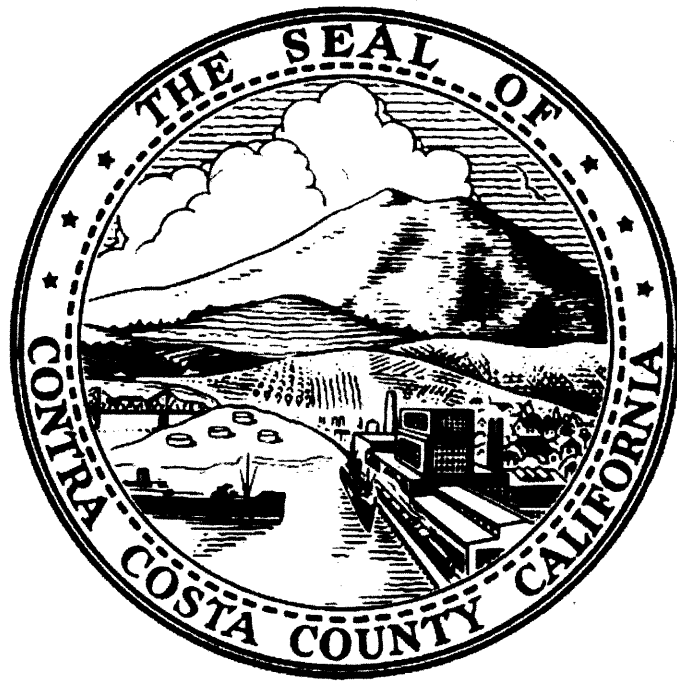


Contra Costa County
General Plan
2005 - 2020



January 2005

3. Land Use Element

would prohibit the placement of any structure on or near the crest of a scenic ridge, such as San Pablo Ridge or Sobrante Ridge. All land above the 400' elevation shall not be developed for suburban purposes unless in conformance with the Land Use Plan Map.

POLICIES FOR THE NORTH RICHMOND AREA

3-174. For all industrial categories, the Plan should accommodate and guide the growth and development of industry. With growth and development there needs to be a recognition of environmental, social and economic values which will work to minimize land use conflicts, to establish a reasonably pleasing setting and to protect natural resources that are irreplaceable. Through appropriate regulatory mechanisms (e.g., zoning ordinance, nuisance ordinance, etc.) provide for the following:

- o Require a setback from San Pablo and Wildcat Creeks for new structures. The size of the setback will be developed through site development review in conjunction with responsible agencies (e.g., Department of Fish and Game, Flood Control District). Lands within these setback areas shall reinforce the habitat values and/or trail setting of the adjacent flood control project for these creeks.
- o Require setbacks within shoreline areas to protect wetlands designated by State or Federal regulatory agencies and to provide public access as appropriate. The size of the setback or mitigation will be developed in conjunction with all affected agencies.
- o Require health risks assessments and, where appropriate, provide necessary buffers for all new applications handling substantial amounts of hazardous materials.
- o Achieve an upgrading of the visual appearance and unity of the area through architectural and landscape requirements and utility under-grounding.
- o Require special geotechnical studies and construction techniques in areas of potential seismic or geological hazards (e.g., Alquist-Priolo Special Study Zone, high liquefaction, and reclaimed wetland areas).
- o Use established standards to limit activities that may endanger human health and can cause damage to the environment.
- o Use established standards to limit activities which may be objectionable such as odors, fumes or other emissions so they will be contained within the property boundaries.
- o Require projects adjacent to parks or recreational corridors to minimize impacts on the recreational values of those facilities.
- o Require a shadow analysis for projects adjacent to commercial nurseries and protect the solar access of affected properties.
- o Require archaeology reconnaissance surveys for all projects within an archaeological sensitivity area. When cultural resources are located within a project, measures to deal with the historic resource shall be recommended by a qualified archeologist.
- o Require all uses to comply with the regulations of the Bay Area Air Quality Management District, the Regional Water Quality Control Board, the San Francisco Bay Conservation and Development Commission, the State and County health departments, and any other regulatory agencies which exist or may be established to ensure environmental quality in the San Francisco Bay Region.
- o Screen all outside storage/maintenance areas from public streets.