

3.8 LAND USE AND PLANNING

3.8.1 INTRODUCTION

This section evaluates the potential land use and planning impacts of the proposed project. The section describes the existing and surrounding land uses at the project sites, and relevant land use plans, policies, and regulations governing the project area affected by the proposed project. The project's consistency with applicable land use regulations is evaluated in accordance with *2008 California Environmental Quality (CEQA) Statutes and Guidelines* Section 15125(b). Information presented in this section was obtained from the *City of Hercules General Plan*, the *City's Zoning Ordinance*, and the *Central Hercules Plan*. These documents are available at the City of Hercules Planning Department.

3.8.2 BACKGROUND

As a continuation of efforts to redevelop areas formerly utilized by the petroleum industry and the dynamite plant, the City, in coordination with the Hercules Redevelopment Agency, has sought to rehabilitate these existing urbanized areas by accommodating new economic development and housing opportunities. Since the closure and/or relocation of both of these industries from the City, ongoing redevelopment efforts have included remediation of properties and replacement of obsolete infrastructure from previous redevelopment efforts, which began in 1983 with the original Hercules Redevelopment Project Area, otherwise known as the "Dynamite Redevelopment Project Area" (Area 1). In 1999, a second redevelopment area—Project Area No. 2—was adopted. In 2005, the Dynamite Redevelopment Project Area and Project Area No. 2 were merged.

To continue ongoing efforts to eliminate blight in these former industrial areas, the City is proposing to add new area (the Added Area) to the merged project area; the resulting total area is referred to as the Update 2009 Redevelopment Plan Area. The proposed project area consists of two sites to be included as part of this new proposed Updated 2009 Redevelopment Plan: the Sycamore Crossing and Hill Town sites, collectively referred to as the "Added Area" in this environmental impact report (EIR).

3.8.3 REDEVELOPMENT INTENT AND IMPLEMENTATION

Redevelopment is intended to improve physical and economic conditions in blighted areas. California Community Redevelopment Law (CRL) states, "[It is] the policy of the State ... to protect and promote the sound development and redevelopment of blighted areas and the general welfare of the inhabitants of

the communities in which they exist by remedying such injurious conditions through the employment of all appropriate means.”¹

The Redevelopment Agency uses public investment to assist the City with revitalization efforts consistent with CRL. Current provisions of CRL give authority to the agency to fund the principal and interest on indebtedness, issue bond, borrow funds, or advance funds from tax increment revenue and any other funds available to the agency. To the extent it is able to do so, the agency may also provide assistance through loans or grants for various public facilities and redevelopment activity costs. Financing methods and sources available to the agency are anticipated to include any or all of the following:

- Tax increment revenues in accordance with provisions of CRL
- Agency bonds supported by tax increment revenues
- Notes, interim certificates, debentures, or other obligations issued by the agency
- Loans, grants, or other financial assistance from the City of Hercules, the State of California, the federal government, or other public entities
- Loans, advances, or other assistance from private sector sources and financial institutions
- Sale or lease of property owned or controlled by the agency
- Public/private partnerships with developers or other private interests
- Partnerships with other public entities
- Interest income
- Gifts or donations
- Other legally available public or private sources

Using these financing methods and sources, the Redevelopment Agency strives to make improvements to public facilities, commercial and industrial property, and the housing stock within redevelopment project areas. The net effect of these redevelopment activities is a reduction in blighted conditions, a decreased demand for emergency services, and an increase in the capacity of taxing entities.

The agency implements a range of redevelopment activities to improve and alleviate physical and economic blight associated with commercial and industrial properties, and to provide financial assistance and incentives to attract and expand business activity within the redevelopment project areas. Industrial and commercial areas and business activity deficiencies can be addressed through programs that include

¹ California, State of. *Health and Safety Code* Section 33037.

owner-initiated building rehabilitation, preservation, and facade improvements; cleanup and rehabilitation of vacant obsolete, deteriorated, and contaminated brownfields sites; revitalization of commercial corridors; and business attraction and retention programs.

