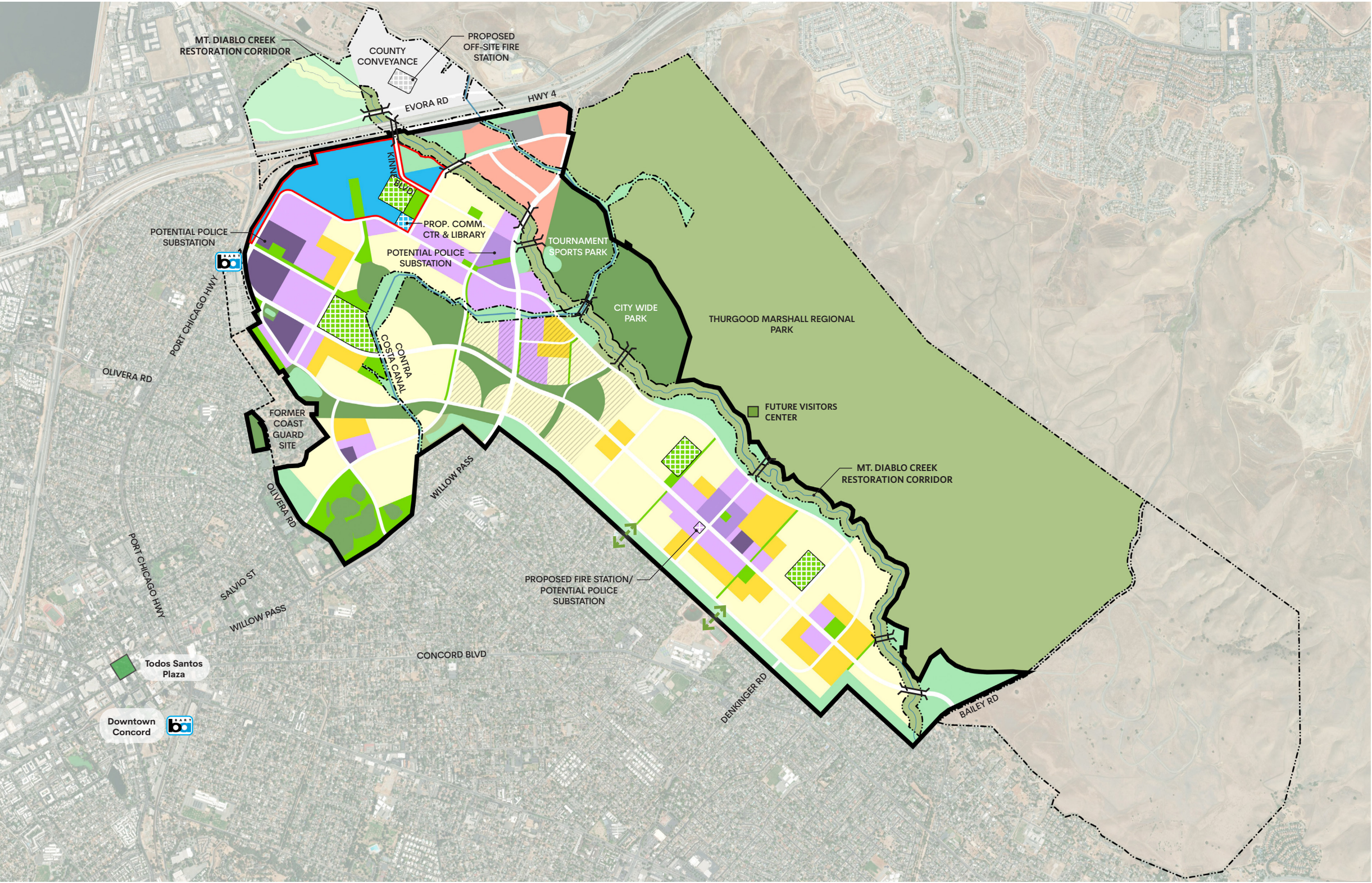


CONCEPTUAL PRELIMINARY LAND USE PLAN



- LAND USE DESIGNATIONS**
- LOW DENSITY RES. (RL)
 - MEDIUM DENSITY RES. (RM)
 - NEIGHBORHOOD COMMERCIAL (NC)
 - MIXED-USE MEDIUM (MUM)
 - MIXED-USE HIGH (MUH)
 - COMMERCIAL FLEX (CF)
 - CAMPUS DISTRICT
- OPEN SPACES TYPES**
- GREENWAYS
 - OTHER PARKS & OS
 - CONSERVATION OS
 - CITYWIDE PARKS
- MISCELLANEOUS**
- SUBSTATION & HIGHWAY SETBACK
 - STEEP SLOPE AREAS
 - COMMUNITY FACILITIES OVERLAY
 - SPECIFIC PLAN BOUNDARY
 - PROPERTY BOUNDARIES
 - FORMER COAST GUARD SITE & BART PROPERTY BOUNDARIES
 - PROPOSED BIKE & PEDESTRIAN CONNECTION
 - POTENTIAL CREEK CROSSINGS
 - CAMPUS DISTRICT BOUNDARY
- Proposed school locations are subject to school district approval, and may be shifted and relocated accordingly

Exhibit A-1

CONCEPTUAL PRELIMINARY LAND USE PLAN WITH PHASING

KEY

PHASE 1

Infrastructure	53.4 ac
