

### CHAPTER 3. LAND USE ELEMENT

EXCERPT FROM LAND USE ELEMENT, COUNTYWIDE LAND USE ELEMENT IMPLEMENTATION MEASURES, BEGINNING AT PAGE 3-39, SEE TEXT WITH UNDERLINE ITALICS FOR NEW IMPLEMENTATION MEASURES FOR PEDESTRIAN AND BICYCLE FACILITIES

### 3. Land Use Element

Asterick In Margin Denotes Text Change

See Underline Italics or Strikeout

GPA for Bicycle and Pedestrian Facilities

County File: GP#07-0006

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- 3-ak Review and revise all commercial districts defined in the Zoning Ordinance to ensure that the regulations do not allow uses in the districts that are inconsistent with this General Plan.

#### Pedestrian and Bicycle Facilities

3-al Refer to the Transportation and Circulation Element of this General Plan and related policy guidance of its Specific Plans, to ensure that pedestrian and bicycle facilities are routinely accommodated in land use development.

3-am Periodically review and update the Open Space Element of this General Plan, to reflect the network of non-motorized pedestrian, bicycle and equestrian facilities in the County.

3-an Require new residential and commercial developments to provide pedestrian and bicycle facilities within the development.

3-ao When appropriate residential and commercial developments should contribute to off site improvements of these facilities to ensure safe and efficient connections from the development to major destination areas.

### **POLICIES FOR SPECIFIC GEOGRAPHIC AREAS**

There are adopted policies for specific geographic areas of the County which need to be referenced in addition to the countywide policies and implementation measures discussed throughout this plan. The areas for which these policies exist are shown on Figure 3-2 entitled "Unincorporated Communities with Adopted Area Policies." The policies for the areas shown on Figure 3-2 are as follows:

#### **POLICIES FOR THE EAST COUNTY AREA**

##### Land Use

The following policies shall guide development in the East County Area:

- 3-47. This Plan directs most of the residential and commercial growth that is anticipated to occur in the unincorporated East County area during the planning period into the Oakley community, with smaller amounts of recreation-oriented development allowed on Bethel Island.
- 3-48. Docks and marinas permitted by the implementing zoning district shall be considered for approval in certain designated Delta Recreation areas based upon the following criteria:
- (a) where projects can be clustered and located adjacent to similar uses;
  - (b) along waterways having an adequate channel width as defined by the State Harbors and Navigation Code;
  - (c) in areas having adequate public vehicular access;
  - (d) where off-site improvements, such as required access roads, can be assigned to development;
  - (e) where adequate on-site sewage disposal can be provided;
  - (f) where located in an area served by a public fire protection district; and
  - (g) where such uses will not conflict with adjacent agricultural uses.