

# ***CHAPTER 7 RESOURCES AND HAZARDS***

The Resources and Hazards section of the General Plan covers four State mandated elements: Open Space, Conservation, Safety and Noise. The subject matter of this element is intertwined with the rest of the General Plan. For example, areas designated for open space are also intended to minimize damage due to geologic hazards, and trails plans that link local and regional open space areas at the same time providing recreation and offering an alternative to driving.

Hazards policies address issues related to geologic and seismic risk, flooding, hazardous materials and noise. The purpose is to identify and appraise hazards in the community, which will establish a basis for the goals, policies and implementing actions necessary to assure community safety. The noise portion of the element is concerned with planning for land uses that are typically sensitive to noise impacts, including residential development, residential neighborhood quality of life, nursing homes, schools, wildlife sanctuaries, hospitals and treatment centers.

The element also contains policies for the preservation of open space and the conservation of natural resources. The General Plan designates open space and sets forth policies and programs defining ways in which open space will be used, water and air quality will be enhanced, and natural resources will be protected and managed.

## **NATURAL AND HISTORIC RESOURCES**

### **A. Setting**

#### ***Open Space***

Open space is discussed primarily in Chapters 4 and 6, although it also serves an important function in preserving natural resources. This is especially true of plant and animal habitats, creeks, erosion control, and visual amenities. Open space serving these functions is subject to the same level of protection as provided by the policies and implementation measures in Chapter 6.

#### ***Wildlife***

The scarcity of undeveloped land in the City has had a limiting effect on natural areas for both vegetation and wildlife. Some forms of wildlife, such as deer, fox, coyote, and raccoons, can be found in the hills of the City, especially next to the large open areas of Wildcat Canyon. Wildlife also have been found elsewhere in the

City. The natural habitat within the City itself is somewhat limited, although it provides an important part of the character and quality of the community. Some plant and animal species are designated as sensitive because of their overall rarity, endangerment, restricted distribution, and/or unique habitat requirements.

### ***Air Quality***

Because ventilation is relatively good, and there is little transport of pollutants into El Cerrito from other upwind urban areas, the pollution potential of El Cerrito is relatively low compared to other parts of the San Francisco Bay Area. However, during periods of light or calm winds, which typically occur in the fall and winter months, El Cerrito and the entire Bay Area are subject to stagnation and poor air quality.

### ***Storm Runoff***

The watershed within the city limits is fully urbanized, and relatively little additional runoff is anticipated from new development. There are eight major watersheds that drain through the City of El Cerrito. These watersheds generally drain from the Berkeley Hills along the east border of El Cerrito westward towards the City of Richmond and San Francisco Bay. Runoff from the hills generally drains into intermittent drainageways. These waterways are steep, average six feet in width, and have rocky to cobbly substrates incised into bedrock. Recent improvements to the city's storm drainage system have dramatically improved capacity of the system. El Cerrito has also adopted management guidelines to comply with National Pollution Discharge Elimination System (NPDES) requirements. NPDES is a federal environmental protection program that regulates the discharge of contaminants to surface waters.

### ***Historic Resources***

Prehistoric resources typically include chert or obsidian flakes, projectile points, mortars and pestles, and dark, friable soil containing shell and bone, dietary debris, heat-affected rock, or human burials. Prehistoric archaeological sites in Western Contra Costa County are typically located near historical marsh margins, on terraces along watercourses, and at the base of hills near watercourses. Common prehistoric archaeological resources found at such sites include shell middens and bedrock milling stations. The City of El Cerrito is situated to the east of the general zone where shellmounds have been found. Further from the shoreline and upslope, the likelihood of encountering a classic deposit diminishes. Less than five percent of the city has been surveyed for prehistoric resources. There are five recorded prehistoric archaeological sites within El Cerrito's boundaries.

“Historic” resources typically include stone or adobe foundations or walls; structures and remains with square nails; and refuse deposits (often found in old wells and privies). The Office of Historic Preservation has also determined that buildings and structures 45 years and older may be of historic value. There are only a few identified historic properties in the city that are listed in the *State Office of Historic Preservation Historic Properties Directory*, the *Contra Costa County Historic Resources*

*Inventory*, and/or a list of historic buildings identified by the El Cerrito Historical Society. There are no properties in the city listed on the *National Register of Historic Places*.