Housing	1,612 Units
Commercial (Jobs: 1,378)	620,000 gsf
Inclusionary Housing	537 Units
Community Fac. \ Set Asides (Jobs: 0)	4 ac
Conservation, Open Space & Rec. Lands	76.2 ac

PHASE 2

Infrastructure	44.7 ac
Housing	1,388 Units
Commercial (Jobs: 0)	0 gsf
Innovation District (Jobs: 3,778)	1,700,000 gsf
Campus District (Jobs: 8,250)	3,000,000 gsf
Inclusionary Housing	467 Units
Community Fac. \ Set Asides (Jobs: 196)	23 ac
Conservation, Open Space & Rec. Lands	182.8 ac

PHASE 3

Infrastructure	29.3 ac
Housing	2,284 Units
Commercial (Jobs: 1,778)	680,000 gsf
Inclusionary Housing	762 Units
Community Fac. \ Set Asides (Jobs: 372)	25 ac
Conservation, Open Space & Rec. Lands	102.4 ac

PHASE 4

Infrastructure	34.3 ac
Housing	1,735 Units
Commercial (Jobs: 222)	100,000 gsf
Inclusionary Housing	581 Units
Community Fac. \ Set Asides (Jobs: 196)	11 ac
Conservation, Open Space & Rec. Lands	128.1 ac

