

Exhibit 4

Model District Plan Content and Organization

I. Introductory Plan Information

- A. Title Page
 - 1. Name of the plan
 - 2. Name of local agency (project proponent and/or public agency)
 - 3. Date of adoption
- B. Credits, acknowledgments and participants
- C. Table of Contents
- D. List of Tables
- E. List of diagrams and maps
- F. Copy of date of acceptance, or adopting resolution and/or ordinance

II. Summary

- A. Purpose statement and range of issues
- B. Location
- C. Acreage
- D. Summary of preparation process and participation of citizens and agencies

III. Introduction

- A. Detailed district plan purposes and objectives
- B. Development and conservation issues addressed in the plan
- C. Project location(s), including influencing jurisdictions
 - 1. Written description
 - 2. Regional location map
 - 3. Vicinity map
 - 4. Site Location Map(s)
- D. Planning area information and environmental description
- E. Statement of whether the document is an informational study, or proposed to be enacted by policy or regulatory by application (If the plan is both policy and regulatory by design, explain the relationship between the policies and regulations.) The types of District Plan are as follows:
 - 1. Special Study (not enacted)
 - 2. Master Plan (enacted by ordinance)
 - 3. Specific Plan (enacted by ordinance or resolution)
- F. Statement of how the plan policies and/or regulations accomplish the objectives of the plan.
- G. Relationship of the district plan to the general plan.
- H. Relationship of the district plan to neighboring plans and those of other jurisdictions, regional agencies, and the state.
- I. A list of projects required by law to be consistent with the district plan (e.g. rezonings, tentative subdivision maps and public works projects).

IV. District Plan Analysis

- A. Description of proposed major land use development permit application(s)

1. Project location(s)
2. Summary project description(s)
- B. District description and assessment
 1. Description of setting and context
 - a. Neighborhood and district character summary
 - b. Existing land uses, density, and population
 - c. Location and description of housing stock
 2. Physical conditions
 - a. Topography
 - b. Soils and soils engineering
 - c. Drainage
 - d. Trees and vegetation
 - e. Biology
 - f. Archeology and paleontology
 - g. Natural hazards
 3. Property information
 - a. Property ownership
 - b. Easements and rights-of-way
 4. Public service infrastructure (overhead, underground, vaults, and associated easements)
 - a. Electric
 - b. Cable
 - c. Gas
 - d. Water
 - e. Storm Drain
 - f. Sewer
 5. Physical development
 - a. Relationship to adjoining and surrounding areas
 1. Boundaries, edges, and barriers
 2. Landscape and open space connections
 3. Summary mobility connections
 - b. View Assessment
 1. Public vistas
 2. Public view corridors
 3. Public views and vistas of and through area
 - c. Pattern and form analysis
 1. Transect description
 2. Block and figure ground pattern
 3. Building form, scale and pattern
 4. Streetscape design and conditions
 6. Mobility
 - a. Way finding
 - b. Gondola or similar access
 - c. Pedestrian plazas, paths, sidewalks, crosswalks and amenities
 - d. Paved and unpaved trails
 - e. Bicycle

- 1. Paths and trails
- 2. Storage and cyclist accommodations
- f. Transit routes, stops and shelters
- g. Streets and mid-block connectors
- h. Traffic control
- i. Parking
 - 1. Public and private parking
 - 2. On- and off-site
- j. Maintenance and operations
 - 1. Service and delivery access and operations
 - 2. Snow management
 - 3. Emergency access

V. Planning and Regulatory Provisions

A. The plan - a statement of development policies (opportunities, issues, and analysis of data) pertaining to the district. The plan should be arranged substantially similar to the 2007 General Plan content and include: economy; arts, culture, heritage, and natural history; community design; neighborhood and district character; land use; mobility; parks, open space, and recreation; resource management and conservation; public health and safety. The plan should consist of:

- 1. Objectives
- 2. Policies
- 3. Programs
- 4. Plan proposals
 - a. Diagram and written description of planned land uses.
 - b. Characteristics of each land use designation (e.g. single family residential, neighborhood commercial, open space for conservation).
 - 1. Development Standards
 - 2. Standards for conservation, development, and utilization of natural resources.

