



ENVISION
Pittsburg

Notice of Availability

Draft 2040 Pittsburg General Plan and Draft Program Environmental Impact Report

Date: December 12, 2023

To: State Clearinghouse, Agencies, Organizations and Interested Parties

Subject: Notice of Availability for the Draft 2040 Pittsburg General Plan and 2040 Pittsburg General Plan Draft Environmental Impact Report (State Clearinghouse Number 2022040427)

Comment Period: December 12, 2023 to February 9, 2024

The City of Pittsburg (City) serves as Lead Agency for the 2040 Pittsburg General Plan (Plan) and the programmatic Environmental Impact Report (EIR) for the 2040 Pittsburg General Plan.

The purpose of this notice is (1) to serve as a Notice of Availability (NOA) of an EIR pursuant to the State CEQA Guidelines and (2) to advise and solicit comments regarding the content of the EIR for the proposed project. The proposed project is a long-term General Plan consisting of policies that will guide future development activities and City actions. No specific development projects are proposed as part of the Plan. Information regarding the project description, project location, and topics to be addressed in the Draft EIR is provided below. Additional project documents and information are available at the City of Pittsburg, Community Development Department located at 65 Civic Avenue and on-line at:

<https://pittsburg.generalplan.org/>.

For questions regarding this notice, please contact John Funderburg, Assistant Director of Community and Economic Development, at (925) 252-4043, or by email jfunderburg@pittsburgca.gov.

Project Location and Setting

Pittsburg is a city in eastern Contra Costa County and is bordered by Suisun Bay and Solano County to the north, the City of Antioch and unincorporated Contra Costa County to the east, the City of Concord and the unincorporated community of Bay Point to the west, and unincorporated Contra Costa County to the south. See Figure 1, Regional Location Map.

Pittsburg is well-connected within the Bay Area region with access to all modes of transportation, from regional rail services, airports, state routes and more, including Pittsburg/Bay Point BART and the extension of BART services to eastern Contra Costa County. State Route 4 (SR-4) provides regional motor vehicle access to the other major cities and towns in the Bay Area. This part of the region is characterized by rolling hills and proximity to the San Francisco Bay and Sacramento River Delta.

Pittsburg's early growth centered around industrial development. The growth of the Bay Area has brought many changes to the Pittsburg region, including residential, commercial development and marina development. Pittsburg has grown outward from the downtown area since the 1990s. Residential development continues in the southwestern portion of the City, generally south of Leland Road. Infill commercial development continues to occur along SR-4. The expansion of Bay Area Rapid Transit (BART) to serve Pittsburg, with the Bay Point Station opening in 1996 and the Pittsburg Center Station opening in 2018, has encouraged transit-oriented development, including new retail, commercial offices, restaurants, and residential uses around the stations.

Planning Area

In addition to the lands within the City boundaries, state law requires that a municipality adopt a General Plan that addresses "any land outside its boundaries which in the planning agency's judgment bears relation to its planning (California Government Code §65300)." The City's Planning Area is the extent of the area addressed by the General Plan. The Planning Area includes lands within the City, the City's Sphere of Influence (SOI), and lands outside of the SOI. The Planning Area includes the unincorporated community of Bay Point and unincorporated Contra Costa County to the northwest and west and a much larger area south of the City that predominantly includes open space uses. See Figure 2, Draft Land Use Map.

Project Description

State law requires the City to adopt a comprehensive, long-term general plan for the physical development of its planning area. The Plan must include land use, circulation, housing, conservation, open space, noise, and safety elements, and address environmental justice and climate adaptation, as specified in Government Code Section 65302, to the extent that the issues identified by State law exist in the City's planning area. Additional elements that relate to the physical development of the city may also be addressed in the Plan. The degree of specificity and level of detail of the discussion of each Plan Element need only reflect local conditions and circumstances.

Upon adoption, the General Plan will replace the City's existing General Plan, which was adopted in 2001 with subsequent updates to various elements.

The City is updating the Housing Element, which will address the City's Regional Housing Needs Allocation and the 2023-2031 planning period, in a process separate from the Plan.

The City will implement the General Plan by requiring development, infrastructure improvements, and other projects to be consistent with its policies and by implementing the actions included in the Plan, including subsequent project-level environmental review, as required under CEQA.