Certain redevelopment activities are intended to correct infrastructure deficiencies, modernize old systems, improve the overall functioning of the area, improve public safety, make public facilities more accessible, and improve the overall public quality of life in the redevelopment project areas. In doing so, the agency strives to enhance the attractiveness of the redevelopment project areas as places to live and work. Improvements to infrastructure and facilities are used to encourage investment and new development.

3.8.4 ENVIRONMENTAL SETTING

The City of Hercules is located in Contra Costa County along the eastern edge of the San Pablo Bay. The City is approximately 22 miles northeast of San Francisco and 57 miles southwest of Sacramento. Hercules is generally bounded by the unincorporated town of Rodeo to the north, the City of Pinole to the south, unincorporated Contra Costa County land to the east, and the southeast shoreline of San Pablo Bay to the west. The City is developed with various land uses, including industrial, commercial, residential, mixed-use, and public and open space lands. Growth in the City can be attributed to the overall growth of the San Francisco Bay Area.

3.8.4.1 Project Sites

The Sycamore Crossing site is designated General Commercial (GC) by the *Hercules General Plan* and zoned GC by the City's Zoning Ordinance (see **Figure 3.8-1, City of Hercules Land Use and Zoning Map**). The *General Plan* land use designation and zoning for the Hill Town site is Industrial (I). Both sites are located within the boundary of the Central Hercules Plan Area. The Sycamore Crossing site is located within the Central Quarter district, and the Hill Town site comprises the Hill Town district.

3.8.4.2 Surrounding Land Uses

Sycamore Crossing

The Sycamore Crossing site is bounded by Sycamore Avenue to the north, Tsushima Street to the west, and San Pablo Avenue to the south. The land north of Sycamore Avenue is designated Planned Community Residential by the *General Plan*. The land west of Tsushima Street is designated Residential Single-Family Low-Density by the *General Plan*. The land south and southeast of San Pablo Avenue is

designated Public Open Space and General Commercial, respectively. The land east of the project site is designated Commercial Public. See **Figure 3.8-1**.

Hill Town

The Hill Town site is bounded by San Pablo Avenue and the John Muir Parkway intersection to the southwest and Interstate 80 (I-80) to the southeast. The land to the northeast is designated as the New Pacific Properties Specific Plan Area according to the *General Plan*. The land west of San Pablo Avenue is designated Planned Office Research and Development by the *General Plan*. See **Figure 3.8-1**.

