

APPENDIX E

Policies Relevant to Project Analysis

E-1 Alameda County

East County Area Plan (ECAP) Goals, Policies, and Programs

ALAMEDA COUNTY – EAST COUNTY AREA PLAN (ECAP) GOALS, POLICIES, AND PROGRAMS

Element		
Land Use		
Open Space Goal Agriculture Goal Agriculture Policies	71	To protect regionally significant open space and agricultural land from development. To maximize long-term productivity of East County’s agricultural resources. The County shall conserve prime soils (Class I and Class II, as defined by the USDA Soil Conservation Service Land Capability Classification) and Farmland of Statewide Importance and Unique Farmland (as defined by the California Department of Conservation Farmland Mapping and Monitoring Program) outside of the Urban Growth Boundary.
	72	The County shall preserve the Mountain House area for intensive agricultural use.
	73	The County shall require buffers between those areas designated for agricultural use and new non-agricultural uses within agricultural areas or abutting parcels. The size, configuration and design of buffers shall be determined based on the characteristics of the project site and the intensity of adjacent agricultural land uses, and if applicable, the anticipated timing of future urbanization of adjacent agricultural land where such agricultural land is included in a phased growth plan. The buffer shall be located on the parcel for which a permit is sought and shall provide for the protection of the maximum amount of arable, pasture, and grazing land feasible.
	74	The County shall require that, where conflicts between a new use and existing use are anticipated, the burden of mitigating the conflicts be the responsibility of the new use.
	75	The County shall enforce the provisions of the Alameda County Right-to-Farm Ordinance on all lands within and adjacent to agricultural areas.
	76	The County shall work with San Joaquin, Contra Costa, and Santa Clara Counties to ensure that any development adjacent to Alameda County agricultural land mitigates impacts on agricultural land including air quality, water quality and incompatibilities with agricultural uses. In particular, measures to mitigate growth-inducing impacts of development on agricultural land in Alameda County shall be addressed through cooperative efforts among the counties. The County shall ensure that land uses within Alameda County adjacent to San Joaquin, Contra Costa, and Santa Clara Counties are compatible with adjacent agricultural uses in these other counties.
Watershed Goal Scenic Viewsheds Goal Sensitive Viewsheds Policies	110	To protect watershed land from the direct and indirect effects of development. To preserve unique visual resources and protect sensitive viewsheds. The County shall require that developments are sited to avoid or, if avoidance is infeasible, to minimize disturbance of large stands of mature, healthy trees and individual healthy trees of notable size and age. Where healthy trees will be removed, the County shall require a tree replacement program which includes a range of tree sizes, including specimen-sized trees, to achieve immediate visual effect while optimizing the long-term success of the replanting effort.
	112	The County shall require development to maximize views of the following prominent visual features: 1. The major ridgelines listed in Policy 105; 2. Brushy Peak, Donlan Peak, and Mount Diablo; and 3. Cresta Blanca, near Arroyo Road South of Livermore.
	113	The County shall review development proposed adjacent to or near public parklands to ensure that views from parks and trails are maintained.

**ALAMEDA COUNTY –
EAST COUNTY AREA PLAN (ECAP) GOALS, POLICIES, AND PROGRAMS (Continued)**

Element		
Land Use (cont.)		
	114	The County shall require the use of landscaping in both rural and urban areas to enhance the scenic quality of the area and to screen undesirable views. Choice of plants should be based on compatibility with surrounding vegetation, drought-tolerance, and suitability to site conditions; and in rural areas, habitat value and fire retardance.
	116	To the maximum extent possible, development shall be located and designed to conform with rather than change natural landforms. The alteration of natural topography, vegetation, and other characteristics by grading, excavating, filling or other development activity shall be minimized. To the extent feasible, access roads shall be consolidated and located where they are least visible from public view points.
	117	The County shall require that where grading is necessary, the off-site visibility of cut and fill slopes and drainage improvements is minimized. Graded slopes shall be designed to simulate natural contours and support vegetation to blend with surrounding undisturbed slopes.
	118	The County shall require that grading avoid areas containing large stands of mature, healthy vegetation, scenic natural formations, or natural watercourses.
	119	The County shall require that access roads be sited and designed to minimize grading.
Biological Resources Goal Biological Resources Policies	125	To preserve a variety of plant communities and wildlife habitat. The County encourages preservation of areas known to support special-status species.
	126	The County encourages no net loss of riparian and seasonal wetlands.
	129	The County encourages the preservation of East County oak woodland plant communities and riparian woodland habitat present along Arroyo Mocho, Arroyo Las Positas, Alamo Canal, and Tassajara and Alameda Creeks.
Hazard Zones Policies	134	The County shall not approve new development in areas with potential natural hazards (flooding, geologic, wildland fire, or other environmental hazards) unless the County can determine that feasible measures will be implemented to reduce the potential risk to acceptable levels, based on site-specific analysis.
Airports Policies	148	The County shall work with cities to ensure that all new uses approved within the Livermore Airport Land Use Commission referral area are consistent with the Airport Land Use Commission Policy Plan.
	150	The County shall recognize the Byron (East Contra Costa County) Airport as a regional resource, and shall work with Contra Costa County to ensure that land uses approved in Alameda County within the Byron Airport's referral area are compatible with the airport's operations.
Solid Waste and Hazardous Waste Facilities	154	The County shall abide by the policies and Siting Criteria in the Alameda County Hazardous Waste Management Plan to ensure the responsible handling of hazardous waste in the County.
Transportation Systems		
General Transportation Goal General Transportation Policies	178	To create and maintain a balanced, multi-modal transportation system that provides for the efficient and safe movement of people, goods, and services.
	180	The county shall cooperate with cities and regional agencies to design transportation facilities and programs to accommodate East County Area Plan land uses. The County shall require that all new development in areas that are unincorporated as of the adoption of the East County Area Plan shall contribute their fair share towards the costs of transportation improvements shown on the Transportation Diagram, subject to confirmation in subsequent traffic studies, as a condition of project approval.

**ALAMEDA COUNTY –
EAST COUNTY AREA PLAN (ECAP) GOALS, POLICIES, AND PROGRAMS (Continued)**

Element		
Transportation Systems (cont.)		
Transportation Demand Management	183	The County shall seek to minimize traffic congestion levels throughout the East County street and highway system.
	184	The County shall seek to minimize the total number of Average Daily Traffic (ADT) trips throughout East County.
	190	The County shall require new non-residential developments in unincorporated areas to incorporate Transportation Demand Management (TDM) measures and shall require new residential developments to include site plan features that reduce traffic trips such as mixed use development and transit-oriented development projects.
	193	The County shall ensure that new development pays for roadway improvements necessary to mitigate the exceedance of traffic Level of Service standards (as described below) caused directly by the development. The County shall further ensure that new development is phased to coincide with roadway improvements so that (1) traffic volumes on intercity arterials significantly affected by the project do not exceed Level of Service D on major arterial segments within unincorporated areas, and (2) that traffic volumes on Congestion Management Program designated roadways (e.g., Interstate Highways 580 and 680 and State Highway 84) significantly affected by the project do not exceed Level of Service E within unincorporated areas. If LOS E is exceeded, Deficiency Plans for affected roadways shall be prepared in conjunction with the Congestion Management Agency. LOS shall be determined according to Congestion Management Agency adopted methodology. The County shall encourage cities to ensure that these levels of Service standards are also met within unincorporated areas.
Streets and Highways Policies	194	The County shall require traffic impact studies for all detailed development plans (e.g., specific plans) and major projects to determine compliance with Level of Service standards.
Bicycle and Pedestrian Trails Programs	83	The County shall work with the East Bay Regional Park District and the Livermore Area Recreation and Park District to complete a regional trail system consistent with their respective Master Plans and shall work with Zone 7 to complete the trail system identified in its Arroyo Management Plan.
	212	The County shall create and maintain a safe and convenient pedestrian system that links residential, commercial, and recreational uses and encourages walking as an alternative to driving.
Public Services and Facilities		
Infrastructure and Services Policies	218	The County shall allow development and expansion of public facilities (e.g. parks and recreational facilities; schools; child care facilities; police, fire, and emergency medical facilities; solid waste, water, storm drainage, flood control, subregional facilities; utilities etc.) in appropriate locations inside and outside of the Urban Growth Boundary consistent with the policies and Land Use Diagram of the East County Area Plan.
Park and Recreational Facilities Policies	224	The County shall require new developments to provide trails consistent with EBRPD and LARPD regional trail plans.
Police, Fire, and Emergency Medical Services Policies	241	The County shall provide effective law enforcement, fire, and emergency medical services to unincorporated areas.
Solid Waste Facilities Goal Water Goal	243	The County shall require new developments to pay their fair share of the costs for providing police, fire, and emergency medical services and facilities. To ensure the safe and efficient disposal or recycling of wastes. To provide an adequate, reliable, efficient, safe, and cost-effective water supply to the residents, businesses, institutions, and agricultural uses in East County.
Water Policies	252	The County shall encourage Zone 7 to pursue new water supply sources and storage facilities only to the extent necessary to serve the rates and levels of growth established by the Initiative and by the general plans of the cities within its service area.