Project Objectives

The 2040 Pittsburg General Plan addresses issues of concern identified through the visioning and community outreach efforts, including but not limited to:

- maintaining and enhancing Pittsburg’s character;
- managing the location, type, and amount of growth and ensuring that the community’s infrastructures and services are planned to keep pace with growth;
- providing for high-quality employment opportunities;
- providing recreation, entertainment, shopping, restaurants, and services for the City’s households, with an emphasis on increasing opportunities for the City’s youth;
- addressing environmental justice, including identifying and reducing any adverse effects to disadvantaged communities and identifying opportunities to improve equity and access to resources and amenities necessary for a high quality of life; and
- conserving natural resources; and addressing environmental effects, including methods to adapt to the effects of a changing climate and sea level rise.

General Plan Contents

The 2040 Pittsburg General Plan will include a comprehensive set of goals, policies, and implementation measures, as well as a revised Land Use Map (Figure 2).

- A goal is a description of the general desired result that the City seeks to create through the implementation of the General Plan.
- A policy is a specific statement that guides decision-making as the City works to achieve its goals. Once adopted, policies represent statements of City regulations. The General Plan’s policies set out the standards that will be used by City staff, the Planning Commission, and the City Council in their review of land development projects, resource protection activities, infrastructure improvements, and other City actions. Policies are on-going and don’t necessarily require specific action on behalf of the City.
- An implementation measure is an action, procedure, technique, or specific program to be undertaken by the City to help achieve a specified goal or implement an adopted policy. The City must take additional steps to implement each action in the General Plan. An action is something that can and will be completed.

A General Plan covers a wide range of social, economic, infrastructure, and natural resource issues. The 2040 Pittsburg General Plan will include goals, policies and implementation programs to address the state-mandated topics and will continue to have components that address optional topics, including growth management, urban design, downtown, economic development, youth and recreation, and public facilities.

Land Use Element

The Land Use Element establishes the framework for the goals, policies, and implementation Programs that will shape the physical form of Pittsburg. The Land Use Element addresses the intensity and distribution of land uses and identifies areas of the City where change will be encouraged and those areas where the existing land use patterns will be maintained and enhanced.

The Land Use Element establishes the land use designations, including the allowed uses, intensities, and densities of development, established by the Land Use Map, shown in 3. Table 1 shows the total acreages for each land use designation shown on the proposed Land Use Map.

Table 1: 2040 Pittsburg General Plan Land Use Designations by Acreage

Land Use Designation	City	SOI	Planning Area	Total
Residential Designations				
Hillside Low Density Residential	146.1	66.2	0	212.3
Low Density Residential	2,842.6	1,054.0	0	3,896.6
Medium Density Residential	511.9	45.3	0	557.2
High Density Residential	214.6	159.5	0	374.1
Very High Density Residential	18.7	0	0	18.7
Downtown Low Density Residential	50.6	0	0	50.6
Downtown Medium Density Residential	111.3	0	0	111.3
Downtown High Density Residential	14.1	0	0	14.1
<i>Subtotal Residential</i>	<i>3,909.8</i>	<i>1,325</i>	<i>0</i>	<i>5,234.9</i>
Mixed Use Designations				
Mixed Use (Community Commercial)	21.3	0	0	21.3
Mixed Use (Downtown)	18.5	0	0	18.5
Mixed Use (General)	30.2	0	0	30.2
Mixed Use (P/BP BART)	52.7	0	0	52.7
Mixed Use (Railroad Ave SPA)	110.1	0	0	110.1
<i>Subtotal Mixed Use</i>	<i>232.8</i>	<i>0</i>	<i>0</i>	<i>232.8</i>
Commercial and Industrial Designations				
Community Commercial	181.1	56.0	0	237.1
Downtown Commercial	8.9	0	0	8.9
Employment Center Industrial	691.7	16.9	0	708.6
Industrial	981.6	382.9	0	1,364.5
Marina Commercial	89.8	51.5	0	141.3
Regional Commercial	174.9	0	0	174.9
Service Commercial	115.8	0	0	115.8
<i>Subtotal Commercial and Industrial</i>	<i>2,243.8</i>	<i>507.3</i>	<i>0</i>	<i>2,751.1</i>
Other Designations				
Landfill	0	0	195.7	195.7
Public/Institutional	457.3	725.0	0	1,182.3
Park	1,258.1	176.2	1,431.8	2,866.1
Open Space	1,521.6	1,771.3	5,354.1	8,647.0