3.8.5 REGULATORY FRAMEWORK

3.8.5.1 Hercules General Plan

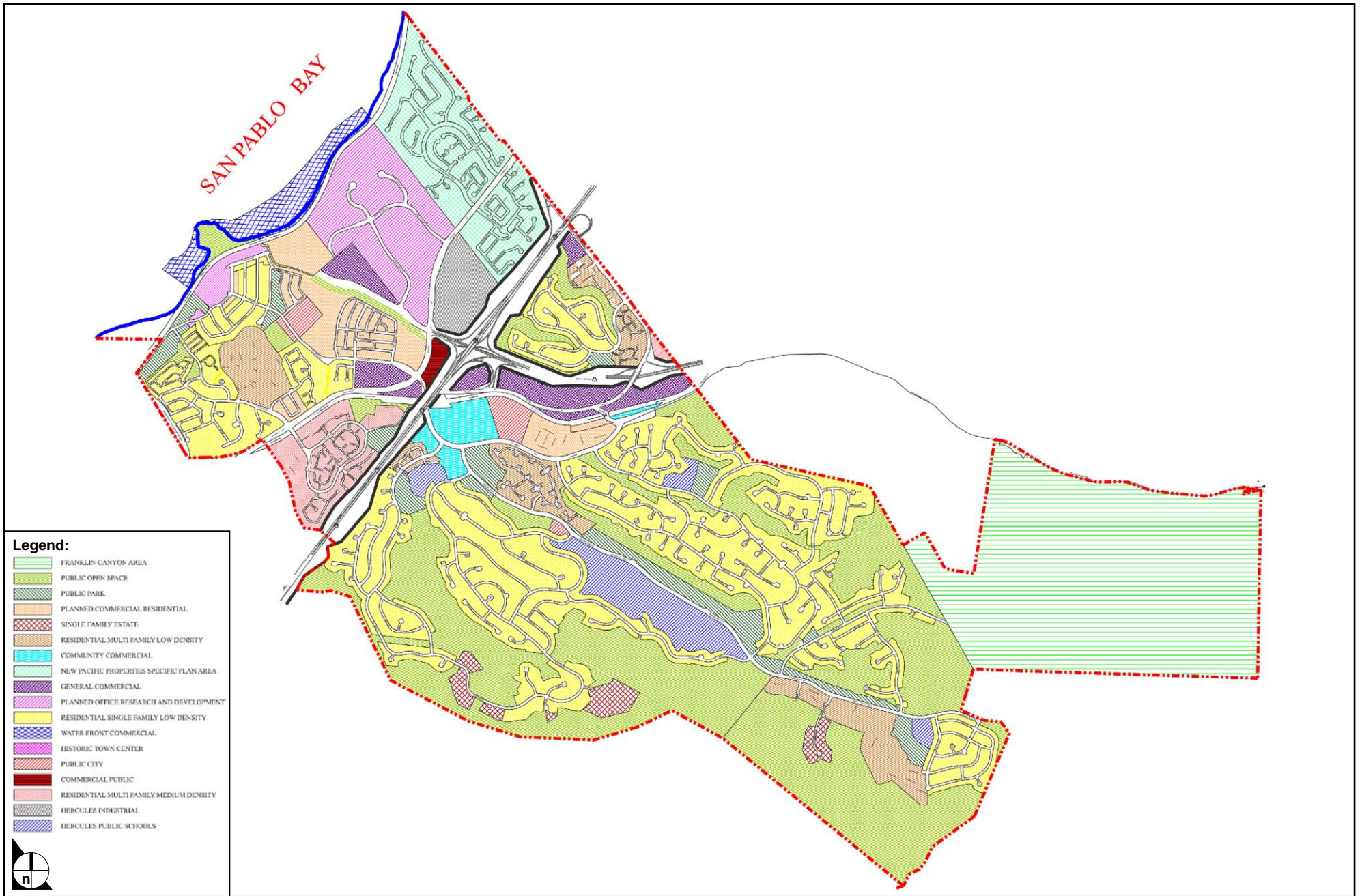
The *Hercules General Plan* includes development policies that set forth objectives, principles, standards, and plan proposals. The *General Plan* consists of nine elements, or subject categories, including (1) Land Use; (2) Circulation; (3) Housing; (4) Open Space and Conservation; (5) Safety; (6) Noise; (7) Hazardous Waste Management Plan; (8) Economic Development; and (9) Growth Management. The *General Plan*, with the exception of the Housing Element, was approved by the City Council on September 22, 1998. The Housing Element, 1999–2006, was approved in February 2003 and has been certified by the State of California.

3.8.5.2 Central Hercules Plan

The *Central Hercules Plan* (CHP) is a long-range planning document that guides the development of a town center for Hercules and establishes an overall vision for four interconnected districts in the central portion of Hercules: the Waterfront District, the Central Quarter, the Civic Center/Hospitality Corridor, and Hill Town. See **Figure 3.8-2, Central Hercules Plan Area**.

The underlying purpose of the CHP is to enhance the City's quality of life, increase mobility, and to create a true town center. According to the CHP, the "vision statements" for future development of the Sycamore Crossing and Hill Town areas are:

- The Central Quarter (Sycamore Crossing) is to be the most urban part of Hercules. Residents of the Central Quarter will be those seeking the convenience and ease of living near transit and work opportunities. Housing types should include apartment buildings, townhouses both for rent and for sale, and a variety of apartments above shops and offices.