**ALAMEDA COUNTY –
EAST COUNTY AREA PLAN (ECAP) GOALS, POLICIES, AND PROGRAMS (Continued)**

Element		
Public Services and Facilities (cont.)		
Water Policies (cont.)	253	The County shall approve new development only upon verification that an adequate, long-term, sustainable, clearly identified water supply will be provided to serve the development, including in times of drought.
Sewer Goals Utilities	254 285	The County shall encourage Zone 7 and local water retailers to require new developers to pay the full cost of securing, conveying, and storing new sources of water. To provide efficient and cost-effective sewer facilities and services. The County shall facilitate the provision of adequate gas and electric service and facilities to serve existing and future needs while minimizing noise, electromagnetic, and visual impacts on existing and future residents.
Environmental Health and Safety		
Noise Goals		To minimize East County residents' and workers' exposure to excessive noise.
Noise Policies	288 289	The County shall endeavor to maintain acceptable noise levels throughout East County. The County shall limit or appropriately mitigate new noise-sensitive development in areas exposed to projected noise levels exceeding 60 dB based on the <i>California Office of Noise Control Land Use Compatibility Guidelines</i> .
	290	The County shall require noise studies as part of development review for projects located in areas exposed to high noise levels and in areas adjacent to existing residential or other sensitive land uses. Where noise levels show that noise levels in areas of existing housing will exceed "normally acceptable" standards, major development projects shall contribute their prorated share to the cost of noise mitigation measures such as those described in Program 100 ¹ .
Soils and Slope Stability Policies	307	The County shall encourage Zone 7, cities, and agricultural groundwater users to limit the withdrawal of groundwater in order to minimize the potential for land subsidence.
	308	The County shall not permit development within any area outside the Urban Growth Boundary exceeding 25 percent slopes to minimize hazards associated with slope instability.
Seismic and Geologic Hazards Policies	309	The County shall not approve new development in areas with potential for seismic and geologic hazards unless the County can determine that feasible measures can be implemented to reduce the potential risk to acceptable levels, based on site-specific analysis. The County shall review new development proposals in terms of the risk caused by seismic and geologic activity.
	310	The County, prior to approving new development, shall evaluate the degree to which the development could result in the loss of lives or property, both within the development and beyond its boundaries, in the event of a natural disaster.
	311	The County shall ensure that new major public facilities, including emergency response facilities (e.g., hospitals and fire stations), and water storage, wastewater treatment and communications facilities, are sited in areas of low geologic risk.
	312	The County shall ensure that new major transportation facilities and pipelines are designed, to the extent feasible, to avoid or minimize crossings of active fault traces and to accommodate fault displacement without major damage that could result in long-term disruption of service.
	313	The County shall require development in hilly areas to minimize potential erosion and disruption of natural slope stability which could result from grading, vegetation removal, irrigation, and drainage.

¹ Program 100 is an East County Implementation Program for noise standards. Under Program 100, the County shall require the use of noise reduction techniques (such as buffers, building design modifications, lot orientation, soundwalls, earthberms, landscaping, building setbacks, and real estate disclosure notices) to mitigate noise impacts generated by transportation-related and stationary sources as specified in Figure 3.11-2.

**ALAMEDA COUNTY –
EAST COUNTY AREA PLAN (ECAP) GOALS, POLICIES, AND PROGRAMS (Continued)**

Element		
Environmental Health and Safety (cont.)		
Seismic and Geologic Hazards Policies (cont.)	314	The County shall prohibit the construction of any structure intended for human occupancy within 50 feet on either side of the Calaveras, Greenville, or Verona earthquake fault zones as defined by the Alquist-Priolo Earthquake Fault Zoning Act.
	315	The County shall require that buildings be designed and constructed to withstand ground shaking forces of a minor earthquake without damage, of a moderate earthquake without structural damage, and of a major earthquake without collapse of the structure. The County shall require that critical facilities and structures (e.g., hospitals, emergency operations centers) be designed and constructed to remain standing and functional following an earthquake.
Seismic and Geologic Hazard Implementation Programs	111	The County shall delineate areas within East County where the potential for geologic hazards (including seismic hazards, landslides, and liquefaction) warrants preparation of detailed site specific geologic hazard assessments. Areas shall be delineated based upon data from published sources and field investigations. Maps shall be maintained and updated as new data become available. These maps shall not be used by the County to determine where hazardous conditions exist, but instead to identify the presence of conditions which warrant further study.
	112	The County shall develop detailed guidelines for preparation of site-specific geologic hazard assessments. These guidelines shall be prepared in consultation with the County Building Official, the County Engineer, County Geologist, County Counsel, and the County Risk Manager, and shall ensure that site-specific assessments for development requiring discretionary permits are prepared according to consistent criteria.
Fire Hazards Policies	319	The County shall adhere to the provisions of the Alameda County Fire Protection Master Plan and Fire Hazard Mitigation Plan.

SOURCE: Alameda County. 2002. *East County Area Plan*. As amended May 2002.

E-2 Contra Costa County

CONTRA COSTA COUNTY – GENERAL PLAN GOALS, POLICIES, AND PROGRAMS

Element		
3 - Land Use		
Policies for the Southeast County Area	3-68	Many of the specific policy statements of this plan support the concept of allowing for multiple uses, compatible with the predominantly agricultural watershed and public purposes of the area. The policies stress the need to preserve designated agricultural lands for agricultural use, and also to allow certain other uses in the area such as wind energy farms, mineral extraction, and reservoirs.
	3-69	<p>The southeast area is almost exclusively planned for agricultural, watershed, or public purposes. New land uses within this plan area should be limited to those which are compatible to the primary agricultural and watershed purposes of the area (farming, ranching, poultry raising, animal breeding, aviaries, apiaries, horticulture, floriculture, and similar agricultural uses and structures) and consistent with the multiple use philosophy enumerated by this plan.</p> <p>Subject to specific project review and the policies listed within this plan, the following uses are generally consistent with the planned agricultural areas:</p> <ul style="list-style-type: none"> a) Public and private outdoor recreational facilities; b) Dude ranches, riding academies, and stables; c) Wind energy conversion systems; d) Single family residences on larger lots; e) Mineral resources quarrying; f) Oil and gas wells; g) Pipelines and transmission lines; and h) Veterinarian offices and kennels. i) Public purpose uses including those uses described in policy 3-88 below (airport, reservoir)
	3-70	<p>Southeastern Contra Costa County contains a range of natural and cultural resources which warrant special recognition in the General Plan. Mineral and meteorological resources exist which have the potential to be developed as additional uses within this essentially agricultural area. Multiple uses of the land which assist in its long-term protection as an agricultural area are to be encouraged.</p> <p>Policies regarding these specific natural and cultural resources are briefly summarized below. However, a more detailed discussion and additional policies should be referred to in other elements of this General Plan, separated into the following topics:</p> <ul style="list-style-type: none"> • Wind turbine development or wind energy “farms” (policies are found in the Conservation Element); • Mineral resource areas (policies are found in the Conservation Element); • Archaeological and wildlife resources (policies are also found in the Conservation Element); • Contra Costa Water District reservoir(s) planned in this area (policies are found in the Public Facilities/Services Element); • General circulation uses (policies are found in the Transportation/Circulation Element); and • Policies and implementation measures regarding the wildlife and archaeological resources of the area are included in the Conservation Element. <p>The southeastern portion of the County is blessed with archaeological and wildlife resources which are unique and worthy of long term protection and preservation. While in certain portions of the planning area multiple uses of the land may conflict with the need for environmental protection and enhancement, there are other areas where multiple use may reinforce preservation.</p> <p>As a practical matter, it should be recognized that historically it has been the agriculturalists who have protected the unique environmental resources of the area. Their continued efforts in this regard are critical to the long-range preservation of the area’s resources.</p>