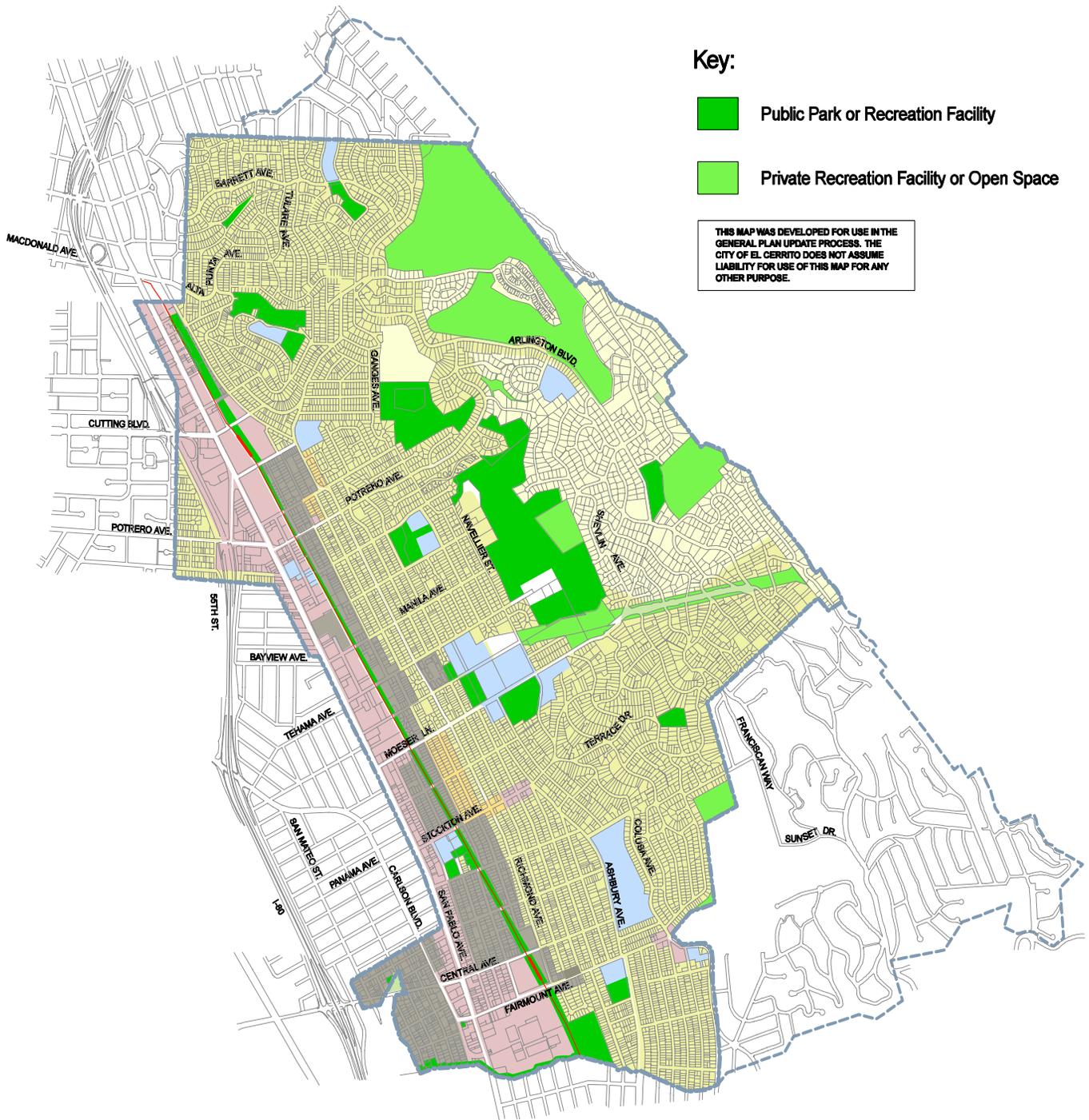
## B. Trends

Open space and natural resources are important to El Cerrito and reflect a variety of important values: ecological, educational, aesthetic, economic and recreational. These values are interwoven throughout the community in numerous ways so that the preservation of these resources is very important to the well being of the City. City policies have preserved open space and natural resource values in combination with protection of public health and safety. Such actions include the designation of the Hillside Natural Area and other open space areas, and preparation of the Hillside Natural Area Vegetation Management Plan. (See Figure 12, Open Space Plan.)

This portion of the General Plan is designed to accomplish two major objectives:

1. To identify and protect open space used for the preservation of natural resources and to protect the resources themselves for the benefit of present and future generations.
2. To encourage urban growth in those areas where the natural characteristics of the land are most suited to such development, and to protect the public from risks to life and property.

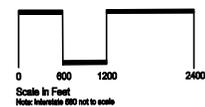
To accomplish these objectives, two types of policies are proposed—one type proposes specific physical changes, or prescribes management policies for a distinct physical area. The other type of policy applies to the entire area, and prescribes management techniques for new development, makes recommendations to other agencies, or suggests efforts to educate the public.



**Key:**

- Public Park or Recreation Facility
- Private Recreation Facility or Open Space

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Drawing prepared by MIG, Inc. 800 Hearst Avenue, Berkeley, CA 94710

**Figure 12 OPEN SPACE PLAN**

## C. Goals and Policies

The Implementation Measures associated with each policy are described at the end of this chapter.

**Goal R1: Protected natural resources (important habitat, ecological resources, key visual resources, ridges and ridgelines, creeks and streambanks, steeper slopes, vista points, and major features), and clean air and water.**

### Policies

### Implementation Measures

<b>R1.1</b>	<p><b>Habitat Protection.</b> Preserve oak/woodland, riparian vegetation, creeks, native grasslands, wildlife corridors and other important wildlife habitats. Loss of these habitats should be fully offset through creation of habitat of equal value. Compensation rate for habitat re-creation shall be determined by a qualified biologist.</p>	<ul style="list-style-type: none"> <li>• Hillside Natural Area Vegetation Management Plan</li> <li>• Tree Preservation Ordinance</li> <li>• Consultation on Fish and Wildlife Impacts</li> <li>• CEQA</li> </ul>
<b>R1.2</b>	<p><b>Rare and Endangered Species.</b> Limit development in areas that support rare and endangered species. If development of these areas must occur, any loss of habitat should be fully compensated on-site. If off-site mitigation is necessary, it should occur within the El Cerrito planning area whenever possible, and must be accompanied by plans and a monitoring program prepared by a qualified biologist.</p>	<ul style="list-style-type: none"> <li>• Hillside Natural Area Vegetation Management Plan</li> <li>• Open Space Preservation Program</li> <li>• CEQA</li> </ul>
<b>R1.3</b>	<p><b>Potential Environmental Impacts.</b> Encourage development patterns that minimize impacts on the City's biological, visual and cultural resources, and integrate development with open space areas.</p>	<ul style="list-style-type: none"> <li>• Tree Preservation Ordinance</li> <li>• Open Space Preservation Program</li> <li>• Environmental Education Programs</li> <li>• CEQA</li> </ul>

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| <b>R1.4</b> | <b>Air Quality.</b> Strive to achieve federal and state air quality standards by managing locally generated pollutants, coordinating with other jurisdictions and implementing measures to limit the increase of automobile trips in El Cerrito and the region.   | <ul style="list-style-type: none"> <li>• Air Quality Strategies</li> </ul>                   |
| <b>R1.5</b> | <b>Clean Energy Sources.</b> Support efforts by public and private agencies to develop new sources of energy for all uses, heating and industrial activities as well as transportation that will be non-polluting of our atmosphere.  | <ul style="list-style-type: none"> <li>• Air Quality Strategies</li> </ul>                   |
| <b>R1.6</b> | <b>Runoff Water Quality.</b> Maintain, at a minimum, the water quality levels established by the Environmental Protection Agency (EPA), implement Clean Water Program and NPDES requirements, and achieve the highest possible level of water quality reasonable for an urban environment in City creeks. | <ul style="list-style-type: none"> <li>• Water Quality Strategies</li> </ul>                 |
| <b>R1.7</b> | <b>Creek Protection.</b> Preserve riparian vegetation, protect owners and buyers of property from erosion and flooding, and increase public access to the creeks. Lands adjacent to riparian areas should be protected as public or private permanent open space through dedication or easements.         | <ul style="list-style-type: none"> <li>• Riparian and Stream Restoration Programs</li> </ul> |
| <b>R1.8</b> | <b>Creek Improvements.</b> Accomplish design and improvements along creeks (Cerrito Creek, Baxter Creek, etc.) in consultation and cooperation with creek restoration and design professionals.   | <ul style="list-style-type: none"> <li>• Riparian and Stream Restoration Programs</li> </ul> |

- R1.9      Development Near Creeks.**  
 For development adjacent to creeks and major drainages, provide adequate building setbacks from creek banks, provision of access easements for creek maintenance purposes and for public access to creekside amenities, and creek improvements such as bank stabilization. Also protect riparian vegetation outside the setback.

  - Development Regulations (zoning)
  - Development Review
  - Creek Ordinance
  - CEQA
- R1.10    Cerrito Creek and Baxter Creek.** In implementing improvements to Cerrito Creek, follow design objectives established in 1996 by the City Council. Similarly, establish a set of design objectives that are specific to Baxter Creek.

  - City Council Resolution 96-103
  - Design Objectives for Baxter Creek
  - Creek Ordinance
- R1.11    Native Plant Communities.** Encourage use of native plant species for landscaping in hillside areas, preserve unique plant communities, and use fire-preventive landscaping techniques.