SOURCE: Impact Sciences, Inc. - November 2008

FIGURE 3.8-1

City of Hercules Land Use and Zoning Map



SOURCE: Impact Sciences, Inc. - November 2008

FIGURE 3.8-2

Central Hercules Plan Area

- The Hill Town (Hill Town) offers an alternative for upscale residents and should be marketed based on its urbanity, convenience, and views. The demographic segment, to whom this alternative will appeal, with its high discretionary income, is exactly the kind of population that will help generate business in the commercial components of the Town Center as well.

Central Hercules Plan Regulating Code

On July 16, 2001, the City adopted the *Regulating Code of the CHP*. The *Regulating Code* is the implementing instrument for the CHP, which outlines permitted land uses, as well as streetscape and architectural design codes for the planning districts. The plan identifies the types of land uses that are allowed within each of the four districts, along with those uses that are conditionally allowed and those uses that are prohibited.

Development under the *Regulating Code* is regulated by street type. A hierarchy of street types is identified in the *Regulating Code* which includes eight distinct street types: Four-Lane Avenue; Two-Lane Avenue; Main Street; Town Center Street; Neighborhood Street; Neighborhood Land; Two-Way Edge Drive; and One-Way Edge Drive. For each of these street types, the plan specifies allowed building placement and building volume.

For purposes of the review of development projects proposed within the CHP area, the *Regulating Code* designates parcels within the CHP area as either Phase I or Phase II. Phase I parcels are those parcels that have current land use designation (per the *General Plan*) that are consistent with the land uses envisioned by the CHP (and allowed by the *Regulating Code*). Phase II parcels are those parcels on which the land uses envisioned in the CHP are not consistent with the *General Plan* designations. With respect to such parcels, the *Regulating Code* notes that these are not subject to the *Regulating Code* and may be developed consistent with the *General Plan*. However, in the event that an applicant proposes to develop these parcels consistent with the CHP, the applicant must request an amendment to the *General Plan* and Zoning Ordinance. Both the Sycamore Crossing and the Hill Town sites are Phase II sites.

The *Regulating Code* is not pre-empted by any previously adopted local or state codes that regulate public health and safety such as the *Uniform Building, Plumbing, Electrical, or Mechanical Codes*. If any conflicts arise between the provisions of the *Regulating Code* and the City of Hercules Zoning Ordinance, the provisions of the *Regulating Code* take precedence.

3.8.6 IMPACTS AND MITIGATION MEASURES

3.8.6.1 Significance Criteria

The impact of the proposed project on land use and planning would be considered significant if it would exceed the following standards of significance, in accordance with Appendix G of the *State CEQA Guidelines*.

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

Issues Not Discussed Further

The proposed project would not conflict with any applicable habitat conservation plan or natural community conservation plan as none are applicable to the project sites and its vicinity. Existing communities are located north, west, and south of the Sycamore Crossing site and west, north, and south of the Hill Town site; the sites do not connect these communities in any form. Therefore, the project would not physically divide an existing established community. These issues are not discussed further in this section.

Methodology

Land use-related impacts would result if the proposed project would conflict with adopted plans or policies. The land uses that could subsequently be facilitated on the sites were evaluated relative to the City's *General Plan* as that is the applicable land use plan. Direct and indirect physical impacts resulting from project implementation are not addressed in this section, but can be found in the appropriate technical sections of the EIR. For example, air quality impacts associated with increased vehicle trips that would result from project implementation are addressed in **Section 3.2**.

Project Impacts and Mitigation Measures

Impact LU-1: **While the project proposes changes to the City's current *General Plan* land use and zoning designations, the proposed project would not conflict with the *General Plan* or any regulation adopted for the purpose of avoiding or mitigating an environmental effect. (*Less than Significant*)**

The potential for a project to conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project, including, but not limited to a general plan, specific plan, or zoning ordinance is considered as part of the CEQA process (see *State CEQA Guidelines* Section 15125(d)). *The General Plan Guidelines*, published by the State Office of Planning and Research, defines consistency as follows: “An action, program, or project is consistent with the General Plan if, considering all its aspects; it will further the objectives and policies of the General Plan and not obstruct their attainment.” Therefore, the standard for analysis used in this EIR is based on a general agreement with the policy language and furtherance of the policy intent (as determined by a review of the policy context). The project does not have to be in exact agreement with a policy in order for the project to be consistent with the policy.