**CONTRA COSTA COUNTY –
GENERAL PLAN GOALS, POLICIES, AND PROGRAMS (Continued)**

Element		
3 - Land Use (cont.)		
Policies for the Southeast County Area (cont.)	3-73	Public agencies are in the process of acquiring substantial portions of the planning area to serve the needs of the growing population of the East Bay. Two major public works projects have been approved that are reflected in this plan the East Contra Costa County Airport and the Los [sic] Vaqueros Reservoir. Each is discussed further in the Circulation Element and the Public Facilities/Services Element, respectively. The general location of the airport is shown on the land use element plan map. As the airport project proceeds, land developments in the area must take into account safety, noise, aviation easements, and preservation of the area's agricultural and biological resources.
5 - Transportation and Circulation		
Roadway and Transit Goals	5-A	To provide a safe, efficient, and balanced transportation system.
	5-C	To balance transportation and circulation needs with the desired character of the community.
	5-D	To maintain and improve air quality standards.
	5-E	To permit development only in locations of the County where appropriate traffic level of service standards are ensured.
	5-G	To provide access to new development while minimizing conflict between circulation facilities and land uses.
Roadway and Transit Policies	5-2	Appropriately planned circulation system components shall be provided to accommodate development compatible with policies identified in the Land Use Element.
	5-4	Development shall be allowed only when transportation performance criteria are met and necessary facilities and/or programs are in place or committed to be developed within a specified period of time.
	5-5	Right of way shall be preserved to meet requirements of the Circulation Element and to serve future urban areas indicated in the Land Use Element.
	5-13	Physical conflicts between vehicular traffic, bicyclists, and pedestrians shall be minimized.
	5-16	Emergency response vehicles shall be accommodated in development project design.
	5-25	Planning and provision for a system of safe and convenient pedestrian ways, bikeways, and regional hiking trails shall be continued as a means of connecting community facilities, residential areas, and business districts as well as well as points of interest outside the communities utilizing existing public and semi-public right-of-way.
	5-30	Roads developed in hilly areas shall minimize disturbance of the slope and natural features of the land.
	5-34	Consolidation of utility/drainage/transportation corridors shall be considered, where appropriate.
Scenic Routes Goals	5-R	To identify, preserve and enhance scenic routes in the County.
Scenic Routes Policies	5-35	Scenic corridors shall be maintained with the intent of protecting attractive natural qualities adjacent to various roads throughout the county
	5-37	Scenic views observable from scenic routes shall be conserved, enhanced, and protected to the extent possible.
	5-43	Provide special protection for natural topographic features, aesthetic views, vista, hills and prominent ridgelines at "gateway" sections of scenic routes. Such "gateways" are located at unique transition points in topography or land use, and serve as entrances to regions of the County.

**CONTRA COSTA COUNTY –
GENERAL PLAN GOALS, POLICIES, AND PROGRAMS (Continued)**

Element		
5 - Transportation and Circulation (cont.)		
Scenic Routes Policies (cont.)	5-44	Aesthetic design flexibility of development projects within a scenic corridor shall be encouraged.
Scenic Routes Implementation Measures	5-ak	Develop and enforce guidelines for development along scenic routes to maintain the visual quality of those routes.
	5-am	Consider the visual qualities and character of the corridor in reviewing plans for new roads, road improvements, or other public projects. This should include width, alignment, grade, slope and curvatures of traffic islands and side paths, drainage facilities, additional setbacks, and landscaping.
7 - Public Facilities/Services		
Water Service Goals	7-F	To assure potable water availability in quantities sufficient to serve existing and future residents.
	7-G	To encourage the development of locally controlled supplies to meet the growth needs of the County.
	7-H	To encourage the conservation of water resources available to the County and to the State.
	7-I	To protect and enhance the quality of the water supplied to County residents.
Water Service Policies	7-16	Water service systems shall be required to meet regulatory standards for water delivery, water storage and emergency water supplies.
	7-17	Water service agencies shall be encouraged to establish service boundaries and to develop supplies and facilities to meet future water needs based on the growth policies contained in the County and cities' General Plans.
	7-18	Water service agencies should generally be discouraged from constructing new water distribution infrastructure which exceeds future water needs based on the buildout projections of the County General Plan and city general plans.
	7-22	Water service agencies shall be encouraged to meet all regulatory standards for water quality prior to approval of any new connections to that agency.
Drainage and Flood Control Goals	7-O	To protect and enhance the natural resources associated with creeks and the Delta, and their riparian zones, without jeopardizing the public health, safety, and welfare.
	7-P	To protect creeks and riparian zones identified as valuable from damage caused by nearby development activity.
	7-Q	To employ alternative drainage systems improvements which rely on increased retention capacity to lessen or eliminate the need for structural modifications to watercourses, whenever economically possible.
	7-R	To enhance opportunities for public accessibility and recreational use of creeks, streams, drainage channels and other drainage system improvements.
Drainage and Flood Control Policies	7-38	Watershed management plans shall be developed which encourage the development of detention basins and erosion control structures in watershed areas to reduce peak stormwater flows, as well as to provide wildlife habitat enhancement.
	7-41	Aesthetic, environmental, and recreational benefits shall be taken into full consideration when determining the cost and benefits of alternative drainage system improvements.
	7-45	Onsite water control shall be required of major new developments so that no significant increase in peak flows occurs compared to the site's pre-development condition, unless the Planning Agency determines that offsite measures can be employed which are equally effective in preventing adverse downstream impacts expected from the development or the project is implementing an adopted drainage plan.

**CONTRA COSTA COUNTY –
GENERAL PLAN GOALS, POLICIES, AND PROGRAMS (Continued)**

Element		
7 - Public Facilities/Services (cont.)		
Drainage and Flood Control Policies (cont.)	7-46	Regional detention basins shall be favored over smaller, onsite detention basins.
	7-51	Detention basins shall be designed for multiple uses such as parks and playing fields when not used for holding water, if liability and maintenance issues can be satisfactorily resolved.
	7-55	As appropriate and to the extent allowed by law, assess all new development projects at least \$0.35 per square foot of improvements surface created. This drainage fee is to be collected through existing County Flood Control drainage area fee ordinances, newly adopted drainage area fee ordinances, existing and new assessment districts, or other financial entities. The fee may be applied to the cost of any developer-sponsored regional flood control improvements on- or offsite which mitigate the project's flooding impacts. Regional facilities are defined as systems sized to handle at least 15 cubic feet per second and suitable for public agency maintenance, i.e., 24 – inch diameter and larger storm drains.
	7-56	All residential and non-residential uses proposed in areas of special flood hazards, as shown on FEMA maps, shall conform to the requirements of County Floodplain management applied to all ordinances, approved entitlements (land use permits, tentative, final, and parcel maps, development plan permits, and variances) and ministerial permits (building and grading permits).
Drainage and Flood Control Implementation Measures	7-aa	Encourage gabion-type construction, instead of extensive riprap or concrete lining, to stabilize creek banks.
	7-ab	Utilize check dams and drop structures to control erosion within natural watercourses, where creek capacity and bank stability permits.
	7-ac	Utilize bypass culverts, detention basins, and floodplain easements acquisition, when such means are available, as alternatives to structural modifications of watercourses.
Fire Protection Goals	7-AD	To provide special fire protection for high-risk land uses and structures.
Fire Protection Policies	7-65	Needed upgrades to fire facilities and equipment shall be identified as part of project environmental review and area planning activities, in order to reduce fire risk and improve emergency response in the County.
	7-70	The effectiveness of existing and proposed fire protection facilities shall be maximized by incorporating analysis of optimum fire and emergency service access into circulation system design.
	7-71	A set of special fire protection and prevention requirements shall be developed for inclusion in development standards applied to hillside, open space, and rural area development.
	7-80	Wildland fire prevention activities and programs such as controlled burning, fuel removal, establishment of fire roads, fuel breaks and water supply, shall be encouraged to reduce wildland fire hazards.
	7-81	All structures located in Hazardous Fire Areas, as defined in the Uniform Fire Code, shall be constructed with fire resistant exterior materials, such as fire safe roofing, and their surroundings are to be irrigated and landscaped with fire resistant plants, consistent with drought resistance and water conservation policies.
Solid Waste Management Goals	7-AG	To reduce the amount of waste disposed of in landfills by: <ul style="list-style-type: none"> 1) reducing the amount of solid waste generated (waste reduction); 2) reusing and recycling as much of the solid waste as possible; 3) utilizing the energy and nutrient value of the solid waste (waste to energy composting); <li style="padding-left: 20px;">and 4) properly disposing of the remaining solid waste (landfill disposal).