Land Use Designation	City	SOI	Planning Area	Total
Roadway	62.1	6.0	0	68.1
Utility/ROW	161.9	109.5	387.8	659.2
Water	221.7	351.0	0	572.7
<i>Subtotal Other</i>	<i>3,682.7</i>	<i>3,139.0</i>	<i>7,369.4</i>	<i>14,191.1</i>
TOTAL	10,069.9	4,971.3	7,369.4	22,409.9

Source: Contra Costa County GIS/Assessor Data, City of Pittsburg, De Novo Planning Group, 2022

Table 2.0-2 lists each land use designation and overlay and provides the density and floor area ratio (FAR) requirements for each designation, including any modifications associated with each land use.

Table 2: 2040 Pittsburg General Plan Land Use Designations by Acreage

General Plan Land Use Designation or Overlay	Proposed 2040 General Plan Density and FAR
Residential Designations	
<p>Hillside Low Density Residential Allows single-family residential (attached or detached) development in the southern hills built at a density of less than 5 units per gross acre. Maximum densities should be allowed only in flatter, natural slope areas, or on non-environmentally sensitive level areas. An open, natural character is encouraged by clustering homes and minimizing cut-and-fill of natural hillsides.</p>	Density: Less than 5 units per gross acre FAR: -
<p>Low Density Residential Allows primarily single-family residential (detached), attached single-family units permitted with ground-floor living area and private or common outdoor open space, duplexes where allowed by State law.</p>	Density: 1-7 units per gross acre FAR: -
<p>Medium Density Residential Allowed one or two-story garden apartments, townhouses, single-family residential (attached or detached)..</p>	Density: 7.1-16 units per gross acre FAR: -
<p>High Density Residential Allows a wide range of housing types, from single-family attached units to multi-family complexes are permitted. Subject to design review by the Planning Commission, additional discretionary density increases, up to a maximum project density of 40 units per gross acre, may be granted to projects that fulfill community objectives.</p>	Density: 16.1-30 units per gross acre; up to 40 units per acre for projects that fulfill community objectives FAR: -
<p>Very High Density Residential Allows a wide range of housing types from single-family attached units to multi-family complexes.</p>	Density: 30.1-50 units per acre FAR: -
<p>Downtown Low Density Residential Allows single-family residential (attached or detached), duplexes where allowed by State law.</p>	Density: 4-12 units per gross acre FAR: -
<p>Downtown Medium Density Residential Allows single-family residential (attached or detached), multifamily complexes.</p>	Density: 12.1-18 units per gross acre FAR: -
<p>Downtown High Density Residential Allows single-family residential (attached or detached), multifamily complexes</p>	Density: 18.1-30 units per gross acre FAR: -
Mixed Use Designations	
<p>Mixed Use (P/BP BART) Applied to the approximately 54-acre area west of the Oak Hills Shopping</p>	Density: 30-65 units per gross acre FAR: Non-residential: Up to 1.0