Proposed General Plan Amendment and Rezone

Sycamore Crossing

The proposed project includes an amendment to the *General Plan* land use designation for the Sycamore Crossing site from GC to Planned Commercial-Residential (PC-R) and a change to the zoning from CG to PC-R Planned Commercial Residential Mixed Use District. As noted earlier, although the Sycamore Crossing site is a Phase II site in the CHP and its *General Plan* land use designation is consistent with the allowed land uses per the CHP and its *Regulating Code*, the *General Plan* land use designation does not allow the development of residential or hotel uses on this site. The proposed general plan amendment and zone change would establish new allowed and conditional uses for the site along with new corresponding property development regulations.

Uses allowed within the GC zoning district and land use designation that currently apply to the Sycamore Crossing site include retail, wholesale, offices, and other businesses serving clientele from Hercules and adjacent communities. Buildings within this designation are typically one to two stories in height, with more intense development allowed so long as it conforms to the overall character of the development and does not adversely impact surrounding development. The floor-area ratio (FAR) for this category ranges from 0.20 to 1.00. A typical FAR for this category is 0.30 (City of Hercules 1998).

The PC-R mixed-use zoning district and land use designation that is proposed for the Sycamore Crossing site allows for either residential or commercial uses or both residential and commercial uses in a well-planned mixed-use development. Appropriate commercial uses include retail businesses, professional service offices, and other customer-oriented businesses. Buildings within this designation have a maximum height of three stories, but the *Regulating Code* allows flexibility in building height. The FAR for non-residential use ranges from 0.20 to 0.40 with a typical FAR of 0.30 (City of Hercules 1998). As

an incentive to develop commercial and residential uses within the same building or site, the allowed residential development density of 15 to 30 units per acre may be added to the allowed commercial density of 0.20 to 0.40 FAR (City of Hercules 1998).

Compared to the GC land use designation which only allows for commercial uses in buildings less than two stories high, the PC-R land use designation and zoning allows for a mix of uses (including residential) within denser developments.

Hill Town

The proposed project includes an amendment to the *General Plan* land use designation for the Hill Town site from Industrial (I) to PC-R and a change to the zoning from Industrial (I) to PC-R Planned Commercial Residential Mixed Use District. As noted earlier, the Hill Town site is a Phase II site in the CHP and its *General Plan* land use designation is not consistent with the concepts of the CHP and its *Regulating Code*. In addition, it is not consistent with the intended uses under the Updated 2009 Redevelopment Plan. Therefore, the proposed general plan amendment and zone change would establish new allowed and conditional uses for the site along with new corresponding property development regulations.

Uses allowed within the Industrial zoning district and land use designation that currently apply to the Hill Town site include heavy industry, refineries, and storage facilities along with light manufacturing and other light industry related to evolving technologies, research and development, communications, and information processing. New industrial development is typically one to two stories in height. The FAR ranges from 0.30 to 0.50 with a typical FAR of 0.40 (City of Hercules 1998).

The PC-R mixed-use zoning district and land use designation that is proposed for the Hill Town site allows for either residential or commercial uses or both residential and commercial uses in a well-planned mixed-use development. Appropriate commercial uses include retail businesses, professional service offices, and other customer-oriented businesses. Buildings within this designation have a maximum height of three stories. The FAR for non-residential use ranges from 0.20 to 0.40 with a typical FAR of 0.30 (City of Hercules 1998). As an incentive to develop commercial and residential uses within the same building or site, the allowed residential development density of 15 to 30 units per acre may be added to the allowed commercial density of 0.20 to 0.40 FAR (City of Hercules 1998).