**CONTRA COSTA COUNTY –
GENERAL PLAN GOALS, POLICIES, AND PROGRAMS (Continued)**

Element		
7 - Public Facilities/Services (cont.)		
Solid Waste Management Goals (cont.)	7-AH	To divert as much waste as feasible from landfills through recovery and recycling.
Solid Waste Management Implementation Measures	7-bk	Require that all proposed solid waste management facilities manage truck traffic to minimize peak-hour trips; upgrade and improve identified pavement sections of roadway; limit facility hours of operation; manage access routes to facilities; and require mufflers on trucks and equipment.
8 - Conservation		
Vegetation and Wildlife Goals	8-D	To protect ecologically significant lands, wetlands, plant and wildlife habitats.
	8-E	To protect rare, threatened and endangered species of fish, wildlife and plants, significant plant communities, and other resources which stand out as unique because of their scarcity, scientific value, aesthetic quality or cultural significance. Attempt to achieve a significant net increase in wetland values and functions within Contra Costa County over the life of the General Plan. The definition of rare, threatened and endangered includes those definitions provided by the federal ESA, CESA, the California Native Plant Protection Act and CEQA.
	8-F	To encourage the preservation and restoration of the natural characteristics of the San Francisco Bay/Delta estuary and adjacent lands, and recognize the role of Bay vegetation and water area in maintaining favorable climate, air and water quality, and fisheries and migratory waterfowl.
Vegetation and Wildlife Policies	8-6	Significant trees, natural vegetation, and wildlife populations generally shall be preserved.
	8-7	Important wildlife habitats which would be disturbed by major development shall be preserved, and corridors for wildlife migration between undeveloped lands shall be retained.
	8-8	Significant ecological resource areas in Contra Costa County shall be identified and designated for compatible low-intensity land uses. Setback zones shall be established around the resource areas to assist in their protection.
	8-9	Areas determined to contain significant ecological resources, particularly those containing endangered species, shall be maintained in their natural state and carefully regulated to the maximum legal extent. Acquisition of the most ecologically sensitive properties within Contra Costa County by appropriate public agencies shall be encouraged.
	8-10	Any development located or proposed within significant ecological resource areas shall ensure that the resource is protected.
	8-11	The County shall utilize performance criteria and standards that seek to regulate uses in and adjacent to significant ecological resource areas.
	8-12	Natural woodlands shall be preserved to the maximum extent possible in the course of land development.
	8-13	The critical ecological and scenic characteristics of rangelands, woodlands, and wildlands shall be recognized and protected.
	8-14	Development on hillsides shall be limited to maintain valuable natural vegetation, especially forests and open grasslands, and to control erosion. Development on open hillsides and significant ridgelines throughout Contra Costa County shall be restricted, and hillsides with a grade of 26 percent or greater shall be protected through implementing zoning measures and other appropriate actions.
	8-15	Existing vegetation, both native and non-native, and wildlife habitat areas shall be retained in the major open space areas sufficient for the maintenance of a healthy balance of wildlife populations.

**CONTRA COSTA COUNTY –
GENERAL PLAN GOALS, POLICIES, AND PROGRAMS (Continued)**

Element		
8 – Conservation (cont.)		
Vegetation and Wildlife Policies (cont.)	8-16	Native and/or sport fisheries shall be preserved and re-established in the streams within Contra Costa County wherever possible.
	8-17	The ecological value of wetland areas, especially the salt marshes and tidelands of the Bay and Delta, shall be recognized. Existing wetlands in Contra Costa County shall be identified and regulated. Restoration of degraded wetland areas shall be encouraged and supported whenever possible.
	8-19	The County shall actively oppose any and all efforts to construct a peripheral canal or any other water diversion system that reduces Delta water flows unless and until it can be conclusively demonstrated that such a system would, in fact, protect, preserve and enhance water quality and fisheries of the San Francisco Bay-Delta estuary system.
	8-21	The planting of native trees and shrubs shall be encouraged in order to preserve the visual integrity of the landscape, provide habitat conditions suitable for native wildlife, and ensure that a maximum number and variety of well-adapted plants are sustained in urban areas.
	8-22	Applications of toxic pesticides and herbicides shall be kept at a minimum and applied in accordance with the strictest standards designed to conserve all the living resources of Contra Costa County. The use of biological and other non-toxic controls shall be encouraged.
	8-24	The County shall strive to identify and conserve remaining upland habitat areas which are adjacent to wetlands and are critical to the survival and nesting of wetland species.
	8-25	The County shall protect marshes, wetlands, and riparian corridors from the effects of potential industrial spills.
	8-26	The environmental impacts of using poisons to control ground squirrel populations in grasslands shall be thoroughly evaluated by the County.
	8-27	Seasonal wetlands in grassland areas of Contra Costa County shall be identified and protected.
	8-28	Efforts shall be made to identify and protect Contra Costa County's mature native oak, bay, and buckeye trees.
Vegetation and Wildlife Implementation Measures	8-p	Cooperate with, encourage and support the plans of appropriate public agencies to acquire privately-owned lands in order to provide habitat protection for the maintenance of rare, threatened or endangered plant and animal species.
	8-q	Expand the range of uses or inclusion of land in the Agricultural Preserve Program to include "wildlife habitat area," in compliance with the amended Land Conservation Act of 1965, or the Open Space Easements Program.
	8-r	Encourage the revegetation of native grass species on lands which have been modified for agriculture, where appropriate.
	8-s	Require a demonstration that the eradication and control program is necessary to protect agricultural crops and Delta levees, or to prevent or control outbreak plague in an area, and require that the environmental impacts of the program upon other wildlife species are adequately analyzed and documented.
	8-u	Encourage the propagation of native oaks in foothill woodlands, where appropriate, by limiting cattle grazing to compatible light or moderate levels, and/or encouraging the replanting of native oak species. Proper planting and maintenance techniques are necessary to ensure the long term survival of newly establish oaks.
Agricultural Resources Goals	8-G	To encourage and enhance agriculture, and to maintain and promote a healthy and competitive agricultural economy.
	8-H	To conserve prime productive agricultural land outside the Urban Limit Line exclusively for agriculture.
	8-I	To minimize conflicts between agricultural and urban uses.

**CONTRA COSTA COUNTY –
GENERAL PLAN GOALS, POLICIES, AND PROGRAMS (Continued)**

Element		
8 – Conservation (cont.)		
Agricultural Resources Goals (cont.)	8-J	To encourage cooperation between the County and cities in the preservation of agricultural lands.
Agricultural Resources Policies	8-29	Large contiguous areas of the County shall be encouraged to remain in agricultural production as long as economically viable.
	8-30	In order to reduce adverse impacts on agricultural and environmental values, and to reduce urban costs to taxpayers, the County shall not designate land located outside the ULL for an urban land use.
	8-31	Urban development in the future shall take place within the Urban Limit Line and areas designated by this plan for urban growth.
	8-32	Agriculture shall be protected to assure a balance in land use. The policies of Measure C -1990 shall be enforced.
	8-33	The County shall encourage agriculture to continue operating adjacent to developing urban areas.
	8-34	Urban developments shall be required to establish effective buffers between them and land planned for agricultural uses.
	8-35	Residents in or near agricultural areas shall be informed and educated regarding the potential nuisances and hazards associated with nearby agricultural practices.
	8-36	Agriculture shall be protected from nuisance complaints from non-agricultural land uses.
	8-37	The use of toxic and nutritive chemicals by agricultural operators shall be minimized.
	8-38	Agricultural operations shall be protected and enhanced through encouragement of Williamson Act contracts to retain designated areas in agricultural use.
	8-39	A full range of agriculturally-related uses shall be allowed and encouraged in agricultural areas.
	8-40	A 40-acre minimum parcel size for prime productive agricultural land (Class I and II soils per SCS Land Use Capability Classification) shall be established by the County for land outside the designated Urban Limit Line. To the extent feasible, the County shall enter into preservation agreements with cities in the County designed to preserve land for agriculture.
	8-41	The promotion and marketing of locally grown agricultural products shall be encouraged.
	8-42	The importance of the agricultural production, processing, and services industry within the County, shall be recognized, and agriculture shall be integrated into the County's overall economic development programs.
	8-43	The physical and service infrastructure, public and private, which supports agriculture shall be promoted.
	8-44	Agricultural processing and service businesses in agriculturally designated areas may be permitted.
	8-45	Efforts to assure an adequate, high quality, and fairly priced water supply to irrigated agricultural areas shall be supported.
8-46	Maintenance and reconstruction of Delta levees shall be encouraged to ensure the continued availability of a valuable agricultural land protected by the existing network of levees and related facilities.	
8-47	The County shall ensure that its fiscal policies and practices provide the maximum lawful protection to owners of agricultural lands.	
8-48	Farm workers and farm family housing may be permitted in agricultural areas to meet the needs of locally employed transient and permanent farm workers and family farm workers. In addition to the 40-acre minimum parcel size, and preservation agreements, other standards and policies to protect the economic viability of agricultural land shall be established. These may include conservation easements, an agricultural soils trust fund, and agricultural mitigation fees.	