PHASE 5

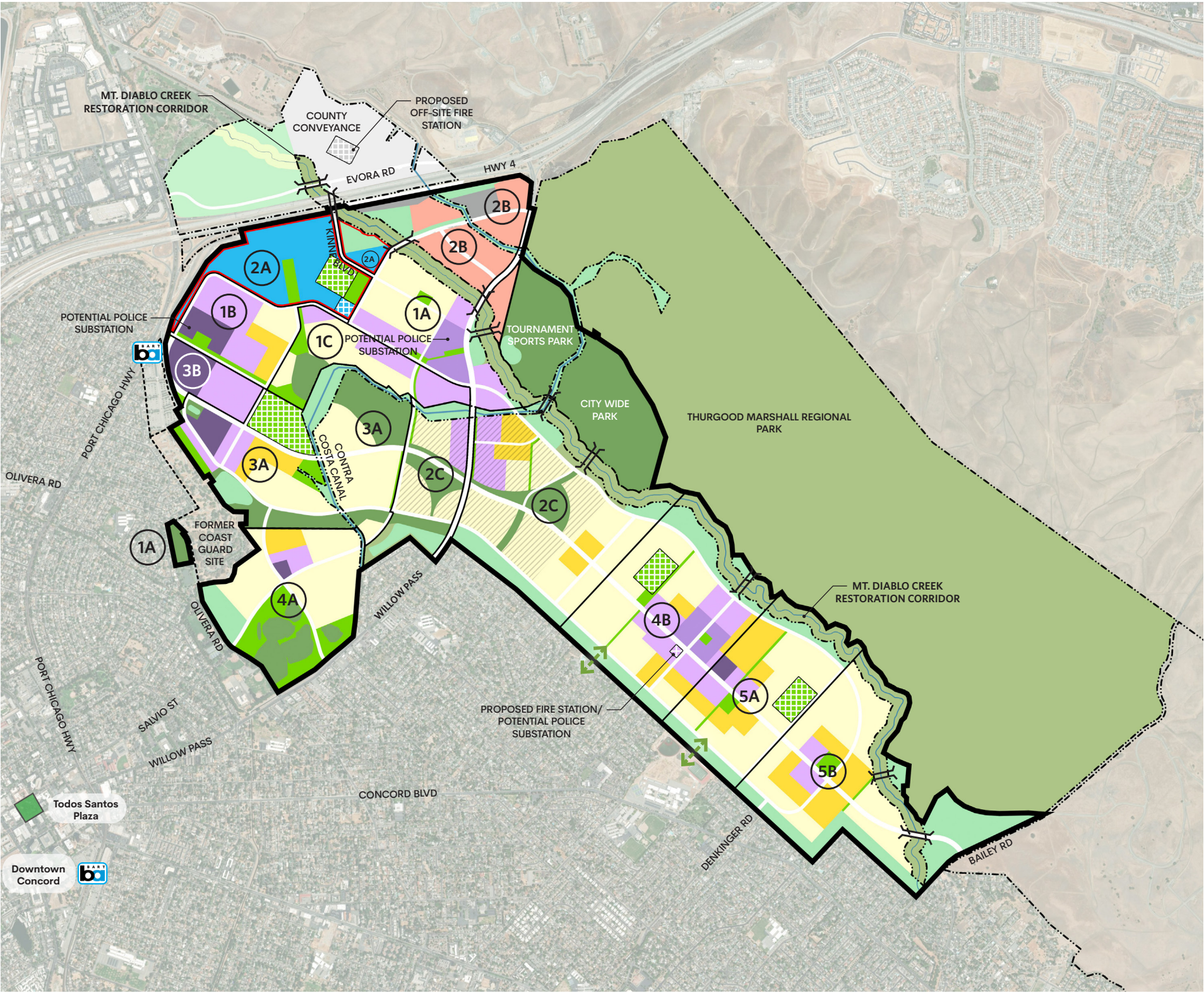
Infrastructure	35.1 ac
Housing	2,185 Units
Commercial (Jobs: 0)	0 gsf
Inclusionary Housing	721 Units
Community Fac. \ Set Asides (Jobs: 186)	10 ac
Conservation, Open Space & Rec. Lands	166.2 ac

TOURNAMENT SPORTS PARK & CITYWIDE PARK

Conservation, Open Space & Rec. Lands	175 ac
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Tournament Sports Park and City Wide Park to be phased and programmed in the Specific Plan.

Proposed school locations are subject to school district approval, and may be shifted and relocated accordingly.



- LAND USE DESIGNATIONS**
- LOW DENSITY RES. (RL)
 - MEDIUM DENSITY RES. (RM)
 - NEIGHBORHOOD COMMERCIAL (NC)
 - MIXED-USE MEDIUM (MUM)
 - MIXED-USE HIGH (MUH)
 - COMMERCIAL FLEX (CF)
 - CAMPUS DISTRICT
- OPEN SPACES TYPES**
- GREENWAYS
 - OTHER PARKS & OS
 - CONSERVATION OS
 - CITYWIDE PARKS
- MISCELLANEOUS**
- SUBSTATION & HIGHWAY SETBACK
 - STEEP SLOPE AREAS
 - COMMUNITY FACILITIES OVERLAY
 - SPECIFIC PLAN BOUNDARY
 - PHASE BOUNDARY
 - PROPERTY BOUNDARIES
 - FORMER COAST GUARD SITE & BART PROPERTY BOUNDARIES
 - PROPOSED BIKE & PEDESTRIAN CONNECTION
 - POTENTIAL CREEK CROSSINGS
 - CAMPUS DISTRICT BOUNDARY

Exhibit A-2

CONCEPTUAL PRELIMINARY PHASING PLAN

KEY

PHASE 1	
Infrastructure	53.4 ac
Housing	1,612 Units
Commercial (Jobs: 1,378)	620,000 gsf
Inclusionary Housing	537 Units
Community Fac. \ Set Asides (Jobs: 0)	4 ac
Conservation, Open Space & Rec. Lands	76.2 ac

PHASE 2	
Infrastructure	44.7 ac
Housing	1,388 Units
Commercial (Jobs: 0)	0 gsf
Innovation District (Jobs: 3,778)	1,700,000 gsf
Campus District (Jobs: 8,250)	3,000,000 gsf
Inclusionary Housing	467 Units
Community Fac. \ Set Asides (Jobs: 196)	23 ac
Conservation, Open Space & Rec. Lands	182.8 ac