  - Hillside Natural Area Vegetation Management Plan
  - Hillside Ordinance
- R1.12    Ridgelines Protection in East Richmond Heights Area.** Control development on ridges to protect the form of the ridges and, in particular, by restricting development on ridgelines. Natural contours and vegetation on ridgelines should be maintained. Locate and design structures and other public and private improvements so as to minimize cut and fill areas that will impact public views, safety and surrounding uses, and avoid building profiles (silhouettes) being located above the ridgeline when viewed from public streets and designated public access areas.

  - Open Space Preservation Program
  - CEQA
- R1.13    View Protection and Vista Points.**  
 Preserve prominent views of visual resources and the bay, and consider visual access and view corridors when reviewing development proposals. Require

  - Open Space Preservation Program

assessment of critical public views, ridgelines, scenic overlooks, Bay vista points, significant knolls, stands of trees, rock outcrops, and major visual features as part of the project review process to assure that projects protect natural resources through proper site planning, building design and landscaping, and that public access is provided if possible to vista points.

**R1.14 Continued Inter-Agency Cooperation in Environmental Resource**

**Protection:** Ensure that the mandatory referral process is utilized by all governmental projects prior to any authorization, and that the cities, county, and appropriate agencies initiate cooperative studies, when needed, in matters pertaining to open space and environmental resource protection.

- CEQA
- Intergovernmental Coordination

**R1.15 Joint Watershed Partnership.** Assure coordination between the cities of El Cerrito, Albany, Berkeley, and Richmond, the East Bay Regional Park District, and the University of California at Berkeley to restore the watershed of the joint jurisdictions to a healthy condition. Cooperate closely to achieve the goals expressed in The Joint Watershed Goals Statement.

- Intergovernmental Coordination
- Joint Watershed Goals Statement

**Goal R2: Protected and rehabilitated architectural, historical, cultural, and archaeological resources that are of local, state, or federal significance.**

Policies	Implementation Measures
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<p><b>R2.1</b>      <b>Historic Preservation.</b> Ensure that the remodeling and renovation of historic structures respects the character of the structure and its setting.</p>	<ul style="list-style-type: none"> <li>• Historic Preservation Ordinance</li> <li>• Development Review</li> <li>• Historical Inventory and Designation</li> <li>• Archaeological Resources</li> <li>• Development Regulations (zoning)</li> </ul>
<p><b>R2.2</b>      <b>Development Approvals.</b> Ensure that all local, state, and federal laws pertaining to such resources are observed in the granting of development approvals.</p>	<ul style="list-style-type: none"> <li>• Historic Preservation Ordinance</li> <li>• Development Review</li> <li>• Design Guidelines</li> <li>• CEQA</li> </ul>
<p><b>R2.3</b>      <b>Vegetation.</b> Include significant trees and other plant materials in the definition of significance.</p>	<ul style="list-style-type: none"> <li>• Historic Preservation Ordinance</li> <li>• Design Guidelines</li> </ul>
<p><b>R2.4</b>      <b>Coordination.</b> Coordinate City preservation activities with appropriate community groups and state and federal agencies.</p>	<ul style="list-style-type: none"> <li>• Historic Preservation Ordinance</li> </ul>
<p><b>R2.5</b>      <b>Public Awareness.</b> Promote public awareness of significant resources through educational programs, tours, markers, and other appropriate measures.</p>	<ul style="list-style-type: none"> <li>• Historic Preservation Ordinance</li> </ul>

## HAZARDS

### A. Setting

The policies below address issues related to geologic and seismic risk, flooding, hazardous materials and noise. The element covers two state mandated general plan elements, safety and noise. The purpose of the element is to identify and appraise hazards in the community that will establish a basis for the goals, policies and implementing actions necessary to assure community safety. Other issues such as disaster preparedness, fire and crime prevention will be addressed in more detail in the Public Facilities and Services section of the General Plan.

El Cerrito lies on the southwest facing slopes of the Berkeley Hills, rising from the Bay Plain to the top of the ridgeline (approximate elevation 900 feet). Several faults run roughly parallel to the ridgeline, with an extensive portion of the Alquist-Priolo fault zone mostly located in the City of El Cerrito. Potential health and safety hazards due to earthquake, other geologic conditions, fire, noise and flooding exist in El Cerrito. These conditions are summarized below.

#### *Earthquake*

There is a probability of roughly one in four of a large earthquake (magnitude 7 or greater) occurring in the next thirty years along each of the two Hayward fault segments, as well as the peninsula segment of the San Andreas Fault. The Working Group on California Earthquake Probabilities (1990) has estimated that there is only a 2 percent chance of a magnitude 8 earthquake occurring on the nearby segment of the San Andreas Fault within the next 30 years.

#### *Other Geologic Hazards*

From a geologic and geotechnical standpoint, the primary concerns in El Cerrito are: (1) slope stability; (2) earthquake ground shaking; (3) fault ground rupture; and (4) liquefaction potential. According to the Tri-Cities Seismic Safety Study (Bishop 1973), virtually all of the upland areas of El Cerrito have a moderate to high landslide risk. The highest risk for groundshaking is in the flatter areas, which have shallow alluvium. Several small areas along Baxter and Cerrito creeks are identified as having a high liquefaction potential.

#### *Fire Hazards*

El Cerrito's intermix of urban housing and wildland areas increases the community's risk of loss from a devastating fire. The City's Fire Hazard Reduction Program addresses hazard reduction in the Very High Fire Hazard Severity zones of the city, requiring that property owners take special precautions with their properties, including vegetation management, to reduce the risk of fire. In addition, creation of a buffer zone interface between developed areas and the East Bay Regional Park District open space and City parks should occur to reduce the risk of fire.

## ***Areas Prone to Flooding***

There have been a number of large storms in El Cerrito that have caused drainage problems and flooding in the past. Recent completion of the first phase in the City's storm drain master plan program has addressed the highest priority sites and significantly reduced localized flooding issues in the city. During the past year of heavy rains, only three sites had drainage-related flooding problems. The only portion of El Cerrito located in a FEMA Flood Insurance Zone is the area located west of San Pablo Avenue and south of Central Avenue. Flooding is generally caused by the relatively low ground elevations and high tides in this area, coupled with hydraulic restrictions in the existing downstream channels located in Richmond between El Cerrito and San Francisco Bay.

## ***Noise***

The major noise sources in the City of El Cerrito are vehicular and rail traffic. Noise generated by vehicular traffic in El Cerrito is greatest along Interstate 80 and San Pablo Avenue. In most cases there will not be significant increases in noise from these sources. BART trains are a significant noise source in El Cerrito, but are different in nature from vehicular noise because they are characterized by numerous discrete, periodic events during train pass-bys. Studies indicate that after entering or leaving the Del Norte BART Station, BART trains produce maximum noise levels typically in the range of 72 to 76 dBA. Further away from the station, where BART trains travel faster, maximum noise levels typically range from 75 to 80 dBA. Residents also complain about BART noise where the tracks curve in the northern end of the City.