**CONTRA COSTA COUNTY –
GENERAL PLAN GOALS, POLICIES, AND PROGRAMS (Continued)**

Element		
8 – Conservation (cont.)		
Soil Resources Goals	8-P	To encourage the conservation of soil resources to protect their long-term productivity and economic value.
	8-Q	To promote and encourage soil management practices that maintain the productivity of soil resources.
Soils Resources Policies	8-63	Erosion control procedures shall be established and enforced for all private and public construction and grading projects.
	8-67	Lands having a prevailing slope above 26 percent shall require adequate special erosion control and construction techniques.
	8-68	Lands having a high erosion potential as identified in the Soil Survey shall require adequate erosion control methods for agricultural and other uses.
Soils Resources Implementation Measures	8-cd	Include erosion control measures for any discretionary project involving construction of grading near waterways or on lands with slopes exceeding 10 percent.
	8-cf	Require a soil conservation program to reduce soil erosion impacts for discretionary projects which could increase waterway or hillside erosion. Design improvements such as roads and driveways to retain natural vegetation and topography to the extent feasible.
Water Resources Goals	8-T	To conserve, enhance and manage water resources, protect their quality, and assure an adequate long-term supply of water for domestic, fishing, industrial and agricultural use.
	8-U	To maintain the ecology and hydrology of creeks and streams and provide an amenity to the public, while at the same time preventing flooding, erosion and danger to life and property.
	8-V	Preserve and restore natural waterways
	8-W	To employ alternative drainage system improvements which rely on increased retention capacity to lessen or eliminate the need for structural modifications to watercourses, whenever economically possible.
	8-X	To enhance opportunities for public accessibility and recreational use of creeks, streams, drainage channels and other drainage system improvements.
General Water Resources Policies	8-74	Preserve watersheds and groundwater recharge areas by avoiding the placement of potential pollution sources in areas with high percolation rates.
	8-75	Preserve and enhance the quality of surface and groundwater resources.
	8-78	Where feasible, existing natural waterways shall be protected and preserved in their natural state, and channels which already are modified shall be restored. A natural waterway is defined as a waterway which can support its own environment of vegetation, fowl, fish and reptiles, and which appears natural.
	8-79	Creeks and streams determined to be important and irreplaceable natural resources shall be retained in their natural state whenever possible to maintain water quality, wildlife diversity, aesthetic values, and recreation opportunities.
	8-80	Wherever possible, remaining natural watercourses and their riparian zones shall be restored to improve their function as habitats.
	8-81	Fisheries in the streams within the County shall be preserved and re-established wherever possible.
	8-82	Riparian habitat shall be protected by providing for channel cross-sections adequate to carry 100-year flows, as per policies contained in the Public Facilities/Services Element. If it is not possible to provide a channel cross-section sufficient to carry the 100-year flow, then detention basins should be developed.
	8-84	Riparian resources in the Delta and along the shoreline shall be protected and enhanced.
8-85	Natural watercourses shall be integrated into new development in such a way that they are accessible and provide a positive visual element.	

**CONTRA COSTA COUNTY –
GENERAL PLAN GOALS, POLICIES, AND PROGRAMS (Continued)**

Element**8 – Conservation (cont.)**

General Water Resources Policies (cont.)	8-86	Onsite water control shall be required of major new developments so that no increase in peak flows occurs relative to the site's pre-development condition, unless the Planning Agency determines that offsite measures can be employed which are equally effective in preventing adverse downstream impacts.
	8-89	Setback areas shall be provided along natural creeks and streams in areas planned for urbanization. The setback areas shall be of a width adequate to allow maintenance and to prevent damage to adjacent structures, the natural channel and associated riparian vegetation. The setback area shall be a minimum of 100 feet; 50 feet on each side of the centerline of the creek.
	8-91	Grading, filling and construction activity near watercourses shall be conducted in such a manner as to minimize impacts from increased runoff, erosion, sedimentation, biochemical degradation or thermal pollution.
Air Resources Goals	8-AA	To meet Federal Air Quality Standards for all air pollutants.
	8-AB	To continue to support Federal, State and regional efforts to reduce air pollution in order to protect human and environmental health.
Air Resources Policies	8-103	When there is a finding that a proposed project might significantly affect air quality, appropriate mitigation measures shall be imposed.
	8-104	Proposed projects shall be reviewed for their potential to generate hazardous air pollutants.
	8-105	Land uses which are sensitive to air pollution shall be separated from sources of air pollution.

9 - Open Space Element

Overall Open Space Goals	9-A	To preserve and protect the ecological, scenic, and cultural/historic, and recreational resource lands of the County.
Overall Open Space Policies	9-2	Historic and scenic features, watersheds, natural waterways, and areas important for the maintenance of natural vegetation and wildlife populations shall be preserved and enhanced.
Scenic Resources Goals	9-10	Preserve and protect areas of identified high-scenic value, where practical, and in accordance with the Land Use Element map.
	9-11	Protect major scenic ridges, to the extent practical, from structures, roadways, or other activities which would harm their scenic qualities.
	9-12	To preserve the scenic qualities of the San Francisco Bay/Delta estuary system and the Sacramento/San Joaquin River Delta shoreline.
Scenic Resources Policies	9-14	High quality engineering of slopes shall be required to avoid soil erosion, downstream flooding, slope failure, loss of vegetative cover, high maintenance costs, property damages and damages to visual quality. Particularly vulnerable areas shall be avoided for urban development. Slopes of 26 percent or more should generally be protected and are generally not desirable for convention cut-and-fill pad development. Development on open hillsides and significant ridgelines shall be restricted.
	9-15	In order to conserve the scenic beauty of the County, developers shall generally be required to restore the natural contours and vegetation of the land after grading and other land disturbances. Public and private projects shall be designed to minimize damages to significant trees and other visual landmarks.
	9-18	In areas along major scenic ridges which are designated for open space use, the principals outlined in 9-19 through 9-26 shall apply.
	9-20	New power lines shall be located parallel to existing lines in order to minimize their visual impact.
	9-21	The construction of new structures on the top of major scenic ridges or within 50 feet of the ridgeline shall be discouraged.

**CONTRA COSTA COUNTY –
GENERAL PLAN GOALS, POLICIES, AND PROGRAMS (Continued)**

Element		
9 - Open Space Element (cont.)		
Scenic Resources Policies (cont.)	9-22	When development is permitted to occur on hillsides, structures shall be located in a manner which is sensitive to available natural resources and constraints
	9-24	Any new development shall be encouraged to generally conform with natural contours to avoid excessive grading.
	9-25	All new land uses which are located below a major scenic ridge shall be reviewed with an emphasis on protecting the visual qualities of the ridge.
	9-28	Maintaining the scenic waterways of the County shall be ensured through public protection of the marshes and riparian vegetation along the shorelines and delta levees, as otherwise specified in this Plan.
Scenic Resource Implementation Measures	9-b	Carefully study and review and development projects which would have the potential to degrade the scenic qualities of major significant ridges in the County or the bay and delta shoreline.
	9-c	Develop hillside and ridgeline design guidelines to provide better guidance for development, particularly as it relates to grading, massing, and relationship of structures to ridgelines.
	9-d	Where possible, structures shall not be built on top of any designated scenic ridgeline.
	9-e	Develop and enforce guidelines for development along scenic waterways to maintain the visual quality of these areas.
Historic and Cultural Resource Goals	9-32	Areas which have identifiable and important archaeological or historic significance shall be preserved for such uses, preferably in public ownership.
	9-34	Development surrounding areas of historic significance shall have compatible and high quality design in order to protect and enhance the historic quality of the area.
Parks and Recreation Facilities Policies	9-36	To develop a sufficient amount of conveniently located, properly designed park and recreational facilities to serve the needs of all residents.
	9-37	To develop a system of interconnected hiking, riding, and bicycling trails and paths suitable for both active recreational use and for the purpose of transportation/circulation.
	9-38	To promote active and passive recreational enjoyment of the County's physical amenities for the continued health, safety, and welfare of the citizens of the County.
	9-39	To achieve a level of park facilities of four acres per 1,000 population.
	9-40	Major park lands shall be reserved to ensure that the present and future needs of the County's residents will be met and to preserve areas of natural beauty or historical interest for future generations. Apply the parks and recreation performance standards in the Growth Management Element.
	9-43	Regional-scale public access to scenic areas on the waterfront shall be protected and developed, and water-related recreation, such as fishing, boating, and picnicking, shall be provided.
	9-46	Public trail facilities shall be integrated into the design of flood control facilities and other public works whenever possible.
Park and Recreation Facilities Implementation Measures	9-47	Recreational development shall be allowed only in a manner which complements the natural features of the area, including the topography, waterways, vegetation, and soil characteristics.
	9-v	Develop a comprehensive and interconnected series of hiking, biking and riding trails in conjunction with cities, special districts, public utilities and county service areas.

