



appendix d:
existing policies &
programs

existing policies and programs

The Urban Greening Plan was developed in concert with existing City plans, policies and programs. The Plan defers to adopted policies where it is silent and seeks to build on previous planning efforts to carry forward new best practices, policies, programs and standards based on Urban Greening analysis. Below is a summary of the existing policies and programs that were evaluated and referred to throughout the planning process. This catalog is not intended to be an exhaustive list of City policies, but instead should be used a reference guide to better understand the full policy framework that effects trails, creeks, sidewalks, streets, schoolyards, landscaping, trees, parks, and open spaces.

GENERAL PLAN (1999)

The following is a list of General Plan policies and programs that relate to and have informed the Urban Greening Plan. The General Plan helped shape the Urban Greening Vision and guide policy and program development and project selection. General Plan page numbers in parentheses:

KEY PRINCIPLES (1-1)

5. Increased residential development, where allowed, must be done with care in order to enhance neighborhoods.
6. New development in the San Pablo Avenue Corridor will be encouraged to take place in mixed-use activity centers that may extend up selected perpendicular streets in order to allow a more pedestrian friendly environment.
7. The preservation and enhancement of natural features - trees, creeks, natural open space areas - and historical features will be a high priority in the City.
8. The City should have distinct destination areas, including commercial areas, a civic center and community meeting places.
10. Access should be improved by balancing automobile use with improved transit, bicycle, and pedestrian opportunities.

STRATEGIC FRAMEWORK

- **Primary Action Strategy #6: Green Infrastructure Initiative (2-13)**
“The major amenities enjoyed by El Cerrito residents are the parks and open spaces provided in the City. These parks and open spaces need to be preserved and enhanced to maintain this major community resource that contributes so significantly to the City’s ‘quality of life.’ The Green Infrastructure Initiative is intended to develop a range of improvement measures, including the Ohlone Greenway, parks and recreation improvements and programs, creek restoration projects, open space preservation, and new and revitalized cultural facilities...The Green Initiative should include standards, guidelines, and other improvement projects and beautification programs to protect parks and open spaces, including exploring opportunities for acquisition of additional parks and open space lands.”
- **Supporting Action Strategy #3: City Beautification Programs (2-16)**
“Implement city beautification programs such as street tree planting, public art, neighborhood cleanups, sign ordinance amendments, improved lighting, and graffiti prevention to make El Cerrito a more pleasant environment to live, work, and play.”
- **Supporting Action Strategy #5: Capital Improvement Program (2-16)**
“Incorporate infrastructure improvements, such as street, sidewalks, landscaping and lighting, in the City’s Capital Improvement Program to ensure the allocation of funding to these projects.”
- **Supporting Action Strategy #8: Public/Private Partnerships (2-16)**
“Encourage public/private partnerships, which can combine advantages of both government and private industry to create projects that benefit the community - public sector support reduces uncertainty for

private developers, and private sector investment reduces financial burden for the City.”

- **Supporting Action Strategy #9: Grant Funding and Corporate Sponsorships (2-17)**
“Actively pursue grant funding from federal agencies, state agencies, and foundations, as well as corporate sponsorships for projects. For example, federal grant programs under TEA-21 can be used to create bicycle trails, support alternate transportation programs, and improve pedestrian safety. Local businesses should be encouraged to invest in their community by sponsoring public projects such as entryways, signage, and landmark features.”
- **Supporting Action Strategy #12: Private Sector Investments (2-17)**
“Work with private developers to encourage the development of desirable new projects and land uses in El Cerrito.”

