

## Exhibit III – Board Resolution No.

Add the following new clarifying language [new text in redline and underline] to General Plan Land Use Element text under the heading “**Policies for the Bay Point Area**”, **Land Use, Policy #3.77, (f), (g), (h)** :

### Land Use

- 3.77 The following policies shall guide development in the Bay Point area:
- (a) Upgrade community appearance by encouraging development of new uses to replace antiquated developments.
  - (b) Provide for well designed projects and limited vehicular access to traffic arterials through the assembly of small parcels of land along Willow Pass Road.
  - (c) Discourage new areas or expansion of strip commercial development in the community except as provided in this plan by the Willow Pass Mixed Use Corridor.
  - (d) Achieve and maintain a healthy environment for people and wildlife, that minimizes health hazards and disruptions caused by the production, storage, transport and disposal of toxic materials.
  - (e) A Redevelopment Plan for the Bay Point area was adopted by the Board of Supervisors in December, 1987. All development proposals should be reviewed by, and coordinated with, Redevelopment Agency staff to ensure compatibility with the Redevelopment Plan. Additionally, involvement with the redevelopment process will allow the County to coordinate concurrent development proposals and to possibly facilitate the construction of public improvements that will further the goals of the Redevelopment Plan.
  - (f) To facilitate the redevelopment of the Bay Point waterfront area, the provisions of the Bay Point Waterfront Strategic Plan and associated CEQA Mitigation Measures (Final Environmental Impact Report, SCH#2004092009) shall apply in addition to the policies contained in this General Plan.
  - (g) It is recognized that in order to implement the vision of the Bay Point Waterfront Strategic Plan, access and circulation improvements are needed to serve the waterfront and surrounding areas. Further engineering studies are needed to determine the alignment, width, roadway design, roadway intersections and bicycle facilities. A feasibility study will need to be conducted, in collaboration with Tri Delta Transit and BART, for transit improvements (capital and operating) and how to fund those improvements.

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- (h) The California Delta Trail is planned as a regional, multi-use trail that when completed will link the San Francisco Bay Trail to future trail ways in and around the Sacramento-San Joaquin Delta, including the Delta shoreline of Contra Costa, Sacramento, Yolo, Solano, and San Joaquin counties. It is envisioned that the California Delta Trail will traverse through the Bay Point waterfront primarily along the north side of the Union Pacific Railroad. The establishment of a precise alignment for this trail through the Bay Point waterfront will be subject to the completion of the trail planning process that has been initiated by the East Bay Regional Park District. The trail alignment depicted on General Plan maps is for illustrative purposes, and may be subject to change when a more precise alignment is established as planning for the California Delta Trail and final development plans for the waterfront area properties both evolve.