General Plan Land Use Designation or Overlay	Proposed 2040 General Plan Density and FAR
Center, including the Pittsburg/Bay Point BART station parking lot. Allows for residential and non-residential uses up to the maximum permitted density and FAR.	
<p>Mixed Use (Railroad Ave) Applied to the approximately 97-acre area located within approximately ½-mile of the Railroad Avenue/State Route 4 intersection. Allows for mixed uses that implement the Railroad Avenue Specific Plan, including high density and intensity office, residential, and community services and retail that support the City Center BART station and promote economic development.</p>	Density: 15-65 units per acre FAR: Up to 1.0
<p>Mixed Use (Downtown) Encompasses approximately 20 acres located in and near the Downtown. Allows for mixed use and multi-family residential development in a well-designed walkable environment; uses intended to promote vitality of the Downtown and include Downtown-serving commercial, service, recreational, and residential uses. Residential uses include multi-family apartments, apartments, townhouses, and cluster housing.</p>	Density: 12-30 units per gross acre FAR: W. 10th St – 0.25-0.6 Railroad Ave – 0.4-1.0 Other: 0.75-2.0
<p>Mixed Use (General) Accommodates mixed use with focus on providing community-serving retail, dining, office, and other uses in conjunction with residential development.</p>	Density: 10-40 units per gross acre FAR: 0.25-1.6
<p>Mixed Use (Community Commercial) Accommodates mixed use with focus on providing community-serving retail, dining, office, and other uses in conjunction with residential development.</p>	Density: 10-40 units per gross acre FAR: 0.0-1.0
Commercial and Industrial Designations	
<p>Regional Commercial Accommodated large-scale retailers and big-box retail center, automobile sales and services.</p>	FAR: 0.0-0.5
<p>Community Commercial Accommodates commercial and community-serving businesses, including retail stores, eating and drinking establishments, commercial recreation and entertainment, service stations, financial, educational and social services.</p>	Density: 0-30 units per gross acre FAR: 0.0-0.5
<p>Downtown Commercial Accommodates Specialty retail, personal services, restaurants, offices, financial organizations, institutions, and other businesses serving the daily needs of Downtown residents, Upper-story residential and mixed commercial/residential ground-floor uses are also permitted.</p>	Density: 0-30 units per gross acre FAR: 1.0-2.0
<p>Marina Commercial Accommodates waterfront-oriented recreational, visitor and community uses, business and professional services, offices, convenience sales, restaurants, public marketplaces, repair services, specialty retail (such as boat sales and repair), hotel/motel with a coastal orientation, recreational facilities, research and development, custom manufacturing, and marinas.</p>	Density: 0-40 FAR: 0.0-0.5 for retail, recreation, and restaurant uses; 0.0-1.5 for offices; 0.0-1.0 for hotels; no separate FAR for residential
<p>Service Commercial Accommodates commercial business with potentially intense levels of noise or traffic, including automobile sales and services, building materials, nurseries, equipment rentals, contractors, wholesaling, warehousing, storage, and similar uses; offices, retail uses, restaurants, and convenience stores</p>	Density: No residential FAR: 0.0-0.5

General Plan Land Use Designation or Overlay	Proposed 2040 General Plan Density and FAR
allowed as ancillary uses; residential uses permitted above ground floor commercial uses.	
<p>Employment Center Industrial Fosters vibrant, diverse, and dynamic employment hubs that accommodate technology, advanced manufacturing, logistics, and other sectors that generate substantial employment opportunities; uses may also include administrative, financial, business, professional, medical and public offices, business incubators, research and development, custom and light manufacturing, limited assembly, warehousing and distribution, data centers, technology and innovation, energy, hospitals and large-scale medical facilities, services, and supporting commercial uses.</p>	Density: No residential 0.0-1.5 FAR
<p>Industrial Manufacturing, wholesale, warehousing and distribution, commercial and business services, research and development, storage uses, agricultural, food and drug, and industrial processing; small restaurant and ancillary commercial uses are permitted subject to design standards.</p>	Density: No residential FAR: 0.0-0.5 for general; 0.0-1.0 for low-employment intensity uses
Other Designations	
<p>Public/Institutional Intended to provide for schools, government offices, transit sites, public utilities, cultural facilities, religious institutions fraternal organizations, and similar uses.</p>	FAR: 0.0-0.6
<p>Parks Provides for parks, recreation complexes, community fields, public golf courses, stadiums, greenways, and local and regional trails.</p>	Density: No residential FAR: 0.0-0.6
<p>Open Space – Resource Conservation Sites with safety constraints, such as riparian corridors, sensitive habitats, and wetlands. No construction is allowed on land unsuitable for development due to safety constraints or protected natural resources.</p>	Density: 1 unit per legal parcel FAR: None specified
<p>Open Space – Agricultural and Resource Management Orchards and cropland, grasslands, incidental agricultural or related sales, very low-density rural residential</p>	Density: 1 unit per 20 acres FAR: None specified
<p>Utility/ROW Intended to designate land area dedicated to utilities, infrastructure, or road right-of-way.</p>	Density: - FAR: None specified
Overlays	
<p>BART TOD New overlay designation applied to Bay Area Rapid Transit (BART)-owned parcels to implement minimum density and maximum FAR standards required by State law (Assembly Bill 2923).</p>	Density: 30-75 units per gross acre FAR: 0.0-3.0
<p>PG&E Conversion Corridor New overlay designation applied to the PG&E transmission line corridor extending from the Pittsburg PG&E Power Plant through the City to the Contra Costa Canal. This overlay designation is intended to provide for the relocation of the power plant and the conversion of the transmission line corridor to urban and recreation uses.</p>	Based on underlying land use designation