**CONTRA COSTA COUNTY –
GENERAL PLAN GOALS, POLICIES, AND PROGRAMS (Continued)**

Element		
10 - Safety Element		
Seismic Hazard Goals	10-B	To reduce to a practical minimum injuries and health risks resulting from the effects of earthquake ground shaking on structures, facilities, and utilities.
Seismic Hazard Policies	10-4	In areas prone to severe levels of damage from ground shaking (i.e., Zone IV on Map 10-4), where the risks to life and investments are sufficiently high, geologic-seismic and soils studies shall be required as a precondition for authorizing public or private construction.
	10-5	Staff review of applications for development permits and other entitlements, and review of applications to other agencies which are referred to the County, shall include appropriate recommendations for seismic strengthening and detailing to meet the latest adopted seismic design criteria.
	10-6	Structures for human occupancy, and structures and facilities whose loss would substantially affect the public safety or the provision of needed services, shall not be erected in areas where there is a high risk of severe damage in the event of an earthquake.
	10-7	The County should encourage cooperation between neighboring government agencies and public and private organizations to give appropriate attention to seismic hazards to increase the effectiveness of singular and mutual efforts to increase seismic safety.
	10-12	Prohibit construction of structures for human occupancy, and structures whose loss would affect the public safety or the provision of needed services, over the trace of an active fault.
	10-13	In areas where active or inactive earthquake faults have been identified, the location and/or design of any proposed buildings, facilities, or other development shall be modified to mitigate possible danger from fault rupture or creep.
	10-14	Preparation of a geologic report shall be required as a prerequisite before authorization of public capital expenditures or private development projects in areas of known or suspected faulting.
	10-15	To the extent practicable, the construction of structures requiring a high degree of safety and other critical structures shall not be allowed in an active or potentially active fault zone.
	10-16	When such a critical structure must be located in a fault zone, the structure shall be carefully sited, designed and constructed to withstand the anticipated earthquake stresses.
	10-18	This General Plan shall discourage urban or suburban development in areas susceptible to high liquefaction dangers and where appropriate subject to the policies in 10-20 below, unless satisfactory mitigation measures can be provided, while recognizing that there are low intensity uses such as water-related recreation and agricultural uses that are appropriate in such areas. (For the Bethel Island Area, the adopted specific plan policies will apply.)
	10-19	To the extent practicable, the construction of critical facilities, structures involving high occupancies, and public facilities shall not be sited in areas identified as having a high liquefaction potential, or in areas underlain by deposits classified as having a high liquefaction potential.
		10-20
	10-21	Approvals to allow the construction of public and private development projects in areas of high liquefaction potential shall be contingent on geologic and engineering studies which define and delineate potentially hazardous geologic and/or soils conditions, recommend means of mitigating these adverse conditions; and on proper implementation of the mitigation measures.
Seismic Hazard Implementation Measures	10-c	Require comprehensive geologic and engineering studies for any critical structure, whether or not it is located within a Special Studies Zone.

**CONTRA COSTA COUNTY –
GENERAL PLAN GOALS, POLICIES, AND PROGRAMS (Continued)**

Element		
10 - Safety Element		
Seismic Hazard Implementation Measures (cont.)	10-d	Through the environmental review process, require geologic, seismic, and/or soils studies as necessary to evaluate proposed development in areas subject to groundshaking, fault displacement, or liquefaction.
	10-e	Evaluate and, where necessary, upgrade water distribution, sewage disposal, gas and electricity, communications and other service facilities in areas subject to seismic hazards.
Ground Failure and Landslide Hazard Goals	10-E	To minimize the risk of loss of life or injury due to landslides, both ordinary and seismically-induced.
	10-F	To minimize economic losses and social disruption from landslides, both ordinary and seismically-induced.
Ground Failure and Landslide Hazard Policies	10-22	Slope stability shall be a primary consideration in the ability of land to be developed or designated for urban uses.
	10-23	Slope stability shall be given careful scrutiny in the design of developments and structures, and in the adoption of conditions of approval and required mitigation measures.
	10-24	Proposed extensions of urban or suburban land uses into areas characterized by slopes over 15 percent and/or generally unstable land shall be evaluated with regard to the safety hazard prior to the issuance of any discretionary approvals. Development on very steep open hillsides and significant ridgelines throughout the County shall be restricted, and hillsides with a grade of 26 percent or greater shall be protected through implementing zoning measures and other appropriate actions.
	10-26	Approvals of public and private development projects in areas subject to slope failures shall be contingent on geologic and engineering studies which define and delineate potentially hazardous conditions and recommend adequate mitigation.
	10-27	Soil and geologic reports shall be subject to the review and approval of the County Planning Geologist.
	10-29	Significant very steep hillsides shall be considered unsuitable for types of development which require extensive grading or other land disturbance.
	10-30	Development shall be precluded in areas when landslides cannot be adequately repaired.
	Ground Failure and Landslide Hazard Implementation Measures	10-p
10-q		Through the environmental review process, require geologic and engineering studies as necessary to evaluate proposed development in areas subject to potential landslide hazards.
Flood Hazard Goals	10-G	To ensure public safety by directing development away from areas which may pose a risk to life from flooding, and to mitigate flood risks to property.
	10-H	To mitigate the risk of flooding and hazards to life, health, structures, transportation and utilities due to subsidence, especially in the San Joaquin-Sacramento Delta area.
General Policies	10-33	The areas designated on Figure 10-8 shall be considered inappropriate for conventional urban development due to unmitigated flood hazards as defined by FEMA. Applications for development at urban or suburban densities in areas where there is a serious risk to life shall demonstrate appropriate solutions or be denied.
	10-34	In mainland areas affected by creeks, development within the 100-year flood plain shall be limited until a flood management plan can be adopted, which may include regional and local facilities if needed. The riparian habitat shall be protected by providing a cross section of channel suitable to carry the 100-year flow. Flood management shall be accomplished within the guidelines contained in the Open Space/Conservation Element.

**CONTRA COSTA COUNTY –
GENERAL PLAN GOALS, POLICIES, AND PROGRAMS (Continued)**

Element

10 - Safety Element (cont.)		
General Policies (cont.)	10-38	Flood-proofing of structures shall be required in any area subject to flooding; this shall occur both adjacent to watercourses as well as in the Delta or along the waterfront.
	10-55	The potential effects of dam or levee failure are so substantial that geological and engineering investigation shall be warranted as a prerequisite for authorizing public and private construction of either public facilities or private development in affected areas.
Flood Hazard Policies	10-58	Dams and levees should be designed to withstand the forces of anticipated (design) earthquakes at their locations.
	10-59	Important dams and coastal levees shall be regarded as critical facilities that should not be sited over the trace of an active or potentially active fault.
Flood Hazard Implementation Measures	10-s	Revise the creek setback ordinance for residential and commercial structures in order to prevent property damages from bank failure along natural water courses.
Hazardous Materials Goals	10-I	To provide public protection from hazards associated with the use, transport, treatment and disposal of hazardous substances.
Hazardous Materials Policies	10-61	Hazardous waste releases from both private companies and from public agencies shall be identified and eliminated.
	10-62	Storage of hazardous materials and wastes shall be strictly regulated.
	10-63	Secondary containment and periodic examination shall be required for all storage of toxic materials.
Water Supply Goals	10-J	To ensure a continuous supply of safe water to county residents.
	10-K	To protect the quality, quantity, and productivity of water resources as vital resources for maintaining the public, ecological and economic health of the region.
	10-L	The safety of valuable underground water supplies for present and future users shall be ensured by preventing contamination.
Water Supply Policies	10-71	The County shall support local, regional, State, and Federal government efforts to improve water quality.
	10-72	The County shall support water quality standards adequate to protect public health in importing areas as a priority at least equal in status to support of Bay/Delta estuary water standards.
	10-73	Point sources of pollution shall be identified and controlled to protect adopted beneficial uses of water.
	10-74	Public ownership of lands bordering reservoirs shall be encouraged to safeguard water quality.
	10-81	New water storage reservoirs shall be encouraged in appropriate locations subject to adequate mitigation of environmental impacts.
Water Supply Implementation Measures	10-al	Encourage all water districts in their efforts to provide water supply safety for emergency and disaster uses by the most practicable means.
Public Protection Services and Disaster Planning Implementation Measures	10-as	Require projects which encroach into areas which are determined to have a high or extreme fire hazard, or which incorporate wildfire hazard areas, to be reviewed by the appropriate Fire Bureau to determine if special fire prevention measures are advisable.
11 - Noise Element		
Goals	11-A	To improve the overall environment in the County by reducing annoying and physically harmful levels of noise for existing and future residents and for all land uses.
	11-B	To maintain appropriate noise conditions in all areas of the County.

**CONTRA COSTA COUNTY –
GENERAL PLAN GOALS, POLICIES, AND PROGRAMS (Continued)**

Element		
11 - Noise Element		
Goals (cont.)	11-C	To ensure that new developments will be constructed so as to limit the effects of exterior noise on the residents.
	11-D	To recognize the economic impacts of noise control and encourage an equitable distribution of these costs.
	11-E	To recognize citizen concerns regarding excessive noise levels, and to utilize measures through which the concerns can be identified and mitigated.
Policies	11-1	New projects shall be required to meet acceptable exterior noise level standards as established in the Noise and Land Use Compatibility Guidelines contained in Figure 11-6. These guidelines, along with the future noise levels shown in the future noise contours maps, should be used by the county as a guide for evaluating the compatibility of “noise sensitive” projects in potentially noisy areas.
	11-2	The standard for outdoor noise levels in residential areas is a DNL of 60 dB. However, a DNL of 60 dB or less may not be achievable in all residential areas due to economic or aesthetic constraints. One example is small balconies associated with multi-family housing. In this case, second and third story balconies may be difficult to control to the goal. A common outdoor use area that meets the goal can be provided as an alternative.
	11-6	If an area is currently below the maximum “normally acceptable” noise level, an increase in noise up to the maximum should not be allowed necessarily.
	11-7	Public projects shall be designed and constructed to minimize long-term noise impacts on existing residents.
	11-8	Construction activities shall be concentrated during the hours of the day that are not noise-sensitive for adjacent land uses and should be commissioned to occur during normal work hours of the day to provide relative quiet during the more sensitive evening and early morning periods.
	11-11	Noise impacts upon the natural environment, including impacts on wildlife, shall be evaluated and considered in review of development projects.
Implementation Measures	11-e	Noise mitigation features shall be incorporated into the design and construction of new projects or be required as conditions of project approval.