PHASE 3	
Infrastructure	29.3 ac
Housing	2,284 Units
Commercial (Jobs: 1,778)	680,000 gsf
Inclusionary Housing	762 Units
Community Fac. \ Set Asides (Jobs: 372)	25 ac
Conservation, Open Space & Rec. Lands	102.4 ac

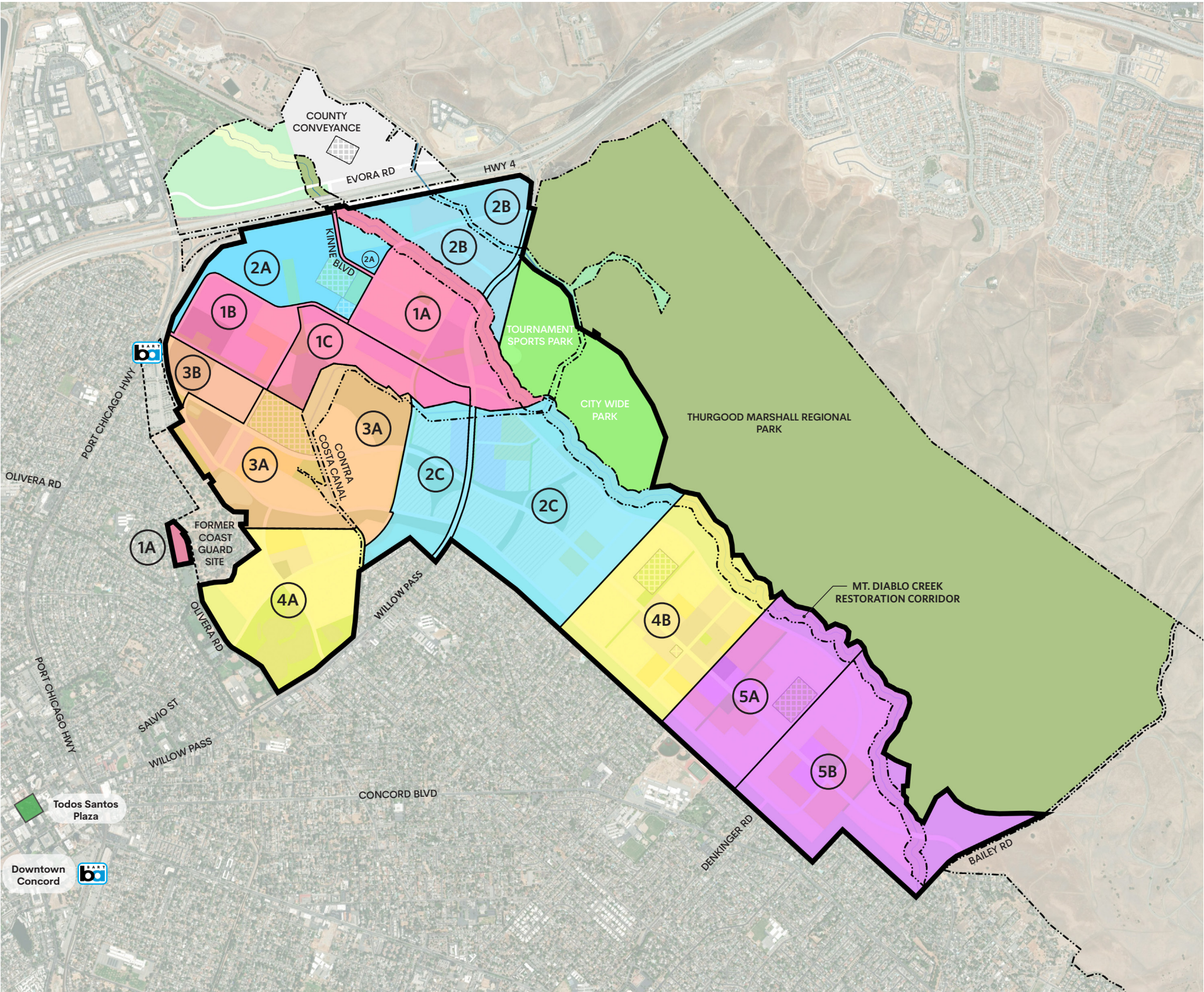
PHASE 4	
Infrastructure	34.3 ac
Housing	1,735 Units
Commercial (Jobs: 222)	100,000 gsf
Inclusionary Housing	581 Units
Community Fac. \ Set Asides (Jobs: 196)	11 ac
Conservation, Open Space & Rec. Lands	128.1 ac