COMMUNITY DEVELOPMENT AND DESIGN

- **Policy LU1.3: Quality of Development** - Ensure that all multifamily or mixed-use development in residential areas addresses compatibility and quality of life issues. (4-20)
- **Goal LU3:** A development pattern that enhances a strong sense of community. (4-23)
- **Goal LU4:** A safe, attractive, and interesting community (4-23)
 - **Policy LU4.1: Mixture of Uses** - Encourage a mix of uses that promotes such community values as convenience, economic vitality, fiscal stability, public safety, a healthy environment, and a pleasant quality of life. (4-23)
 - **Policy LU4.4: Amenities** - Ensure that new development provides a high level of amenity for users of the development, and, wherever possible, includes community-serving facilities. (4-24)
- **Goal LU6:** Development patterns that promote energy efficiency, conservation of natural resources, and use of renewable rather than nonrenewable resources. (4-26)
 - **Policy LU6.1: Natural Features** - Preserve or restore the natural terrain, drainage, and vegetation on and near development sites and open-up buried creeks where opportunities can be found, unless there are compelling reasons why this cannot be done. (4-26)
 - **Policy LU6.2: Circulation Alternatives** - To the extent possible, encourage alternatives to the use of private automobiles. Encourage a full range of transportation options - driving, transit, walking and biking - without allowing any one to preclude the others. (4-26)
 - **Policy LU6.4: Water Conservation** - Require water conserving landscape design and fixture types in all new development. This policy is not intended to encourage the substitution of paved surfaces and other hardscape for plant materials.” (4-27)
- **Goal CD1:** A city organized and designed with an overall attractive, positive image and “sense of place.” (4-41)
 - **Policy CD1.6: Entrances to the City** - Improve the major entrances into the city with landmark entry features, signs, and gateways to enhance the sense of community and improve the City’s image. (4-

41)

- **Policy CD1.7: Views and Vistas** - Preserve and enhance major views and vistas along major streets and open spaces, providing areas to stroll and benches to rest and enjoy views. (4-42)
- **Policy CD1.8: Edges** - Preserve and enhance El Cerrito's well-defined edges along the hillside open spaces, the eastern border along the regional park, and the I-80 freeway. (4-42)
- **Goal CD3: A city with attractive landscaping of public and private properties, open space, and public gathering spaces.** (4-44)
 - **Policy CD3.1: Tree Preservation** - Preserve existing significant trees and tree groupings where possible. Replace trees removed due to site development. (4-44)
 - **Policy CD3.2: Usable Open Spaces** - Require the provision of usable open space in the form of ground-floor patios, upper-floor decks, and balconies, as well as common recreational facilities. (4-44)
 - **Policy CD3.3: Site Landscaping** - Improve the appearance of the community by requiring aesthetically designed screening and landscaping on public and private sites. Ensure that public landscaping includes entry areas, street medians, parks, and schools. Require landscaping for all private sites, yard spaces, parking lots, plazas, courtyards, and recreational areas. (4-45)
 - **Policy CD3.5: Creek Preservation** - Where possible, preserve and restore natural drainage ways as parts of the storm drainage system, coordinating with recreational and trail use. (4-45)
 - **Policy CD3.6: Cerrito Creek** - Where possible, open the Cerrito Creek channel, providing access and recreational opportunities along the creek in conjunction with its flood control function. (4-45)
 - **Policy CD3.7: Landscape Maintenance** - Require ongoing maintenance of landscaping on private property (except single-family residences). (4-45)
 - **Policy CD3.8: Public Spaces** - Create specialized outdoor gathering places in the three main activity centers along San Pablo Avenue - Del Norte, Midtown, and El Cerrito Plaza. Encourage the design of these public spaces to accommodate activities that encourage the presence of people at all hours of the day and evenings. (4-46)
 - **Policy CD3.9: Ohlone Greenway** - Enhance the usability and aesthetic appeal of the Ohlone Greenway by integrating it into the fabric of the City. Design buildings with entries, yards, patios, and windows to open onto and face the Ohlone Greenway. Avoid blank walls, backs of buildings, and large parking lots adjacent to the greenway. (4-46)
 - **Policy CD3.10: Greenway Spur Trails** - Develop greenway spur trails for creekside access and access to the Bay for recreational use and environmental protection. (4-46)
 - **Policy CD3.11: Streetscape Design** - Streetscape design (street trees, lighting, and pedestrian furniture) should be used to lend character and continuity with commercial districts and residential neighborhoods. (4-46)
 - **Policy CD3.12: Landscape Species** - Indigenous and drought-tolerant species that reduce water

usage and are compatible with El Cerrito's climate are encouraged. (4-46)

TRANSPORTATION AND CIRCULATION

- **Goal T3:** A transportation system, including safe and adequate streets, signals, sidewalks, pathways, curbs, gutters, street trees, signage, and streetlights, that maintains and improves the livability of the City. (5-23)
 - **Policy T3.2: Streets as Public Spaces** - Recognize the role of streets not only as vehicle routes but also as part of an extensive system of public spaces where people live, city residents meet, and businesses reside. (5-23)