NOTES: ¹ DENSITY AND/OR FAR BASED ON IMPLEMENTING ZONING DISTRICT(S)

² FARs ARE NOT APPLIED TO THE RESIDENTIAL LAND USE DESIGNATIONS AND THAT RESIDENTIAL DENSITIES ARE NOT APPLIED TO NON-RESIDENTIAL LAND USE DESIGNATIONS THAT DO NOT ALLOW RESIDENTIAL USES.

SOURCE: DRAFT 2040 GENERAL PLAN, 2023.

Growth Management Element

The Growth Management Element will continue to establish goals, policies and implementation programs that will be used to manage and mitigate the impacts of future growth and development within Pittsburg upon local streets and services, particularly local, regional, and countywide transportation systems.

Urban Design Element

The Urban Design Element will continue to provide hillside and ridgeline preservation policies, identify local views and city edges, outline improvement strategies for key corridors within the City, and provide policies relating to design and development of residential neighborhoods.

Downtown Element

The Downtown Element will continue to describe the development strategy, streetscape design, waterfront access, historical resources, and off-street parking for the City's Downtown.

Economic Development Element

The Economic Development Element will continue to provide a policy framework for ensuring Pittsburg's long-term economic competitiveness in the region. This element reflects business trends and available resources and outlines the City's economic development objectives to ensure that economic decision-making is integrated with other aspects of the City's development.

Housing Element

The Housing Element will continue to provide and develop local housing programs to meet its fair share of existing and future housing needs for all income groups. The Housing Element is being prepared separately from the General Plan and is anticipated to be completed following the 2040 General Plan.

Circulation & Transportation Element

The Circulation & Transportation Element will continue to address the City's long-term transportation system, primarily through policies and standards to encourage active transportation, complete streets, adequate capacity, and linkages to further an integrated multi-modal transportation system, including walking, cycling, transit, and ferry access.

Community Health & Environmental Justice Element

The Community Health & Environmental Justice Element will address environmental justice and disadvantaged communities' concerns, including reducing pollution exposure, promoting public facilities in disadvantaged communities, promoting food access, promoting safe and sanitary homes in disadvantaged communities, promoting opportunities for physical activity, reducing unique and compounded health risks, and encouraging resident engagement in the City's decision-making process.

Recreation & Youth

The Recreation & Youth Element will provide the policy approach to developing parks, active open spaces, and trails, in addition to supporting recreational, cultural, and educational programs and facilities.

Resource Conservation & Open Space Element

The Resource Conservation & Open Space Element will establish the policy approach to resource- and energy-conscious growth, addressing biological resources and habitat conservation, drainage and erosion, water quality, air quality, greenhouse gas emissions, and historical resources conservation.

Safety & Resiliency Element

The Safety & Resiliency Element will continue to address risks posed by geologic and seismic conditions, prevent man-made risks stemming from use and transport of hazardous materials, and ensure that local emergency response agencies are prepared for potential disaster relief. This element will also include new policies and implementation measures to address climate adaptation; and take proactive steps to prepare for vulnerabilities and risks associated with climate change impacts.

Noise Element

The Noise Element outlines a comprehensive program of achieving acceptable noise levels throughout Pittsburg, and ensures compliance with State noise requirements.

Community Facilities Element

The Community Facilities Element will continue to address the provision of public services and facilities, including water supply and distribution, wastewater collection and treatment, solid waste collection and disposal, fire protection in urban and wildland areas, and public utility corridors.

Growth and Development

While no specific development projects are proposed as part of the 2040 Pittsburg General Plan, the General Plan will accommodate future growth in Pittsburg, including new businesses, expansion of existing businesses, and new residential uses consistent with the Land Use Designations (Table 1) and Land Use Map (Figure 2). Table 3 summarizes projects in the City's development project pipeline and additional new development potential under the proposed 2040 Pittsburg General Plan.