Compared to the Industrial land use category, which only allows for industrial uses in buildings less than two stories high, the PC-R land use designation and zoning allows for a denser mix of commercial and residential uses.

Project Consistency with General Plan Policies

Project consistency with applicable *General Plan* policies is evaluated in **Table 3.8-1, Consistency with City of Hercules General Plan Policies**. As shown, the project is consistent with applicable policies. Redevelopment is used to implement *General Plan* goals and policies. As such, by its nature the proposed Redevelopment Plan would be consistent with the goals and policies of the *Hercules General Plan*. Furthermore, California CRL limits the use of redevelopment funds for public improvements to those projects that are consistent with the adopted goals and policies of the *General Plan*. Similarly, public and private sector development that would be encouraged or accommodated by redevelopment activities are also subject to the City's plans, policies, and ordinances.

**Table 3.8-1
Consistency with City of Hercules General Plan**

Objectives and Policies	Consistency of Proposed Project
Land Use Element	
<p>Goals: The goals of the Land Use Element are:</p> <ul style="list-style-type: none"> • Preserve and enhance the community's quality of life with well-balanced growth and development. • Enhance and create a community with a wide range of choices, services, and amenities. 	<p>Consistent. The proposed project would promote mixed-use growth on the project site providing a well-balanced growth for the community, and would promote uses that provide services and amenities.</p>
<p>Objective 1: Achieve a level of population and employment that preserves and enhances the desired character of the community.</p>	<p>Consistent. The proposed project would result in land use designations that once occupied would increase population and employment within the City. Furthermore, the proposed project would result in land uses that would adhere to design guidelines and performance standards that would promote the type of character envisioned by the <i>General Plan</i> and <i>Central Hercules Plan</i>.</p>
<p>Objective 2: Develop a community that balances housing, jobs, and commercial opportunities.</p>	<p>Consistent. The proposed project would result in land use designations that would allow for the development of mixed-use projects, which would result in a balanced mixture of housing, jobs, and commercial opportunities.</p>
<p>Policy 2B: Develop non-residential Land Use categories which reduce the need for residents to leave the community by providing a variety of shopping and service opportunities.</p>	<p>Consistent. The proposed project would result in land use designations that could include commercial space, a supermarket, and a hotel, among other non-residential land uses.</p>
<p>Policy 3D: Create a strong and successful focus or center for business and activities that would provide services, shopping opportunities which would attract employees, clients, and patrons from a regional area, while not disturbing existing residential and community-oriented areas.</p>	<p>Consistent. The proposed project would result in land use designations that would provide shopping opportunities and services within a mixed-use development and that would serve as a central gathering, shopping, living, and working place for Hercules residents.</p>

Objectives and Policies	Consistency of Proposed Project
Objective 4: Develop sufficient employment and commercial tax-generating uses to maintain a positive City government fiscal condition.	Consistent. The proposed project would result in commercial land use designation on both sites. These uses would create employment opportunities and once occupied would generate commercial tax-generating uses.
Policy 4A: Encourage local and regional commercial uses that can benefit from substantial regional traffic on I-80, Highway 4 freeway, and San Pablo Avenue.	Consistent. The proposed project would result in commercial land use designations. The type of commercial uses has not yet been defined. However, the sites are within close proximity to I-80 and both sites front San Pablo Avenue.
Policy 4B: Encourage uses that bring additional revenues (retail sales, property tax) either directly or indirectly to the City.	Consistent. The proposed project would result in commercial land use designation on both sites. Other uses that may occupy the sites include a supermarket, office space, and a hotel.
Objective 5: Develop and maintain a pattern of residential land uses which provide for a variety and balance of densities and opportunities for a mix of dwelling and residential type.	Consistent. The proposed project would result in land use designations that allow attached residential units located on top of commercial uses and a multi-family residential community.
Policy 5B: State law requires the City to allow development of new residential area and units as part of meeting the regional need for housing.	Consistent. The proposed project would result in land use designations that allow attached residential units and a multi-family residential community.
Policy 6: Provide residential neighborhoods with a variety of cost ranges disbursed throughout the City.	Consistent. The proposed project would result in land use designations that allow attached residential units and a multi-family residential community.
Policy 7: Achieve a pattern of development that is consistent with City's desired image.	Consistent. The future land uses that would occupy the sites would be required to adhere to the design guidelines and performance standards regulated by the municipal <i>Zoning Code</i> . Implementation of these guidelines and standards would result in a development that is consistent with the City's desired image.
Policy 7A: Establish a visual identity for the City that distinguishes it from the surrounding areas.	Consistent. The future land uses that would occupy the sites would be required to adhere to the design guidelines and performance standards regulated by the municipal <i>Zoning Code</i> . Implementation of these guidelines and standards would result in a development that is consistent with the City's desired image.
Objective 9: Promote attractively designed and economically feasible development.	Consistent. The future land uses that would occupy the sites would be required to adhere to the design guidelines and performance standards regulated by the municipal zoning code. Implementation of these guidelines and standards would result in a development that is consistent with the City's desired image. The proposed project would result in land use designations that allow attached residential units and a multi-family residential community.