PUBLIC FACILITIES AND SERVICES

- **Goal PR1:** Adequate, diverse, and accessible recreational opportunities for all residents – including children, youth, seniors, and others with special needs – in parks, school yards, and open space. (6-13)
 - **Policy PR1.1: Priorities for Rehabilitation** - Place the highest priority on maintaining and rehabilitating existing recreational facilities to operational and safety standards that, at a minimum, comply with applicable state and federal laws and regulations. The highest priority facility for rehabilitation is the Swim Center on Moeser Lane. (6-13)
 - **Policy PR1.2: Regular Maintenance Program** - Continue regular inspection and maintenance of park facilities to prolong the life of equipment, ensure facility safety and accessibility, and enhance the enjoyment of park users. (6-13)
 - **Policy PR1.3: Level of Service Standard** - Use a level of service standard of five acres of publicly owned parkland per 1,000 residents as the minimum requirement for recreation and open space land. Additional requirements for publicly owned recreation and open space land may be imposed by the City on development approvals, dependent upon the characteristics of the project, including its proximity to existing recreation and open space facilities. This requirement is independent of any requirements for project-scale open space addressed by Policy CD3.2. (6-13)
 - **Policy PR1.4: Minimum Parkland** - Ensure that the amount of City owned park and open space lands is not reduced below the 1999 level of 131.5 acres, and work with other public agencies to ensure that the amount of other publicly owned park and open space lands is not reduced. (6-14)
 - **Policy PR1.5: Costs Resulting from New Facilities** - Assure that long-term maintenance needs are considered when reviewing new park facility proposals, including the need for future staff and equipment. (6-14)
 - **Policy PR1.6: Private Involvement** - Continue to encourage community organizations and private citizens to help maintain public parks and open spaces, and to assist in running recreation programs. (6-14)
 - **Policy PR1.7: Coordination on Use of School Facilities** - Continue to coordinate with adjacent cities and other agencies in providing adequate recreational facilities, including connections to the Ohlone Greenway, for all El Cerrito residents. (6-14)
 - **Policy PR1.8: Inter-Agency Coordination** - Continue to coordinate with adjacent cities and other

agencies in providing adequate recreational facilities for all El Cerrito residents. (6-14)

- **Policy PR1.9: Alternative Sources of Space** - Continue to explore the possibility of using semi-public and private facilities for additional indoor recreational space. (6-14)
- **Policy PR1.10: Existing Facilities** - Encourage the continuation of Mira Vista Golf Club, Cougar Field, and Camp Herms because of their contribution to meeting recreational needs and providing aesthetic appeal. (6-14)
- **Policy PR1.11: New Parks** - Pursue the purchase of new parks with City money only after existing facilities are brought up to an acceptable level of adequacy or when action is required to meet the accepted level of service or the minimum parkland requirements. (6-15)
- **Policy PR1.12: New Residential Development** - Require that all new multi-family residential projects provide on-site open space and recreational facilities for residents or provide a combination of park in-lieu fees and on-site facilities. (6-15)
- **Policy PR1.13: People with Special Needs** - Ensure that public access points to open space areas and design features for all recreational facilities provide equal opportunity for people with special needs. (6-15)
- **Policy PR1.14: Bicycles** - Implement bicycle route improvements, including signing, striping, paving, and providing bicycle racks. (6-15)
- **Policy PR1.15: Development Impacts** - Development should not be allowed to denigrate or interfere with the use or enjoyment of City-owned park, recreational, and open space facilities. (6-15)
- **Policy PR1.16: Recreation Programs** - Maintain and expand, as budgets allow, existing recreation programs to meet the needs of City residents. (6-15)
- **Policy PR1.17: Buffer Zones** - Encourage the creation of native plant buffer zones between natural areas and residences.
- **Goal PR2: High quality open space protected for the benefit of present and future generations, reflecting 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 open space is very important to the well being of the City. (6-16)**
 - **Policy PR2.1: Open Space Purpose** - Identify and protect the natural resources of the Tri-Cities Area (El Cerrito, Richmond and San Pablo) for the benefit of present and future generations. (6-16)
 - **Policy PR2.2: Development Suitability** - 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. (6-16)
 - **Policy PR2.4: Open Space Strategy** - In meeting open space objectives to secure and preserve open space in perpetuity, the City will make maximum use of approaches that minimize ongoing City costs and liability exposure. One approach will be to employ the development review process, wherever

appropriate, to secure dedications, easements, and/or maintenance agreements. (6-16)