PHASE 5	
Infrastructure	35.1 ac
Housing	2,185 Units
Commercial (Jobs: 0)	0 gsf
Inclusionary Housing	721 Units
Community Fac. \ Set Asides (Jobs: 186)	10 ac
Conservation, Open Space & Rec. Lands	166.2 ac

TOURNAMENT SPORTS PARK & CITYWIDE PARK	
Conservation, Open Space & Rec. Lands	175 ac

Tournament Sports Park and City Wide Park to be phased and programmed in the Specific Plan.

Proposed school locations are subject to school district approval, and may be shifted and relocated accordingly.



KEY

- PHASE 1
- PHASE 2
- PHASE 3
- PHASE 4
- PHASE 5
- CITYWIDE PARKS
- SPECIFIC PLAN BOUNDARY
- PHASE BOUNDARY
- PROPERTY BOUNDARIES
- FORMER COAST GUARD SITE & BART PROPERTY BOUNDARIES

Exhibit A-3

CONCEPTUAL PRELIMINARY LAND USE PLAN SUMMARY

CONCEPTUAL PRELIMINARY LAND USE PLAN LAND USE CATEGORY	Commercial		Residential		Approx. Gross Acres	Estimated Jobs to Housing Ratio
	Approx. GSF	Approx. Jobs	Approx. Market Rate Units	Approx. Affordable Units (inc. transitional housing)		
Infrastructure Backbone Streets PG&E Substation					196.8 5.0	
Housing & Commercial Low Density Residential Medium Density Residential Medium Density Mixed-Use High Density Mixed-Use Neighborhood Commercial/Village Center			4,218 2,273 1,759 954		663.1 137.7 115.6 28.1 30.0	
Special Districts Innovation District -- Commercial Flex (net acres) Campus District (net acres)					63.6 85.3	
Inclusionary Housing Affordable Housing Transitional Multifamily Housing (LBA) Habitat for Humanity				2,788 260 20	58.7 16.0 2.0	
Community Facilities & Set-Asides Library/Community Center #1 Fire Station** 4 School Sites Food Bank (LBA) Veterans Land Set-Aside		10 10 930			3.0 1.0 55.0 10.0 4.0	
Conservation, Open Space, & Rec. Lands <i>Conservation Open Space</i> Mt. Diablo Creek Restoration Existing Open Space (to remain) Existing Wetlands (to remain) Proposed Wetlands Highway 4 Easements <i>Greenways</i> Greenway - East of Creek Green Frame Proposed Multi-Purpose Basins Contra Costa Canal ROW <i>Citywide Parks</i> Ridgetop Park Willow Pass Park Extension Tournament Sports Park & Citywide Park <i>Other Parks & Open Space</i> Parks, Plazas, and Open Space					146.3 9.4 9.2 11.0 13.3 84.6 82.1 71.8 33.1 86.2 28.7 175.0 80.0	
Total	6,100,000	16,356	9,204	3,068	2,305.6	1.33

Notes:

*Approximate number of residents based on 2019 Housing Element Average Household Size (Appendix B, Table 10). Area Plan, page 4, assumed approx. 2.34 pp/unit. Approximate number of residents can be further considered in Specific Plan.