Objectives and Policies	Consistency of Proposed Project
Objective 12: Attain new development with residential and employment mixed uses.	Consistent. The proposed project would result in land uses designations that would allow mixed-use land uses (i.e., residential and commercial).
Policy 12A: Encourage mixed use development that provides for an integrated mixture of residential and employment generating uses within the same structure.	Consistent. The proposed project would result in land uses designations that would allow mixed-use land uses (i.e., residential and commercial).
Objective 13: Attain compatible land uses within existing and planned development areas.	Consistent. The proposed project would result in land uses designations that are compatible with existing development.
Objective 14: Protect and enhance significant and desirable environmental attributes and features.	Consistent. The future land uses that would occupy the sites would be required to adhere to the design guidelines and performance standards regulated by the municipal zoning code. Implementation of these guidelines and standards would result in a development that is consistent with the City's desired image.
Objective 15: Provide for public, semi-public and non-profit uses and activities throughout the community.	Consistent. The proposed project would result in land use designations that allow commercial uses on the two sites. However, the type of businesses that would be developed on the sites has not been identified. This objective will be considered when uses begin to enter the site.
Policy 15A: Public, semi-public and non-profit uses may be allowed in commercial and industrial land use categories, if the type and level of activity is compatible with uses and activities allowed in that land use category.	Consistent. The proposed project would result in land use designations that allow commercial uses on the two sites. However, the type of businesses that would be developed on the sites has not been identified. This objective will be considered when uses begin to enter the sites.
Circulation Element	
Circulation Element goals, objectives and policies related to the proposed project are included in the discussion presented in Section 3.12, Transportation and Circulation.	
Housing Element	
Policy 1.2: Continue to ensure adequate residential development sites at appropriate densities to meet the City's housing needs. When and where necessary, rezone properties to higher residential densities or rezone non-residential land for residential or mixed use to create adequate development opportunities.	Consistent. The proposed project would result in land uses designations that would allow mixed-use land uses (i.e., residential and commercial).
Goal 2: Provide a selection of housing by type, tenure and price.	Consistent. The proposed project would result in land use designations that allow attached or detached single- or multi-family residential units.
Policy 2.1: Encourage the development of variety of housing types, at various densities and price levels, providing a broader range of choice than is currently available, in keeping with community design goals and standards.	Consistent. The proposed project would result in land uses designations that would allow mixed-use land uses (i.e., residential and commercial).