The actual amount of development that will occur throughout the planning horizon of the General Plan is based on many factors outside of the City's control. Actual future development would depend on future real estate and labor market conditions, property owner preferences and decisions, site-specific constraints, and other factors. New development and growth are largely dictated by existing development conditions, market conditions, and land turnover rates. Very few communities in California actually develop to the full potential allowed in their respective General Plans during the planning horizon.

Table 3: 2040 Pittsburg General Plan New Development Potential

Residential Units or Nonresidential Square Footage	City	SOI/Planning Area	Total Growth
Residential Units			
Single-Family Residential	5,693	752	6,445
Multiple-Family Residential	8,056	1,055	9,111
Live Work Units	20	0	20
TOTAL	13,769	1,807	15,576
Nonresidential Square Footage			
Retail	1,562,037	103,696	1,665,732
Service	3,150,900	134,236	3,285,137
Office	1,753,368	65,666	1,819,034
Commercial Recreation	352,358	-	352,358
Hotel	449,495	(725)	448,770
Institutional	53,023	(1,633)	51,390
Heavy Industrial	3,901,988	2,522,901	6,424,889
Light Industrial	8,683,789	1,427,499	10,111,287
Public/Quasi-Public	1,437,870	493,032	1,930,902
TOTAL	21,344,828	4,744,671	26,089,499

Source: Contra Costa County GIS/Assessor Data, City of Pittsburg, De Novo Planning Group, 2022.

Public Review: 60 days, extending from December 12, 2023 to February 9, 2024 at 5:00 p.m.

Document Availability: The Draft EIR and the 2040 Pittsburg General Plan are available for review at the City of Pittsburg, Community and Economic Development Department located at 65 Civic Avenue and on-line at: pittsburg.generalplan.org and at www.pittsburgca.gov.

Meetings: The 2040 Pittsburg General Plan and Draft EIR will be presented to the community at two open houses. The open houses are informational and formal comments on the 2040 General Plan and Draft EIR must be submitted in writing as described under ‘Provision of Comments’ below.

Open House Via Zoom: [Wednesday, January 31, 2024 at 11:00 AM](#)

Registration is required for the Zoom meeting

Register and Join the Zoom Meeting at: <https://us02web.zoom.us/j/82729502537>

Meeting ID: 827 2950 2537

Open House in Person: [Thursday, February 1, 2024 at 6:00 PM](#)

City of Pittsburg City Hall, 65 Civic Avenue

Council Chambers on 3rd Floor

Provision of Comments: Members of the public and other interested agencies and individuals are invited to provide comments in writing on the 2040 Pittsburg General Plan and Draft EIR. Written comments on the 2040



Pittsburg General Plan and the Draft EIR can be provided to the City at the address below during the 60-day public review period:

John Funderburg, Assistant Director of Community and Economic Development
City of Pittsburg
65 Civic Avenue, Pittsburg, CA 94565
jfunderburg@pittsburgca.gov




Significant Environmental Impacts: The Draft EIR identifies significant environmental impacts related to the following environmental topics: Air Quality; Cumulative Air Quality; Greenhouse Gas Emissions, Climate Change, and Energy; Cumulative Greenhouse Gas Emissions, Climate Change, and Energy; Noise; Cumulative Noise; Transportation and Circulation; Cumulative Transportation and Circulation; Utilities; Cumulative Utilities; and Irreversible and Adverse Effects.

Government Code Section 65962.5 Sites: Sites listed under Government Code Section 65962.5 are present in the Plan area. See Section 3.8 of the Draft EIR for an enumeration of sites in the Planning Area listed pursuant to Government Code Section 65962.5.

Figure 1:

REGIONAL LOCATION MAP

Legend

-  City of Pittsburg
-  Other Incorporated Areas
-  County Boundary

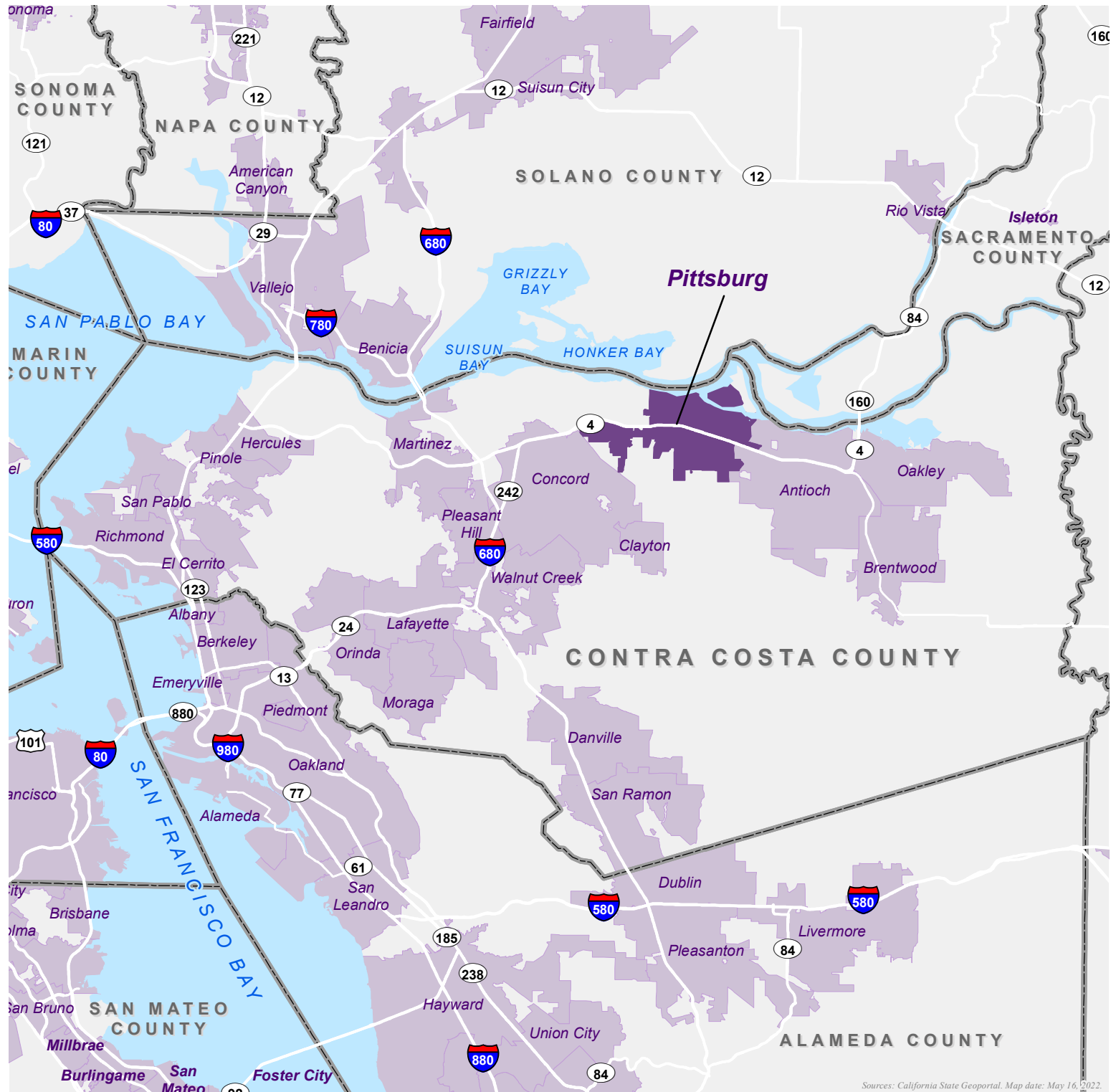


Figure 2:

LAND USE MAP

Legend

- Pittsburg City Limits
- Pittsburg Sphere of Influence
- Downtown Subarea
- Planning Area
- Neighboring City
- General Plan Land Use Designation**
- Hillside Low Density Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Very High Density Residential
- Regional Commercial
- Service Commercial
- Community Commercial
- Mixed Use (General)
- Mixed Use (Community Commercial)
- Mixed Use (Downtown)
- Mixed Use (P/BP BART)
- Mixed Use (Railroad Ave SPA)
- Marina Commercial
- Employment Center Industrial
- Industrial
- Landfill
- Open Space
- Park
- Public/Institutional
- Utility/ROW
- Downtown Low Density Residential
- Downtown Medium Density Residential
- Downtown High Density Residential
- Downtown Commercial
- Water
- PG&E Corridor Conversion Overlay
- BART TOD Overlay
- Park/Greenway
- Future Park