SOURCE: Contra Costa County. 2005a. *General Plan 2005-2020*. January 18, 2005.

E-3 Byron Airport Policies

Contra Costa County Airport Land Use Compatibility Plan

The following policies apply to the compatibility zones around Byron Airport:

6.3 Compatibility Zone 'B1' Criteria

6.3.2 Nonresidential Development

- (a) Except as indicated in Byron Airport Policy 6.9.1, nonresidential uses within Compatibility Zone B1 shall be limited to:
 - (1) An average intensity of no more than 25 people per gross acre on the site at any time.
 - (2) A maximum intensity on any single acre (measured as a square) of no more than 50 people at any time.
 - (3) In no case shall a proposed development be designed to accommodate more than the average number of people per acre indicated in Paragraph (1) above times the gross acreage of the project site. A project site may include multiple parcels.
- (b) Multi-story retail uses, fast-food establishments, large shopping centers (500,000 or more square feet), theaters, motels, and similar uses typically do not comply with the above intensity criteria, but are acceptable if the usage is limited through building design, use permit, and/or other mechanisms.
- (c) Buildings shall be located as far as practical from the extended runway centerline and shall be limited to a maximum of two stories in height.

6.3.3 Uses Specifically Prohibited — The following uses are prohibited regardless of their usage intensity:

- (a) Children's schools and day care centers.
- (b) Hospitals and nursing homes.
- (c) Aboveground bulk storage of hazardous materials with the exception of:
 - (1) On-airport storage of aviation fuel and other aviation-related flammable materials.
 - (2) Up to 2,000 gallons of nonaviation flammable materials.
- (d) Highly noise-sensitive uses (for example, outdoor theaters).

6.3.4. Height Limitations — Unless a specific exemption is granted (see Countywide Policy 4.3.2.), the height of objects within *Compatibility Zone B1* shall be limited in accordance with the Byron Airport Airspace Protection Surfaces drawing (Figure 4A).

- (a) Generally, there is no concern with regard to any object up to 35 feet tall.
- (b) ALUC review is required for any proposed object taller than 35 feet.

6.3.5. Other Development Conditions — Proposed development within *Compatibility Zone B1* shall meet the following additional conditions:

- (a) Open land characteristics as described in Byron Airport Policy 6.9.4 shall be provided on at least 30% of the land within *Compatibility Zone B1*.
- (b) Dedication of an aviation easement to Contra Costa County shall be required as a condition for approval of any development in this zone. See Countywide Policy 4.3.3.

6.4 Compatibility Zone ‘B2’ Criteria

6.4.2. Nonresidential Development

- (a) Except as indicated in Byron Airport Policy 6.9.1, nonresidential uses within *Compatibility Zone B2* shall be limited to:
 - (1) An average intensity of no more than 50 people per gross acre on the site at any time.
 - (2) A maximum intensity on any single acre (measured as a square) of no more than 100 people at any time.
 - (3) In no case shall a proposed development be designed to accommodate more than the average number of people per acre indicated in Paragraph (1) above times the gross acreage of the project site. A project site may include multiple parcels.
- (b) Fast-food establishments, large shopping centers (500,000 or more square feet), theaters, motels, and similar uses typically do not comply with these intensity criteria, but are acceptable if the usage is limited through building design, use permit, and/or other mechanisms.

6.4.3. Uses Specifically Prohibited — The following uses are prohibited regardless of their usage intensity:

- (a) Children’s schools and day care centers.
- (b) Hospitals and nursing homes.
- (c) Aboveground bulk storage of hazardous materials with the exception of:
 - (1) On-airport storage of aviation fuel and other aviation-related flammable materials.
 - (2) Up to 2,000 gallons of nonaviation flammable materials.
- (d) Highly noise-sensitive uses (for example, outdoor theaters).

6.4.4. Height Limitations — Unless a specific exemption is granted (see Countywide Policy 4.3.2.), the height of objects within *Compatibility Zone B2* shall be limited in accordance with the Byron Airport Airspace Protection Surfaces drawing (Figure 4A).

- (a) Generally, there is no concern with regard to any object up to 70 feet tall unless it is located on high ground or it is a solitary object (e.g., an antenna) more than 35 feet taller than other nearby objects.
- (b) ALUC review is required for any proposed object taller than 70 feet.

6.4.5. Other Development Conditions — Proposed development within *Compatibility Zone B2* shall meet the following additional conditions:

- (a) Open land characteristics as described in Byron Airport Policy 6.9.4 shall be provided on at least 20% of the land within *Compatibility Zone B2*.
- (b) A deed notice shall be required as a condition for approval of any development in this zone. See Countywide Policy 4.4.3.(b) “Buyer Awareness Measures – Deed notices.”

6.5 Compatibility Zone ‘C1’ Criteria

6.5.2. Nonresidential Development

- (a) Except as indicated in Byron Airport Policy 6.9.1, nonresidential uses within *Compatibility Zone C1* shall be limited to:
 - (1) An average intensity of no more than 100 people per gross acre on the site at any time.
 - (2) A maximum intensity on any single acre (measured as a square) of no more than 300 people at any time.
 - (3) In no case shall a proposed development be designed to accommodate more than the average number of people per acre indicated in Paragraph (1) above times the gross acreage of the project site. A project site may include multiple parcels.
- (b) Large shopping centers (500,000 or more square feet), theaters, stadiums, multistory motels or hotels with conference centers, and similar uses typically do not comply with these intensity criteria, but are acceptable if the usage is limited through building design, use permit, and/or other mechanisms.

6.5.3. Uses Specifically Prohibited — The following uses are prohibited regardless of their usage intensity:

- (a) Children’s schools.
- (b) Hospitals and nursing homes.

6.5.4. Height Limitations — Unless a specific exemption is granted (see Countywide Policy 4.3.2.), the height of objects within *Compatibility Zone C1* shall be limited in accordance with the Byron Airport Airspace Protection Surfaces drawing (Figure 4A).

- (a) Generally, there is no concern with regard to any object up to 100 feet tall unless it is located on high ground or it is a solitary object (e.g., an antenna) more than 35 feet taller than other nearby objects.
- (b) ALUC review is required for any proposed object taller than 100 feet.

6.5.5. Other Development Conditions — Proposed development within *Compatibility Zone C1* shall meet the following additional conditions:

- (a) Open land characteristics as described in Byron Airport Policy 6.9.4 shall be provided on at least 10% of the land within *Compatibility Zone C1*.

- (b) A deed notice shall be required as a condition for approval of any new residential development in this zone. See Countywide Policy 4.4.3.(b) “Buyer Awareness Measures – Deed notices”.

6.6 Compatibility Zone ‘C2’ Criteria

6.6.2. Nonresidential Development — See criteria for *Compatibility Zone C1*.

6.6.3. Uses Specifically Prohibited — See criteria for *Compatibility Zone C1*.

6.6.4. Height Limitations — See criteria for *Compatibility Zone C1*.

6.6.5. Other Development Conditions — See criteria for *Compatibility Zone C1*.

6.7 Compatibility Zone ‘D’ Criteria

6.7.2. Nonresidential Development — Allowable intensities for nonresidential activities are not limited.

6.7.3. Uses Specifically Prohibited — No uses are specifically prohibited.

6.7.4. Height Limitations — See criteria for *Compatibility Zone C1*.

6.7.5. Other Development Conditions — None.

6.9 Compatibility Criteria – All Zones

6.9.1 Usage Intensity Exceptions — The intensity (people per acre) limits for nonresidential uses cited in the preceding policies may be exceeded under the following circumstances:

- (a) The buildings incorporate special risk-reduction design features in accordance with Countywide Policy 4.2.4, “Risk Reduction Through Building Design”. In such cases, an intensity bonus of up to 1.5 times the basic intensity criterion may be permitted. Specifically:
 - (1) A maximum of 75 people per single acre within *Compatibility Zone B1*.
 - (2) A maximum of 150 people per single acre within *Compatibility Zone B2*.
 - (3) A maximum of 450 people per single acre within *Compatibility Zones C1* or *C2*.
- (b) During rare special events. Rare special events are ones (such as an air show at the airport) for which a facility is not designed and normally not used and for which extra safety precautions can be taken as appropriate.

6.9.2. Acceptable Noise Exposures for Residential and Other Land Uses — The acceptable levels of airport-related noise exposure for proposed land use development in the airport environs are taken into account in the compatibility zone criteria listed above.

- (a) The noise compatibility criteria specifically applicable to evaluation of future development near Byron Airport are indicated in Table 4A. Table 4A is intended to serve as an additional reference in instances where specific noise compatibility issues are apparent, but not fully addressed by the preceding compatibility zone criteria.
- (b) The extent of outdoor activity associated with a particular land use is an important factor to be considered in evaluating its compatibility with airport noise, particularly for those uses listed in Table 4A as “marginally acceptable.”