- **Policy PR2.5: Open Space Use** - Improvements within open space areas shall be limited to those needed for educational and recreational purposes, and those improvements necessary for health and safety purposes. All improvements shall be compatible with protection and preservation of existing natural and habitat resources. (6-17)
- **Policy PR2.6: Existing Open Space Preservation** - Except where extraordinary circumstances indicate otherwise, ensure that development decisions protect existing open space areas. (6-17)
- Goal PR3: Public access to open space areas while protecting important habitats. (6-17)
 - **Policy PR3.1: Clear Delineation** - Clearly delineate which areas of publicly owned open space are appropriate for public use and access, and clearly differentiate them from those areas to be protected from human disturbance. (6-17)
 - **Policy PR3.2: Open Space Improvements** - Design any improvements in open space areas to minimize adverse impacts to habitats, view, and other open space resources. (6-17)
 - **Policy PR3.3: Creek Restoration** - Integrate recreational amenities with creek restoration efforts in a way that protects riparian values, including natural habitats. (6-17)

RESOURCES AND HAZARDS

- Goal R1: Protect 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. (7-4)
 - **Policy R1.1: Habitat Protection** - 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. (7-4)
 - **Policy R1.2: Rare and Endangered Species** - 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. (7-4)
 - **Policy R1.3: Potential Environmental Impacts** - Encourage development patterns that minimize impacts on the City's biological, visual and cultural resources, and integrate development with open space areas. (7-4)
 - **Policy R1.6: Runoff Water Quality** - 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. (7-5)
 - **Policy R1.7: Creek Protection** - 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. (7-5)

- **Policy R1.8: Creek Improvements** - Accomplish design and improvements along creeks (Cerrito Creek, Baxter Creek, etc.) In consultation and cooperation with creek restoration and design professionals. (7-5)
- **Policy 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. (7-6)
- **Policy 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. (7-6)
- **Policy 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. (7-6)
- **Policy 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 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. (7-6)
- **Policy 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. (7-7)
- **Policy 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. (7-7)
- **City Council Resolution 96-103:** The following objectives were adopted by City Council Resolution 96-103, and are summarized below: (7-25)
 - Create a strong relationship between [Cerrito] Creek and adjacent land by integrating retail, housing and civic uses with the creek, and improving the creek as an amenity.
 - Create a continuous pedestrian/bicycle corridor along the creek, linking this segment to creek alignments to the west and east.
 - Link a creekside pedestrian/bicycle corridor along Cerrito Creek to the Bay Trail.
 - Create an open natural channel along its entire length within the Plaza area.
 - Restore the creek channel as a natural riparian corridor with habitat enhancement.
 - Provide variety of uses and diversity of experiences along the creek alignment.
 - 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 viable connection across San Pablo Avenue.
 - Provide for physical access by pedestrians to the creek channel.

- **Goal B: Achieve long-term financial sustainability**
 - Strategy: Continue to pursue opportunities for new funding, including outside grants.
 - Strategy: Develop a financial plan to address ongoing and deferred maintenance of facilities and infrastructure.
- **Goal C: Deepen a sense of place and community identity**
 - Strategy: Promote strong neighborhoods.
 - Strategy: Re-image underdeveloped and underutilized properties through advanced planning efforts that encourage investment and/or new development.
 - Strategy: Identify, promote, and/or develop entertainment, recreational, and leisure activities for people of all ages and demographics.
 - Strategy: Be a strong partner with the schools.
- **Goal D: Develop and rehabilitate public facilities as community focal points**
 - Strategy: Develop a plan to address ongoing and deferred maintenance of facilities and infrastructure.
 - Goal F: Foster environmental sustainability citywide
 - Strategy: Be a leader in setting policies and providing innovative programs that promote environmental sustainability.
 - Strategy: Promote environmental education to facilitate behavior changes by working with the school district and other community groups.

CLIMATE ACTION PLAN (2013)

The Climate Action Plan called for development of the Urban Greening Plan as a strategy to help reduce vehicle miles traveled, conserve energy and water, and provide valuable amenities to the El Cerrito community. The Urban Greening Plan builds off the Climate Action Plan goals. Climate Action Plan page numbers in parentheses.