** Project includes two fire stations, one in Phase 1 that is north of Hwy 4 (off-site) and one in Phase 4 (on-site).

CONCEPTUAL PRELIMINARY LAND USE PLAN PHASING SUMMARY

CONCEPTUAL PRELIMINARY LAND USE PLAN LAND USE CATEGORY	Commercial		Residential		Estimated Jobs to Housing Ratio
	Approx. GSF	Approx. Jobs	Approx. Market Rate Units	Approx. Affordable Units (inc. transitional housing)	Approx. Gross Acres
PHASE 1					
Infrastructure					
Backbone Streets					53.4
Housing & Commercial					
Low Density Residential			686		116.3
Medium Density Residential			215		100
Medium Density Mixed-Use			535		502
High Density Mixed-Use	500,000	1,111	176		8.9
Neighborhood Commercial/Village Center	120,000	267			16.0
Inclusionary Housing					
Affordable Housing					9.1
Transitional Multifamily Housing (LBA)				472	4.0
Community Facilities & Set-Asides				65	
Veterans Land Set-Aside					4.0
Conservation, Open Space, & Rec. Lands					
Conservation Open Sp. (Primarily Mt. Diablo Crk)					42.6
Greenways					5.3
Citywide Parks					10.4
Other Parks & Open Space					17.9
Phase 1 Total	620,000	1,378	1,612	537	348.1
PHASE 2 A -- Campus District					
Special Districts					
Campus District (net acres)	3,000,000	8,250			85.3
Community Facilities & Set-Asides					
School Site					10.0
Library/Community Center					3.0
Conservation, Open Space, & Rec. Lands		186			
Conservation Open Space		10			
Greenways					3.5
Other Parks & Open Space					9.0
Phase 2A -- Campus District Total	3,000,000	8,446	0	0	120.2
PHASE 2 B & C					
Infrastructure					
Backbone Streets					
PG&E Substation					44.7
Housing & Commercial					5.0
Low Density Residential			1,004		151.4
Medium Density Residential			211		14.6
Medium Density Mixed-Use			173		13.5
Special Districts					
Innovation District -- Commercial Flex (net acres)	1,700,000	3,778			63.6
Inclusionary Housing					
Affordable Housing					11.2
Transitional Multifamily Housing (LBA)				382	4.0
Community Facilities & Set-Asides				65	179
Habitat for Humanity				20	55
Food Bank (LBA)					
Conservation, Open Space, & Rec. Lands					10.0
Conservation Open Sp. (Primarily Mt. Diablo Crk)					
Greenways					34.8
Citywide Parks					75.9
Other Parks & Open Space					42.4
Phase 2B & 2C Total	1,700,000	3,778	1,388	467	480.9
PHASE 3					
Infrastructure					
Backbone Streets					29.3
Housing & Commercial					
Low Density Residential			506		79.5
Medium Density Residential			458		19.0
Medium Density Mixed-Use			542		21.5
High Density Mixed-Use	560,000	1,708	778		17.2
Hotel	120,000	70			2.0
Inclusionary Housing					
Affordable Housing					10.0
Transitional Multifamily Housing (LBA)				697	4.0
Community Facilities & Set-Asides				65	179
School Site		372			25.0
Conservation, Open Space, & Rec. Lands					
Conservation Open Space					0.0
Greenways					28.3
Citywide Parks					62.1
Other Parks & Open Space					12.0
Phase 3 Total	680,000	2,150	2,284	762	309.9
PHASE 4					
Infrastructure					
Backbone Streets					34.3
Housing & Commercial					
Low Density Residential			990		163.2
Medium Density Residential			449		30.3
Medium Density Mixed-Use			296		21.9
Neighborhood Commercial/Village Center	100,000	222			14.0
Inclusionary Housing					
Affordable Housing					11.2
Transitional Multifamily Housing (LBA)				516	4.0
Community Facilities & Set-Asides				65	179
Fire Station		10			1.0
School Site		186			10.0
Conservation, Open Space, & Rec. Lands					
Conservation Open Sp. (Primarily Mt. Diablo Crk)					52.2
Greenways					53.2
Citywide Parks					0.0
Other Parks & Open Space					22.7
Phase 4 Total	100,000	418	1,735	581	418.0
PHASE 5					
Infrastructure					
Backbone Streets					35.1
Housing & Commercial					
Low Density Residential			1,032		152.7
Medium Density Residential			940		63.8
Medium Density Mixed-Use			213		8.5
Inclusionary Housing					
Affordable Housing					17.2
Community Facilities & Set-Asides					
School Site		186			10.0
Conservation, Open Space, & Rec. Lands					
Conservation Open Sp. (Primarily Mt. Diablo Crk)					56.1
Greenways					99.9
Citywide Parks					0.0
Other Parks & Open Space					10.2
Phase 5 Total	0	186	2,185	721	453.5
Other					
Conservation, Open Space, & Rec. Lands					
Tournament Sports Park & Citywide Park					175.0
Other Total	0	0	0	0	175.0
Grand Total	6,100,000.0	16,355.6	9,204.0	3,068.0	2,305.6

Notes:

*Approximate number of residents based on 2019 Housing Element. Average Household Size (Appendix B, Table 10). Area Plan, page 4, assumed approx. 2.34 pp/unit. Approximate number of residents can be further considered in Specific Plan.

** Project includes two fire stations, one in Phase 1 that is north of Hwy 4 (off-site) and one in Phase 4 (on-site).