- (c) For the purposes of evaluating the noise compatibility of proposed land uses in the Byron Airport vicinity, the projected cumulative noise contours depicted in Figure 4C shall be used.

6.9.3. Hazards to Flight — No land use which would result in an increased attraction of birds or would create a visual or electronic hazard to flight shall be permitted anywhere within the Byron Airport influence area. (See Countywide Policy 4.3.6. “Other Flight Hazards”)

References – E-3 Byron Airport Policies

Contra Costa County Airport Land Use Commission, 2000. *Contra Costa County Airport Land Use Compatibility Plan*. December 13, 2000.

E-4 CCWD Policies Re: Recreation

CCWD – RECREATION PROGRAM GOALS, POLICIES, OBJECTIVES

Element		
Ordinance 01-01		
Article 3 – Protection of Persons, Resources and Property	3.11	Unlawful to operate a vessel without a permit.
	3.27	Unlawful to make body or clothing contact with water in any District water body
	3.29	Unlawful to permit any animal to come into bodily contact with any water body.
	3.35	Unlawful to make a fire, have a barbecue or operate a campstove on District property except at designated locations.
	3.41	Unlawful to hunt on District property.
	3.50	Unlawful to consume alcoholic beverages on District property.
	3.86	Unlawful to moor or dock a vessel on the eastern shoreline of Los Vaqueros Reservoir.
	3.113	Unlawful to operate a kayak, canoe, rowing scull or racing shell without a permit.
	3.114	Unlawful to hang-glide, parachute, para-sail or engage in any human flight on, over, or onto District lands except by written permission of the District.

SOURCE: CCWD, 2001. Ordinance 01-01 of the Contra Costa Water District Board of Directors, 2001.

Watershed Management Program		
Goal D	Recreation and Public Access	Provide recreation facilities and programs and public access at reasonable cost that are distributed equitably among users.
Objectives	D1	Provide opportunities for both passive and active recreational uses.
	D2	Provide recreational activities, including water-based recreation, within the watershed at a level consistent with maintaining the District's primary water quality and reliability goals.
	D3	Stage development of recreational facilities and programs to ensure cost-effectiveness and affordability.
	D4	Provide opportunity for recreational activities and programs that conform with the standards of the Americans with Disabilities Act.
	D5	Provide recreational facilities and programs that are designed, operated and maintained in a safe manner.
	D6	Provide recreational facilities and programs that are consistent with the protection of the watershed's natural and cultural resources.
	D7	Incorporate unique features of the watershed into recreation use areas in a manner consistent with the protection of such resources.
	D8	Provide recreational facilities and programs that are compatible with continued operation of wind farms and agricultural uses.
	D9	Provide a trail network within the watershed that has connections to regional trails.
	D10	Establish and manage trails for pedestrians, bicyclists and equestrians in a manner that minimizes conflicts among trail users and impacts on natural and cultural resources.
	D11	Provide recreational facilities and programs that minimize impacts on neighbors and surrounding communities.

CCWD – RECREATION PROGRAM GOALS, POLICIES, OBJECTIVES (Continued)

Element

Watershed Management Program (cont.)

Objectives (cont.)	D12	Coordinate with appropriate transit providers to extend public transit service into the Los Vaqueros watershed.
	D13	Identify alternative methods for allocating the costs of recreational facilities and uses equitably among users.

SOURCE: Brady and Associates, 1997 *Final Watershed Management Program. Los Vaqueros Resources Management Plan*. May. Berkeley California. Report prepared for Contra Costa Water District, Concord, California.

Resource Management Plan

Guiding Policies	R-1	No swimming or sports that entail body contact with reservoir water. These sports include water skiing, jet skiing, para-sailing, windsurfing, and snorkeling and scuba diving.
	R-2	No gas-powered boats based on water quality risks associated with fuel additives.
	R-3	No motorized off-road vehicles because of erosion potential, water pollution and noise.
	R-4	No dogs in watershed due to erosion potential, microbial contaminants and habitat protection.
	R-5	No introduction of domesticated animals to prevent interference with and mortality of native species.
	R-6	No hunting due to public safety risks within the watershed and in adjacent properties.
	R-7	No access to watershed areas between Los Vaqueros Road and Vasco Road due to property ownership and land use issues, protection of water quality, steep terrain, and protection of biological and cultural resources.
	R-8	Paved, public vehicular road access from the west through EBRPD lands will not be allowed.
	R-9	No access to eastern portions of watershed due to protection of biological resources, public safety, and land use issues.
Operating Policies	R-10	Reservoir management and operations for supply of drinking water shall take precedence over recreation uses.
	R-19	Make reasonable accommodations for disabled persons in compliance with the Americans with Disabilities Act legislation wherever possible.
	R-20	Pursue and establish partnerships with volunteer groups, adjacent recreation districts, and nonprofit organizations.
	R-21	Pursue contracts with concessionaires for operation of recreation facilities.
	R-23	Coordinate with other agencies for fire suppression responsibilities.
	R-24	Establish an education, interpretive and community outreach program for the watershed. Interpretation of the watershed resources shall be incorporated into the design of the Visitor Interpretive Center.
	R-25	Incorporate water conservation measures into planning and design of facilities.
R-27	Prepare an infrastructure and utilities plan as part of the design and construction of the recreation program.	
Trails Program Policies	T-2	No horseback riding, hiking or bicycling off designated trails.
	T-3	Coordinate with EBRPD and LARPD regarding management of regional trails.
	T-4	Institute a trails permit system designed to educate users about watershed and resource protection.

CCWD – RECREATION PROGRAM GOALS, POLICIES, OBJECTIVES (Continued)

Resource Management Plan (cont.)		
Trails Program Policies (cont.)	T-6	Institute a multiple-use trails pilot program, including evaluation criteria for operating, maintaining, patrolling and monitoring trails.
	T-7	Improve existing trails, develop new trails, and maintain all trails to minimize erosion and other impacts to water quality in the watershed. Trails should be set back a minimum of 100 feet from the reservoir to minimize sediment transport.
	T-8	Only permit equestrian and bicycle use when they would not contribute to erosion and trail degradation as determined by watershed staff.
	T-13	To mitigate impacts on fenced wetland mitigation areas where seasonal grazing occurs, CCWD shall reroute trails during the design phase wherever possible to pass outside of but adjacent to the fence line of mitigation areas, giving visitors views of the areas.
Fishing Program Policies	FI-2	Fishing shall be permitted in designated reservoir areas only during posted park operating hours. A per-day-per-person fish catch limit shall be established and enforced by CCWD.
	FI-5	CCWD shall identify best management practices for... allowable shoreline fishing operations and fish cleaning.
Boating Program Policies	BP-3	Boating may be restricted by Watershed staff when winds exceed 15 miles per hour, or if recreation staff determine that other unsafe climatic conditions warrant restrictions.
	BP-4	To protect water quality from microbial contamination and shoreline erosion: post signs prohibiting body contact activities; provide restroom facilities; prohibit shoreline access by boaters except at marina docks, fishing piers and at designated shoreline areas. Mooring is not permitted.
	BP-7	For safety and habitat protection purposes, boating shall be prohibited in the following areas: within 1,500 feet of the dam, intake and spillway structures at the north end of the reservoir and in designated wildlife habitat areas.
Recreation and Public Access Goals	D1	Provide opportunities for both passive and active recreational uses.
	D2	Provide recreational activities, including water-based recreation, within the watershed at a level consistent with maintaining the District's primary water quality and reliability goals.
	D3	Stage development of recreational facilities and programs to ensure cost-effectiveness and affordability.
	D4	Provide opportunity for recreational activities and programs that conform with the standards of the Americans with Disabilities Act.
	D5	Provide recreational facilities and programs that are designed, operated and maintained in a safe manner.
	D6	Provide recreational facilities and programs that are consistent with the protection of the watershed's natural and cultural resources.
	D7	Incorporate unique features of the watershed into recreation use areas in a manner consistent with the protection of such resources.
	D8	Provide recreational facilities and programs that are compatible with continued operation of wind farms and agricultural uses.
	D9	Provide a trail network within the watershed that has connections to regional trails.
	D10	Establish and manage trails for pedestrians, bicyclists and equestrians in a manner that minimizes conflicts among trail users and impacts on natural and cultural resources.
	D11	Provide recreational facilities and programs that minimize impacts on neighbors and surrounding communities.
	D12	Coordinate with appropriate transit providers to extend public transit service into the Los Vaqueros watershed.

SOURCE: Brady/LSA, 1999 *Los Vaqueros Resource Management Plan*. In conjunction with Jones & Stokes Associates, la Cuesta Consulting, Rem & Associates, Montgomery Watson, Wilbur Smith Associates, Sonoma State University, Economics Research Associates, 2M Associates. Submitted to Contra Costa Water District, Concord, California.