Land uses that are most sensitive to external noise sources include schools and libraries, hospitals and convalescent homes, churches and outdoor recreation areas. Other sensitive uses are residential and public facilities located near transportation links such as BART, San Pablo Avenue, or the Freeway.

## **B. Trends**

### ***Hazards – General***

The intent of the General Plan is to reduce the potential for injury, damage, public expense, and loss of life due to natural and man-made hazards. The concept of public safety expressed in the General Plan is based on the following assumptions:

1. Hazards are an unavoidable aspect of life. Not every degree of risk or all hazards can be eliminated.
2. Public policy and action are appropriate to mitigate against hazards which: (a) have a high degree of risk to the general public or to a large part of the population; (b) may have relatively low risk but which would be considered disasters should the event occur; and (c) may not have a disaster potential but which are persistent safety problems with a history of occurring in the City.

The extent of the hazard depends on local conditions, since most hazards are confined to a particular area or site. Various health and safety hazards should be considered in planning the location, design, intensity, density and type of land uses in a given area. Long-term costs to the City, such as maintenance, liability exposure and emergency services, are potentially greater where high hazards exist.

The 1975 General Plan provided the framework and direction for development of more detailed studies, policies, and programs, including designation of the Hillside Natural Area and other open space areas; preparation of the Hillsides Natural Area Vegetation Management Plan; preparation of the Storm Water Master Plan; designation of Very High Fire Hazard Severity zones; and development of the City's Fire Hazard Reduction Program. The 1999 update reflects these plans and programs as well as respond to other issues of community concern. In addition, Chapter 6, Public Facilities and Services, contains policies and programs covering fire hazards. It is important that coordination and review of resource and environmental hazard protection implementing measures continue to occur in El Cerrito. (See Figure 13)

### **Noise**

The noise portion of the General Plan is concerned with planning for land uses that are typically sensitive to noise impacts, including residential development, residential neighborhood quality of life, nursing homes, schools, wildlife sanctuaries, hospitals and treatment centers. Noise is generally defined as unwanted sound. Whether a sound is unwanted depends on when and where it occurs, what the listener is doing when it occurs, characteristics of the sound (loudness, pitch and duration, speech or music content, irregularity) and how intrusive it is above background sound levels. Examples of potential noise generators in residential neighborhoods include, among others, I-80, BART, retail center operations and the location of play areas (such as school and park play areas). The Noise portion of the General Plan will establish the basis for code enforcement and regulation through the proposed adoption of a noise ordinance to control nuisances such as off-hour truck unloading and trash pickup, barking dogs, loud music and vehicle noise.

The normally acceptable noise standards for new land uses are established in Table 7-1, Land Use Compatibility for Community Exterior Noise Environments. This table defines the acceptable noise environment for the uses listed – it does not refer to the noise generated by the uses listed.

Table 7-2 shows existing (1998) and projected (2020) noise levels for BART, I-80 and San Pablo Avenue. The projected increase in noise levels along other City streets is projected to be less than 1 decibel (dB), which is less than noticeable. It should be noted that the projected increase in traffic on I-80 will be offset by a decrease in the average travel speed and noise levels are not projected to increase over existing levels.

Figure 13 is unavailable at this time in this digital version.

**Figure 7-1 Land Use Compatibility for Community Noise Environments**

Land Use Compatibility for Community Noise Environments

Land Use Type	Exterior Noise Exposure (Ldn or CNEL, dB)					
	55	60	65	70	75	80
Residential, Hotels and Motels	Normally Acceptable		Conditionally Acceptable			Unacceptable
Outdoor Sports and Recreation, Neighborhood Parks and Playgrounds	Normally Acceptable			Conditionally Acceptable		
Schools, Libraries, Museums, Hospitals, Personal Care, Meeting Halls, Churches	Normally Acceptable		Conditionally Acceptable			Unacceptable
Office Buildings, Business Commercial, and Professional	Normally Acceptable		Conditionally Acceptable			Unacceptable
Auditoriums, Concert Halls, Amphitheaters	Conditionally Acceptable			Unacceptable		
Industrial, Manufacturing, Utilities and Agriculture	Normally Acceptable			Conditionally Acceptable		

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**Normally Acceptable**  
 Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements.
  
- 
**Conditionally Acceptable**  
 Specified land use may be permitted only after detailed analysis of the noise reduction requirements and needed noise insulation features included in the design.
  
- 
**Unacceptable**  
 New construction or development should generally not be undertaken because mitigation is usually not feasible to comply with Noise Element policies.

**Table 7-2 Existing and General Plan Buildout Noise Contour Distances**

<b>Interstate 80 with Soundwalls</b>	
Ldn (dB)	Distance from Centerline (feet)
70	140
65	320
60	1100

*Source: Illingworth & Rodkin, Inc., 1999*

<b>Interstate 80 without Soundwalls</b>	
Ldn (dB)	Distance from Centerline (feet)
80	150
75	400
70	1200
65	3000
60	6500

*Source: Illingworth & Rodkin, Inc., 1999*

<b>BART (Existing and Projected)</b>	
Ldn (dB)	Distance from Centerline (feet)
70	30
65	150
60	320

*Source: Illingworth & Rodkin, Inc., 1999*

<b>San Pablo Avenue (Existing and Projected)</b>		
Ldn (dB)	Distance from Centerline (feet)	
	Existing	General Plan Buildout
70	45	55
65	140	175
60	300	380

*Source: Illingworth & Rodkin, Inc., 1999*

## C. Goals and Policies

The Implementation Measures associated with each policy are described in the following section of this chapter.

**Goal H1: Minimal potential for loss of life, injury, damage to property, economic and social dislocation and unusual public expense due to natural and man-made hazards, including protection from the risk of flood damage, hazards of soil erosion, fire hazards, weak and expansive soils, potentially hazardous soils materials, other hazardous materials, geologic instability, seismic activity, and release of hazardous materials from refineries and chemical plants in West County.**

Policies	Implementation Measures
<p><b>H1.1 Location of Future Development.</b> Permit development only in those areas where potential danger to the health, safety, and welfare of the residents of the community can be adequately mitigated.</p>	<ul style="list-style-type: none"> <li>● Building Code Update</li> <li>● Geologic, Fire, Flooding and Other Hazard Maps</li> <li>● CEQA</li> </ul>
<p><b>H1.2 Development Review.</b> Require appropriate studies to assess identified hazards and assure that impacts are adequately mitigated.</p>	<ul style="list-style-type: none"> <li>● Building Code Update</li> <li>● Geologic, Fire, Flooding and Other Hazard Maps</li> <li>● Geotechnical Review Procedures</li> <li>● CEQA</li> </ul>
<p><b>H1.3 Geotechnical Review.</b> Require geotechnical studies for development proposals in potentially hazardous areas; such studies should determine the actual extent of geotechnical hazards, optimum location for structures, the advisability of special structural requirements, and the feasibility and desirability of a proposed facility in a specified location.</p>	<ul style="list-style-type: none"> <li>● Geologic, Fire, Flooding and Other Hazard Maps</li> <li>● Geotechnical Review Procedures</li> </ul>

