Development in the City of Pinole and surrounding area, including the proposed and approved projects discussed in Section 4.0 of this DEIR, would change the intensity of land uses in the GPU Planning Area.

CUMULATIVE IMPACTS AND MITIGATION MEASURES

Cumulative Land Use Impacts

Impact 4.1.4 When considered with existing, proposed, approved, and reasonably foreseeable development in the region, implementation of the proposed project has the potential to contribute to cumulative land use conditions, resulting in significant impacts to the physical environment. The proposed project would have a **less than cumulatively considerable** contribution to this impact.

After implementation of the proposed General Plan Update and its associated project components, land use patterns and development within the City of Pinole Planning Area would contribute to the environmental effects of growth expected to occur in the region over the next 20 years and beyond. There are multiple existing, proposed, approved, and reasonably foreseeable development projects in the region that will further contribute to cumulative changes in land use patterns in the region.

In addition, the proposed General Plan Update and its associated project components allow for intensified development, primarily in the Three Corridors Specific Plan area, within the next 20 years. The proposed land use pattern and development intensity would continue to contribute to increased traffic, air emissions, elevated noise levels, removal of habitat and biological resources, reduction in impervious surfaces, increased stormwater runoff, potential for increased erosion, and potential impacts to cultural resources. These cumulative impacts would result in significant effects to the environment, which are discussed and analyzed in greater detail in the sections relating specifically to those particular issue areas in this DEIR. The proposed project would have a **potentially cumulatively considerable** contribution to this impact.

Proposed General Plan Policies and Action Items that Address Cumulative Land Use Impacts

The proposed General Plan update contains several goals, policies, and action items that would assist in reducing this potential impact to prehistoric resources, historic resources and human remains. The following list contains those policies and action items that contain specific, enforceable requirements and/or restrictions and corresponding performance standards that assist in reducing (though not eliminating) this impact. Since these policies and action items have been described in detail in prior impact discussions for this section, the following is limited to only listing the policy and action item numbers.

Growth Management Element

Action GM.1.1.1

Land Use and Economic Development Element

Policy LU.1.1; Action LU.1.1.1; Policy LU.1.2; Action LU.1.2.1; Policy LU.1.6; Policy LU.2.1; Policy LU.2.2; Policy LU.2.3; Action LU.2.3.1; Policy LU.2.4; Policy LU.3.2; Action LU.3.2.1; Policy LU.3.3; Action LU.3.3.1; Action LU.3.3.2; Policy LU.3.4; Policy LU.4.1; Action LU.4.1.1; Policy LU.4.2; Action LU.4.2.1; Policy LU.4.3; Action LU.5.1.2; Action LU.5.3.1; Action LU.5.3.2; Policy LU.6.1; Action LU.6.1.1; Policy LU.8.1; Action LU.8.1.1

Natural Resources and Open Space Element

Policy OS.1.7; Policy OS.3.2; Policy OS.3.3; Policy OS.3.5; Policy OS.3.6; Policy OS.6.3

As discussed above, Chapters 7.0 and 8.0 of the Three Corridors Specific Plan encourage the use of site design techniques that minimize nuisances associated with incompatible uses and Chapter 6.0 of the Specific Plan as well as the Zoning Code Update establish permitted uses by parcel in order to ensure that future develop is appropriate and compatible with surrounding uses. Specific Plan Land Use Policies 8 and 10 encourage compatible land uses and preservation of historic resources and would further assist in reducing potential land use conflicts. Implementation of the above General Plan Update policies and Specific Plan standards and guidelines would assist in reducing the environmental effects of proposed land use patterns accommodated by the General Plan Update. In addition, the proposed General Plan Update and the Three Corridors Specific Plan promote infill and redevelopment and direct growth toward existing transit, jobs, retail, and infrastructure. The General Plan Update also encourages the clustering of development and higher densities within previously developed areas. All of these policies and actions minimize impacts to the environment by directing growth to existing urban areas. Furthermore, policies in the General Plan assure that the City takes an active leadership role in coordinating planning with neighboring jurisdictions and other public agencies. Policies addressing land use coordination assist in safeguarding against land use conflicts with other regional jurisdictions and/or agencies. Therefore, the proposed General Plan policies would reduce the City's cumulative contribution to a **less than cumulatively considerable** impact.

Mitigation Measures

None required.

4.1 LAND USE

REFERENCES

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