Objectives and Policies	Consistency of Proposed Project
Policy 2.2: Expand the number of rental units for those who cannot afford to purchase or who choose to rent.	Consistent. The proposed project would result in land use designations that allow attached or detached single- or multi-family residential units.
Policy 3.1: Encourage barrier-free design in all new residential developments, and ensure that new multi-family developments comply with the State's accessibility design standards.	Consistent. The future land uses that would occupy the sites would be required to adhere to the design guidelines and performance standards regulated by the municipal <i>Zoning Code</i> . Implementation of these guidelines and standards would result in a development that is consistent with the state's accessibility design standards. The proposed project would result in land use designations that allow attached residential units and a multi-family residential community.
Policy 6.1: Require timely and full compliance by the building industry with the California residential energy conservation standards (Title 24) and with the Solar Rights Act.	Consistent. Future residential land uses that would occupy the sites would be required to adhere to the California residential energy conservation standards (Title 24) and with the Solar Rights Act.
Policy 6.3: Promote energy-efficient patterns of development, such as clustering townhouses, duplexes, multifamily construction, and mixed uses.	Consistent. The proposed project would result in land use designations that allow attached multi-family residential units and mixed uses and allow more intense development to occur.
Goal 7: Promote equal housing opportunities and access for all people regardless of race, religion, sex, marital status, age, ancestry, national origin, color, sexual orientation, family status, source of income or disability.	Consistent. Future residential land uses that would occupy the sites would be required to promote equal housing opportunities.
Open Space/Conservation Element	
Open Space/Conservation goals, objectives and policies related to the proposed project are included in the discussed presented in Section 3.3, Biological Resources .	
Safety Element	
Objective 3: Ensure that adequate fire protection is provided throughout the City and that all new structures conform to current fire safety standards.	Consistent. The future land uses that would occupy the sites would be required to adhere to current fire code development standards.
Policy 3B: New development shall be designed to minimize exposure to fire hazards.	Consistent. Future land uses would replace mostly vacant and vegetated parcels with development that would comply with current fire code development standards.
Noise Element	
Noise Element goals, objectives and polices related to the proposed project are included in the discussion presented in Section 3.9, Noise .	
Hazardous Waste Management Plan Element	
Hazardous Waste Management Plan Element goals, objectives and policies related to the proposed project are included in the discussion presented in Section 3.6, Hazards and Hazardous Materials .	

In summary, the proposed general plan and zoning amendments are intended to facilitate future development within the project sites in a manner consistent with the policies outlined in the City's *General Plan* and the concepts in the CHP. The redesignation and rezone of the Sycamore Crossing site to PC-R would make the site consistent with the Zoning Ordinance, as the current GC zoning and designation does not allow residential use. Similarly, the redesignation and rezone of the Hill Town site to PC-R would make the site consistent with the Zoning Ordinance, as the site's current Industrial zoning and designation does not allow residential or commercial uses. Furthermore, as the analysis above shows, the proposed project would not conflict with any of the applicable policies in the *Hercules General Plan* or Zoning Ordinance, or with a land use plan, policy, or regulation of an agency adopted for the purpose of avoiding or mitigating an environmental effect. Therefore, the project would have a less than significant impact to land use and planning.

Mitigation Measure LU-1: No mitigation is required.

Cumulative Impacts and Mitigation Measures

Impact LU-2: Planned and approved projects within the City of Hercules would not result in a cumulative impact to land use and planning. (*Less than Significant*)

Cumulative development in the vicinity of the project sites would be subject to the land provisions and development standards outlined in the City's *General Plan* and the concepts in the CHP, which would introduce land uses that would be compatible with the proposed land uses that could be developed on the project sites. The *General Plan*, *Regulating Code*, and Zoning Ordinance promote land use compatibility for all new developments within the City, including the Redevelopment Plan Area. Development of the proposed project along with the development of approved and reasonable foreseeable projects within the City of Hercules would not result in a significant cumulative impact associated with incompatible land uses. Therefore, the cumulative land use impact is considered less than significant.

Mitigation Measure LU-2: No mitigation is required.

3.8.7 REFERENCES

City of Hercules. 1997. *General Plan*.

City of Hercules. 1998. Zoning Ordinance. Approved October 13. Revised April 23, 2003 and January 9, 2007.

City of Hercules. 2001. *Regulating Code for the Central Hercules Plan*.