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| <p><b>H1.4</b></p> | <p><b>Soils and Geologic Review.</b> Require soils and geologic review of development proposals as mapped in accordance with City procedures to assess potential seismic hazards, liquefaction, landsliding, mudsliding, erosion, sedimentation and settlement in order to determine if these hazards can be adequately mitigated.</p>                  | <ul style="list-style-type: none"> <li>• Geologic, Fire, Flooding and Other Hazard Maps</li> <li>• Geotechnical Review Procedures</li> </ul>   |
| <p><b>H1.5</b></p> | <p><b>Erosion Control.</b> Provide appropriate control measures in conjunction with proposed development in areas susceptible to erosion, including an erosion control plan and revegetation plan as part of grading permits, and ensure that mineral production be planned and carried out to avoid destruction or degradation of the environment.</p> | <ul style="list-style-type: none"> <li>• Hillside Natural Area Vegetation Management Plan</li> <li>• Development Review</li> <li>• Design Guidelines</li> </ul>  |
| <p><b>H1.6</b></p> | <p><b>Development on Steeper Slopes.</b> As a soil conservation and flood prevention measure, slopes exceeding 30 percent in steepness should be developed with extreme caution and should be designed to control erosion and runoff.</p>   | <ul style="list-style-type: none"> <li>• Hillside Natural Area Vegetation Plan</li> <li>• Development Review</li> <li>• Hillside Ordinance</li> </ul>  |
| <p><b>H1.7</b></p> | <p><b>Geological Hazards Mitigation.</b> Require all geologic hazards be adequately addressed and mitigated through project development. Development proposed within areas of potential geological hazards shall not be endangered by, nor contribute to, the hazardous conditions on the site or on adjoining properties.</p>                          | <ul style="list-style-type: none"> <li>• Geologic, Fire, Flooding and Other Hazard Maps</li> <li>• Geotechnical Review Procedures</li> </ul>   |
| <p><b>H1.8</b></p> | <p><b>Seismic Safety.</b> Assure existing and new structures are designed to contemporary standards for seismic safety. Review, amend, and update, at regular intervals, all relevant City codes and ordinances to incorporate the most current knowledge and highest standards of seismic safety.</p>  | <ul style="list-style-type: none"> <li>• Building Code Update</li> <li>• Geologic, Fire, Flooding and Other Hazard Maps</li> <li>• Geotechnical Review Procedures</li> <li>• Unreinforced Masonry Buildings</li> </ul> |

<b>H1.9</b>	<b>Potential Hazardous Soils Conditions.</b> Evaluate new development on sites that may have involved hazardous materials (such as older fill sites, historical auto service uses, industrial uses, or areas where hazardous materials may have been used) prior to development approvals.	<ul style="list-style-type: none"> <li>• Hazardous Materials Storage Tanks</li> <li>• Hazardous Soils</li> </ul>
<b>H1.10</b>	<b>Hazardous Materials Storage and Disposal.</b> Require proper storage and disposal of hazardous materials in accordance with all State, Federal and local laws and regulations to prevent leakage, potential explosions, fires, or the escape of harmful gases, and to prevent individually innocuous materials from combining to form hazardous substances, especially at the time of disposal.	<ul style="list-style-type: none"> <li>• Hazardous Waste Management</li> <li>• Hazardous Materials Storage Tanks</li> <li>• Hazardous Soils</li> </ul>
<b>H1.11</b>	<b>Hazardous Waste Management.</b> Support measures to responsibly manage hazardous waste to protect public health, safety and the environment, and support state and federal safety legislation to strengthen requirements for hazardous materials transport.	<ul style="list-style-type: none"> <li>• Hazardous Waste Management</li> <li>• Transportation of Hazardous Materials</li> </ul>
<b>H1.12</b>	<b>Hazardous Materials Usage.</b> Minimize the use of toxic and hazardous materials. Encourage the use of safer alternative materials and practices, and advise builders on applying for any programs for non-toxic building materials incentives.	<ul style="list-style-type: none"> <li>• Hazardous Waste Management</li> </ul>
<b>H1.13</b>	<b>Clean Environment.</b> Provide information to the community regarding the potential health hazards posed by pollution and possible solutions. Such educational programs sponsored by educational institutions should also be supported.	<ul style="list-style-type: none"> <li>• Hazardous Waste Management</li> </ul>
<b>H1.14</b>	<b>Regional Agencies Coordination.</b> Cooperate with and to promote the efforts of regional organizations in their efforts to clean up the environment.	<ul style="list-style-type: none"> <li>• Hazardous Waste Management</li> </ul>

- H1.15 Flood Hazards.** Assure existing and new structures are designed to protect people and property from the threat of potential flooding. New development shall be designed to provide protection from potential impacts of flooding during the “1% chance” or “100-year” flood.

  - Geologic, Fire, Flooding and Other Hazard Maps
- H1.16 Maintenance for the City’s Storm Drainage Facilities.** In order to maintain unobstructed drainage courses, existing laws prohibiting the dumping of debris, fill or other waste materials into creeks and channels, and the littering of garbage should be strictly enforced. The City will also continue to maintain a high level of maintenance for its storm drainage facilities. New developments will be carefully reviewed to insure that adequate storm drain facilities are available both on and off the site.

  - Storm Drainage Facilities
  - Cooperation with Other Jurisdictions in Solving Storm Drainage Problems
- H1.17 Storm Drainage Capacity.** Ensure storm drainage capacity to be available to carry runoff generated by new developments, and implement the City’s Storm Water Master Plan.

  - Storm Drainage Facilities
  - Cooperation with Other Jurisdictions in Solving Storm Drainage Problems
- H1.18 Rise in Sea Level.** Coordinate with local, regional, state, and federal agencies regarding potential rise in sea level.

  - Cooperation with Other Jurisdictions in Solving Storm Drainage Problems
- H1.19 Standards of Fire Safety.** Review, amend, and update, at regular intervals, all relevant City codes and ordinances to incorporate the most current knowledge and highest standards of fire safety. The City should also review at adequate intervals, the adequacy of existing fire service facilities throughout the community in relation to such factors as hydrant capacity, peak load water requirements, fire access roads to wildland areas, and other fire protection factors.