B. Land use regulations

- 1. Statement of purpose or intent
- 2. Applicability
 - a. Statement of applicability of the regulations to the planning area and designations on the district land use plan diagram.
 - b. Effective date of the regulations
- 3. Statement of relationship between the district plan regulations and the zoning, subdivision, and other local ordinances.
- 4. Development standards.
- 5. Statement of relationship between the district plan build-out population and the General Plan.

C. Design standards

- 1. Building design, massing & height

2. Parking location & orientation
3. Garage door size & type
4. Entrances, access, & on-site circulation

VI. The Infrastructure Plan

A. Mobility: Development policies pertaining to the planned distribution, location, extent and intensity of public and private transportation consisting of:

1. Objectives
2. Policies
3. Discussion of the relationship between the objectives, policies and how they are implemented through the individual plan proposals.
4. Plan proposals
 - a. Diagram(s) and written description of proposed circulation and transportation components, including improvements that support the planned land uses.
 - b. Development standards for the primary components of public and private infrastructure (street cross-sections and material requirements).

B. Public service infrastructure (water, sewer, and storm drainage): Development policies pertaining to the planned distribution, location, extent, and intensity of water, sewer, and storm drainage consisting of:

1. Objectives
2. Policies
3. Discussion of the relationship between the objectives, policies and how they are implemented through the individual plan proposals.
4. Plan proposals
 - a. Diagram(s) and written description of proposed water, sewer, and drainage systems, including the improvements which support the planned land uses.
 - b. Development standards for the primary components of public infrastructure.

C. Solid waste disposal: Development policies pertaining to the planned distribution, location, extent, and intensity of solid waste disposal facilities and services consisting of:

1. Objectives
2. Policies
3. Plan Proposals
 - a. Description of the type and location of proposed solid waste disposal facilities and serving necessary to support the planned land uses.
 - b. Description of the proposed facilities and services to be provided (e.g., transformation station and recycling).

D. Energy: Development policies pertaining to the planned distribution, location, extent, and intensity of energy facilities and services consisting of:

1. Objectives
2. Policies

- 3. Plan proposals
 - a. Description of the type and location of proposed energy facilities, transmission lines, and easements necessary to support the planned land uses.
 - b. Description of the proposed facilities and services to be provided (e.g., distribution of natural gas and the regulation of pressure).
- E. Other essential facilities necessary to support the proposed land uses (e.g., schools, fire stations, street lighting and landscaping).

VII. Program of Implementation Measures

- A. Description of the regulations and ordinances which will implement the district plan.
- B. Capital improvement program
 - 1. Estimated cost of capital projects identified in the district plan's infrastructure plan.
 - 2. The measures by which each capital project will be financed.
 - 3. Identification of parties responsible completing each proposed improvement.
- C. Financing measures necessary for implementation of each of the district plan's proposals other than capital improvements.
 - 1. List and description of projects needing financing.
 - 2. Cost estimates
 - 3. The measures by which each district plan proposal will be financed.
 - 4. Identification of parties responsible for completing each proposal.
- D. Phasing plan for the district plan proposal including capital improvements.
- E. Subsequent development entitlements
- F. Other Programs

VIII. Relationship of the Plan's Environmental Document to Subsequent Discretionary Projects

- A. Projects that will be exempt from additional environmental documentation based on the plan's EIR.
- B. Projects that will require additional environmental documentation.

IX. Plan Administration

- A. Specific plan cost recovery fees authorized by §65456
- B. District plan amendment procedures
 - 1. State requirements
 - 2. Local requirements

X. Plan Enforcement

XI. Appendices

- A. Precise description of the district plan area boundary.
- B. Summaries of key district plan background data and information.

C. Glossary of district plan terms