  - Building Code Update
  - Geologic, Fire, Flooding and Other Hazard Maps
  - Emergency Preparedness Planning

<p><b>H1.20</b></p> <p><b>Fire Hazard Reduction Program.</b>                  Promote fire safety in El Cerrito through fire prevention programs and public information programs. Emphasis should be given to programs devoted to the following:</p> <ol style="list-style-type: none"> <li>1. Very High Fire Hazard Severity zones in the City as they relate to definable fire and fire safety hazards.</li> <li>2. Map high hazard areas.</li> <li>3. Strengthen existing codes in relation to such high hazard areas.</li> </ol>	<ul style="list-style-type: none"> <li>• Building Code Update</li> <li>• Geologic, Fire, Flooding and Other Hazard Maps</li> <li>• Emergency Preparedness Planning</li> </ul>
<p><b>H1.21</b></p> <p><b>Fire Retardant Landscaping.</b>                  Encourage the use of fire-retardant vegetation for landscaping, especially in high fire hazard areas.</p>	<ul style="list-style-type: none"> <li>• Geologic, Fire, Flooding and Other Hazard Maps</li> <li>• Emergency Preparedness Planning</li> </ul>
<p><b>H1.22</b></p> <p><b>Hillside Natural Area.</b> Control vegetation growth in the Hillside Natural Area to reduce fire hazards.</p>	<ul style="list-style-type: none"> <li>• Annual Budget</li> </ul>

**Goal H2: Government agencies, citizens and businesses are prepared for an effective response and recovery in the event of emergencies or disasters.**

<b>Policies</b>	<b>Implementation Measures</b>
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<p><b>H2.1</b></p> <p><b>Hazard Awareness.</b> Publicize disaster plans and promote resident awareness and caution regarding hazards, including soil instability, earthquakes, flooding, and fire.</p>	<ul style="list-style-type: none"> <li>• Geologic, Fire, Flooding and Other Hazard Maps</li> <li>• Emergency Preparedness Planning</li> <li>• Release of Hazardous Materials</li> </ul>
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- H2.2 Public Facilities.** Locate and design emergency buildings (police, fire, hospital, etc.) and vital utilities, communication systems and other public facilities so that they remain operational during and after an emergency or disaster.
- Geologic, Fire, Flooding and Other Hazard Maps
  - Emergency Preparedness Planning

**Goal H3: New development complies with the noise standards established in the General Plan, all new noise sources are within acceptable standards, and existing objectionable noise sources are reduced or eliminated.**

<b>Policies</b>	<b>Implementation Measures</b>
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| <p><b>H3.1 Noise Levels in New Residential Projects.</b> New residential development projects shall meet acceptable exterior noise level standards. The "normally acceptable" noise standards for new land uses are established in Table 7-1, Land Use Compatibility for Community Exterior Noise Environments, which shall be modified by Policies H3.2 through H3.12, below.</p> | <ul style="list-style-type: none"> <li>• Noise Standards Review</li> <li>• State Noise Insulation Standards</li> <li>• CEQA</li> </ul> |
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| <p><b>H3.2 Outdoor Noise Levels.</b> The goal for maximum outdoor noise levels in residential areas is an Ldn of 60 dB. This level is a requirement to guide the design and location of future development and is a goal for the reduction of noise in existing development. However, 60 Ldn is a goal that cannot necessarily be reached in all residential areas within the realm of economic or aesthetic feasibility. This goal will be applied where outdoor use is a major consideration (e.g., backyards in single-family housing developments and recreation areas in multi-family housing projects). The outdoor standard will not normally be applied to the small decks associated with apartments and condominiums but these will be evaluated on a case-by-case basis.</p> | <ul style="list-style-type: none"> <li>• Noise Standards Review</li> <li>• State Noise Insulation Standards</li> </ul> |
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Where the city determines that providing an Ldn of 60 dB or lower outdoors is not feasible, the outdoor goal may be increased to an Ldn of 65 dB at the discretion of the Planning Commission.

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| <b>H3.3</b> | <b>Indoor Noise Levels.</b> The indoor noise level as required by the State of California Noise Insulation Standards must not exceed an Ldn of 45 dB in new housing units.  | <ul style="list-style-type: none"> <li>• Noise Standards Review</li> <li>• State Noise Insulation Standards</li> </ul> |
| <b>H3.4</b> | <b>Indoor Instantaneous Noise Levels.</b> Interior noise levels in new single-family and multi-family residential units exposed to an Ldn of 60 dB or greater should be limited to a maximum instantaneous noise level in the bedrooms of 50 dBA. Maximum instantaneous noise levels in other rooms should not exceed 55 dB. The typical repetitive maximum instantaneous noise level at each site would be determined by monitor. Examples would include truck passbys on busy streets, BART passbys and train warning whistles. | <ul style="list-style-type: none"> <li>• Noise Standards Review</li> <li>• State Noise Insulation Standards</li> </ul> |
| <b>H3.5</b> | <b>Impacts of BART Noise.</b> If the noise source is BART, then the outdoor noise exposure criterion should be 70 Ldn for future development, recognizing that BART noise is characterized by relatively few loud events.   | <ul style="list-style-type: none"> <li>• BART Noise</li> </ul>   |
| <b>H3.6</b> | <b>New Commercial, Industrial and Office Noise Standards.</b> Appropriate interior noise levels in commercial, industrial, and office buildings are a function of the use of space and shall be evaluated on a case-by-case basis. Interior noise levels in offices generally should be maintained at 45 Leq (hourly average) or less.  | <ul style="list-style-type: none"> <li>• Noise Standards Review</li> <li>• State Noise Insulation Standards</li> </ul> |

- H3.7 Areas Below Desired Noise Standards.** These guidelines are not intended to be applied reciprocally. In other words, if an area currently is below the desired noise standards, an increase in noise up to the maximum should not necessarily be allowed. The impact of a proposed project on an existing land use should be evaluated in terms of the increase in existing noise levels and potential for adverse community impact, regardless
- Noise Standards Review
  - State Noise Insulation Standards
- H3.8 Non-Transportation Related Noise Sources.** For non-transportation related noise sources, noise levels outdoors should not exceed the limits in the table above. Interior noise levels shall be 15 decibels lower than those shown in the table.
- Noise Standards Review
  - State Noise Insulation Standards
- H3.9 Noise Environment in Existing Residential Areas.** Protect the noise environment in existing residential areas. In general, the City will require the evaluation of mitigation measures for projects under the following circumstances:
1. The project would cause the Ldn to increase 3 dB(A) or more.
  2. Any increase would result in an Ldn greater than 60 dB(A).
  3. The Ldn already exceeds 60 dB(A).
  4. The project has the potential to generate significant adverse community response.
- Noise Standards Review
  - State Noise Insulation Standards
  - Noise Ordinance
- H3.10 Mitigating the Effects of Noise on Adjacent Properties.** Require proposals to reduce noise impacts on adjacent properties by incorporating appropriate measures into the project.
- Noise Standards Review
  - State Noise Insulation Standards
  - Noise Ordinance

**H3.11 Commercial or Industrial Source Noise.** Noise created by commercial or industrial sources associated with new projects or developments shall be controlled so as not to exceed the noise level standards set forth in the table below (Maximum Allowable Noise Exposure for Stationary Noise Sources), as measured at any affected residential land use.

- Noise Standards Review
- State Noise Insulation Standards
- Noise Ordinance

**Maximum Allowable Noise Exposure for Stationary Noise Sources (1)**

	<b>Daytime (5) (7 AM to 10 PM)</b>	<b>Nighttime (2,5) (10 PM to 7 AM)</b>
<b>Hourly Leq, DB (3)</b>	55	45
<b>Maximum Level, dB (3)</b>	70	65
<b>Maximum Level, dB - Impulsive Noise (4)</b>	65	60

(1) As determined at the property line of the receiving land use. When determining the effectiveness of noise mitigation measures, the standards may be applied on the receptor side of noise barriers or other property line noise mitigation measures.

(2) Applies only where the receiving land use operates or is occupied during nighttime hours.

(3) Sound level measurements shall be made with "slow" meter response.

(4) Sound level measurements shall be made with "fast" meter response.

(5) Allowable levels shall be raised to the ambient noise levels where the ambient levels exceed the allowable levels. Allowable levels shall be reduced 5 dB if the ambient hourly Leq is at

**H3.12 New Noise Reducing Technologies.** Support and employ new noise reducing technologies in the development and maintenance of local and regional infrastructure.

- Noise Standards Review
- State Noise Insulation Standards

## IMPLEMENTATION

The following is a summary of the major tools available to the City for implementation of the policies in this chapter, Resources and Hazards.

### **1. Air Quality Strategies**

Implement trip reduction and energy conservation measures for jobs/housing balance, Transportation Demand Management (TDM) and transit, as identified in the Community Design and Development, and Housing Elements, and coordinate with regional and state agencies and other West County jurisdictions in enhancing air quality.

### **2. Annual Budget**

The annual budget should provide adequate funds for community facilities, infrastructure, and services. In particular, it should place a high priority on the inspection and maintenance of recreational facilities, especially on ensuring the safety of these facilities. Once the existing problems of deferred maintenance are corrected, it should be avoided because it inevitably leads to higher costs.

### **3. Archaeological Resources**

Where possible, archaeological sites or fragile historic sites will be placed within open space areas as defined during the specific project review process.

### **4. BART Noise**

Continue to work with-BART on noise reduction programs, placing special emphasis on noise reduction adjacent to noise sensitive uses. (i.e., public library, Fairmont School, Civic Center and residences within 200 feet of BART right-of-way)

### **5. Building Code Update**

Update the Building and other codes as necessary to address earthquake, fire and other hazards and support programs for the identification, abatement or mitigation of existing hazardous structures.

### **6. CEQA**

The City should ensure that the CEQA review process adequately identifies impacts of new development upon the natural environment.

### **7. City Council Resolution 96-103**

The following objectives were adopted by City Council Resolution 96-103, and are summarized below:

- a. Create a strong relationship between the creek and adjacent land by integrating retail, housing and civic uses with the creek, and improving the creek as an amenity.
- b. Create a continuous pedestrian/bicycle corridor along the creek, linking this segment to creek alignments to the west and east.

- c. Link a creekside pedestrian/bicycle corridor along Cerrito Creek to the Bay Trail.
- d. Provide opportunities for visual and physical linkages between Albany and El Cerrito.
- e. Create an open natural channel along its entire length within the Plaza area.
- f. Restore the creek channel as a natural riparian corridor with habitat enhancement.
- g. Provide variety of uses and diversity of experiences along the creek alignment.
- h. Extend the open creek channel to San Pablo Avenue and investigate the potential to realign the creek north of the Wells Fargo building, and to make a visible connection across San Pablo Avenue.
- i. Provide for physical access by pedestrians to the creek channel.

#### ***8. Consultation on Fish and Wildlife Impacts***

The City will continue to notify and consult with the California Department of Fish and Game and the Army Corps of Engineers when development projects are proposed in locations where there may be impacts to fish and wildlife and their habitats.

#### ***9. Cooperation with Other Jurisdictions in Solving Storm Drainage Problems***

Work with other agencies, such as the City of Richmond and Contra Costa County, to address downstream drainage problems. Such jurisdictions should be encouraged to participate and help solve such drainage problems. In the event that Kensington decides to install new storm drainage facilities, El Cerrito should review the plans to insure that the proposed system will be compatible with the design and capacity of El Cerrito's system and to encourage contributions to any adjacent system changes as a result of such plans.

#### ***10. Creek Ordinance***

Consider adoption of a creek ordinance applicable city-wide to waterways to be specified, to include, among other factors, such provisions as setbacks of construction including buildings and paved areas; avoidance of culverting; standards for waterway restoration; and principles of watershed management.

#### ***11. Design Objectives for Baxter Creek***

A set of objectives should be adopted by the council for Baxter Creek, similar to Resolution 96-103. Objectives might include:

- a. Improve the natural channel characteristics.
- b. Maintain and improve the riparian habitat.
- c. Improve and maintain water quality in the creek channel.
- d. Integrate the Baxter Creek corridor with the Ohlone Greenway and establish a connection with the proposed Central Richmond Greenway.
- e. Provide for physical access by pedestrians to the creek channel.

- f. Establish a creek corridor through public ownership of a conservation easement or other interest in a portion of the property through which the creek flows.
- g. Establish setbacks for buildings and other improvements, through special regulations or a general Citywide creek protection ordinance.

### ***12. Design Guidelines***

Design guidelines are very useful tools for ensuring that development is compatible with the surrounding area and that it provides required design features. To the extent possible, the guidelines should be specific; guidelines that are quantifiable should be considered for incorporation into the development regulations.

### ***13. Development Regulations (zoning)***

The development regulations, primarily the zoning regulations, provide the standards for development, prescribe allowable uses, contain specific incentive provisions, and include other standards and procedures related to approval of development projects.

### ***14. Development Review***

The development review process includes discretionary review by the Planning Commission and the Design Review Board, based on consideration of General Plan objectives and policies, and criteria established by the zoning and subdivision ordinances and other city regulations and adopted guidelines. Most discretionary actions are subject to the requirements of the California Environmental Quality Act (CEQA). The development review process also includes administrative review of projects to verify compliance with Planning Commission and Design Review Board requirements, as well as standards set by the City through adoption of building and fire codes, engineering standards, and other regulations and ordinances.

### ***15. Emergency Preparedness Planning***

Continue to implement emergency preparedness plans in coordination with the County Office of Emergency Services regarding the provision of emergency services in the event of a large earthquake or other disaster. Continue to organize a comprehensive grassroots emergency preparedness plan using volunteer to organize neighborhood-level disaster response and preparation.

### ***16. Environmental Education Programs***

Establish public information/education programs to enhance public knowledge about environmental protection and conservation measures.

### ***17. Geologic, Fire, Flooding and Other Hazard Maps***

Maintain detailed hazard maps for use in development review.

### ***18. Geotechnical Review Procedures***

Update City guidelines establishing geotechnical review procedures, including but not limited to, the content of geologic feasibility reports and design level geotechnical reports, and the credentials of the authors of such reports. Considerations include:

- a. Implement procedures and requirements of the state-established Alquist-Priolo zone.
- b. Establish procedures addressing the type(s) of investigation, minimum report guidelines, minimum standards, technical review of reports submitted to the City, and enforcement of recommendations contained in the reports and City policy.
- c. Define types of projects and areas within the planning area that trigger report requirements for engineering geologic and/or geotechnical (soil and foundation engineering) reports to address these concerns.
- d. Require engineering geologic reports: (a) for certain projects within a Fault Studies Zone; and (b) for certain projects in hillside and flatland areas and within 50 feet of creekbanks.
- e. Require geotechnical reports for: (a) additions imposing significant new loads on existing foundations; (b) projects involving significant grading, particularly where located on a slope (e.g. swimming pools, basements); (c) repair of foundation distress; (d) landslide repairs; and (e) repair of distressed retaining walls over 4 feet in height.
- f. Require the engineering geologist of record (where one is required on the project) to be an engineering geologist certified by the State of California.
- g. Require the geotechnical consultant of record to be a registered civil engineer who holds a valid authorization to use the title “soil engineer” as provided in Section 6736.1 of the State of California Business and Professions Code.
- h. Continually revise the existing database to indicate those sites with geologic/geotechnical reports on file.

**19. *Hazardous Materials Storage Tanks***

A comprehensive investigation of hazardous materials storage tanks should be undertaken for specific sites when development is proposed. The potential hazard of any tanks or former tank sites found should then be evaluated using California EPA and local regulatory guidelines, and remedied.

**20. *Hazardous Soils***

Sites within El Cerrito that are contaminated with hazardous substances should be remediated in compliance with all applicable local, state, and federal laws and regulations. If it is not feasible to fully remediate soils, land uses may be restricted to protect public health and safety.

**21. *Hazardous Waste Management***

Work with Contra Costa County, other cities in the county and other jurisdictions on implementing measures of the County Hazardous Waste Management Plan.

**22. *Hillside Natural Area Vegetation Management Plan***

Implement the Hillside Natural Area Vegetation Management Plan in coordination with fire reduction programs.

### ***23. Hillside Ordinance***

The City should examine its existing regulations regarding hillside development and assess other hillside ordinances, such as the City of Richmond's April 1997 Hillside Ordinance, to ensure that environmental and safety issues are properly addressed.

### ***24. Historic Preservation Ordinance***

Consider adopting a Historic Preservation Ordinance following procedures identified by the State Historic Preservation Office (SHPO) to protect historic resources and to ensure that new buildings and remodeling of existing buildings are compatible with City goals for preserving the City's historic resources and character. The City should also examine financial assistance options for eligible historic properties. The ordinance would:

- a. Establish standards for determining the historic value of potentially historic properties.
- b. Define historic areas where new development will be required to complement the character of the surrounding historic structures.
- c. Establish separate historic design guidelines that could be used to allow the adaptive re-use of historic buildings and facade improvements, and include guidelines and standards covering specific historical/architectural features, materials, colors, etc. for all new construction.
- d. Address Unreinforced Masonry Building safety.
- e. Establish exceptions from parking, lot coverage and setback requirements for historic buildings (through separate zoning amendment).

### ***25. Historical Inventory and Designation***

The City should initiate, or work with a local civic group to initiate, an inventory of structures or sites that may have architectural, historical, archeological, or cultural significance to the community. The City should then consider action to list the most significant structures or sites on the California Register of Historical Resources and the National Register of Historic Places.

### ***26. Intergovernmental Coordination***

The City should continue to coordinate with other cities, Contra Costa and Alameda counties, and other agencies to ensure that environmental objectives are achieved.

### ***27. Joint Watershed Goals Statement***

Assure ongoing general cooperation in the furtherance of joint watershed goals as adopted by the City of El Cerrito on September 5, 1995, and seek out opportunities to jointly apply for grants and jointly undertake planning, construction, educational, and watershed management projects which will be approved on a case-by-case basis by the respective governing bodies. Joint Watershed Goals include:

- a. Restoring creeks by removing culverts, underground pipes, and obstructions to fish and animal migration, and putting creeks in

restored channels up in the sunshine where people and wildlife can enjoy them.

- b. Restoring creek corridors as natural transportation routes with pedestrian and bicycle paths along creekside greenways; wherever possible, using creekside greenways to connect neighborhoods and commercial districts east of Interstate 80 freeway to the shoreline of San Francisco Bay and the San Francisco Bay Trail.
- c. Restoring a healthy freshwater supply to creeks and the Bay by eliminating conditions that pollute rainwater as it flows overland to creeks, and eliminating conditions that prevent a healthy amount of rainwater from soaking into the ground and replenishing the underground water supplies that nourish creeks.
- d. Instilling widespread public awareness of the value of developing infrastructure along lines that promote healthier watersheds and watershed-oriented open spaces where nature and community life can flourish.

**28. *Noise Ordinance***

Adopt a noise ordinance to regulate noise-generating activities.

**29. *Noise Standards Review***

Review development proposals to assure consistency with noise standards. The City will require the following and other means, as appropriate, to mitigate noise impacts on adjacent properties:

- a. Screen and control noise sources such as parking, outdoor activities and mechanical equipment.
- b. Increase setbacks for noise sources from adjacent dwellings.
- c. Wherever possible do not remove fences, walls or landscaping that serve as noise buffers, although design, safety and other impacts must be addressed.
- d. Use soundproofing materials and double glazed windows.
- e. Control hours of operation, including deliveries and trash pickup to minimize noise impacts.

The City will use the Future Noise Contours data to determine if additional noise studies are needed for proposed development.

**30. *Open Space Preservation Program***

See Implementation Section of Chapter 4.

**31. *Release of Hazardous Materials***

Update emergency preparedness planning and education related to the release of hazardous materials from refineries and chemical plants in West County to take into account risk management plans of operators.

**32. *Riparian and Stream Restoration Programs***

Establish priorities for riparian and stream restoration that include erosion control measures, stream clean-up, improved capacity and reliability of the City's storm drain system, and revegetation plans. Coordinate creek preservation with CEQA review, bicycle master plan, open space preservation actions, and grant funding.

**33. *State Noise Insulation Standards***

Use the adopted Health and Safety Element as a guideline for compliance with the State's noise insulation standards by providing noise contour information around all major sources in support of the sound transmission control standards (Chapter 2-35, Part 2, Title 24, California Administrative Code).

**34. *Storm Drainage Facilities***

Efforts should be made to provide funds for the improvement of the City's storm drainage facilities to meet the substantial cost of any such projects.

**35. *Transportation of Hazardous Materials***

Work with Contra Costa County, other cities in the county and other jurisdictions in establishing standards for the transportation of hazardous wastes through West County and the City.

**36. *Tree Preservation Ordinance***

Consider adoption of a tree preservation ordinance that will define types and size of trees to be protected, and will include specific criteria, procedures and mitigation when trees are proposed to be removed.

**37. *Unreinforced Masonry Buildings***

Develop strategies for abatement of Unreinforced Masonry Buildings (URMB) hazards consistent with Guidelines established by the California Seismic Safety Commission, with provisions for coordination with historic preservation.

**38. *Water Quality Strategies***

Implement habitat protection programs and evaluate proposed projects for potential water quality impacts that may require sediment basins as part of grading activities, grease/oil traps where concentrations of such pollutants are anticipated, or other measures. In coordination with Contra Costa County, continue to implement measures consistent with the City's NPDES Stormwater Permit.