LAND USE, TRANSPORTATION AND COMMUNITY DEVELOPMENT

Objective SC-2.1: Create a physical environment and stronger sense of place that supports high quality, walkable commercial and retail development and invites people to spend time in El Cerrito's commercial areas. (27)

- Strategy: Link the City's main commercial nodes through a network of open space, public art, and other cultural and historic amenities that encourage people to linger longer.
- Strategy: Develop and implement design guidelines that promote a pedestrian-friendly commercial environment along transit-oriented nodes, such as allowing and encouraging outdoor seating and activities that enliven the street.

Objective SC-3.2: Maintain and expand an active program of streetscape improvements that enhance the pedestrian environment, character and continuity of residential and commercial districts and create greater connectivity between residential and commercial districts. (30)

Objective SC-3.3: Continue implementation of the Ohlone Greenway Master Plan and create greater connections between the Greenway, San Pablo Avenue and other regional trail networks. (30)

Sustainable Community Goal #4: Increase and enhance urban green and open space to protect biodiversity, conserve natural resources, conserve water, foster walking and bicycling, and improve the health and quality of life for residents and people who work in El Cerrito.

Objective SC-4.1: Develop a comprehensive Urban Greening Plan to guide the development, programming, and maintenance of the City's public open spaces and green infrastructure and to identify additional or different types of green spaces needed to support urban infill development. (34)

Objective SC-4.2: Promote Bay-Friendly tree planting and landscaping, and the creation of green and open space that is attractive and helps restore natural processes, sequester carbon, clean storm water, conserve resources, and connect citizens to El Cerrito's natural environment. (35)

- Strategy: To lead by example, develop a policy for City maintained landscapes to follow the principles of Bay-Friendly design and maintenance.
- Strategy: To enforce the regional clean water requirements and the State's Water Efficiency Landscape Ordinance, ensure that ecologically beneficial storm water retention systems (rain gardens) and water conservation features are integrated into the design of landscapes for applicable new developments.
- Strategy: Conduct education and outreach to encourage the voluntary development of Bay-Friendly landscapes, rain gardens and water conservation features in projects not required by ordinance to do so.
- Strategy: Encourage and support the development of community gardens in order to increase access to healthy, affordable local foods.

- Strategy: Seek funding to increase the urban forest through a variety of programs, including a street tree planting and stewardship program.

Objective SC-5.2: Develop and implement other programs and campaigns that are known to increase biking and walking, such as “Sunday Streets”, Bike Rodeos and Safety Classes, etc. (36)

- Strategy: Enhance and expand the City’s “Street Play” days, such as Alberrito Play Day, to include more events and other neighborhoods.
- Strategy: Expanding on the success of Bike-to-Work Day, sponsor a variety of “Bike-To” or “Walk-To” events that link biking and walking to everyday activities, such as shopping, recycling and recreating.
- Strategy: Promote organized hiking events to increase use and awareness of the City’s pedestrian paths and trail network.

ENERGY AND WATER

Objective EW-4.1: Pursue opportunities to actively promote water conservation and efficiency programs in commercial and residential buildings and landscapes. (45)

- Strategy: Provide educational workshops for City staff, residents and businesses on water efficiency measures and Bay Friendly landscapes and maintenance practices.
- Strategy: Enforce the State mandated Water Efficiency Landscape Ordinance, in which new and rehabilitated landscapes with at least 2,500 sq ft of landscape area are required to meet an annual water budget.

MUNICIPAL CLIMATE ACTION STRATEGIES

Objective M-2.3: Use Bay-Friendly and Water Smart irrigation practices and technologies to maintain the City’s landscaped facilities, parks, medians, and streetscapes, and to become more resilient to water shortages. (60)

- Strategy: Procure and install weather-station enabled, centrally controlled irrigation systems for all irrigated city landscapes.
- Strategy: Use Bay-Friendly landscaping techniques that use less water and energy and produce less waste.
- Strategy: Monitor all water accounts for leaks and excessive use on a regular basis.
- Strategy: Identify preventative maintenance measures to proactively address water leakage in City facilities.

Objective M-2.4: Convert City landscaped areas to drought-tolerant, Bay-Friendly landscapes, whenever possible. (61)

- Strategy: Adopt a City policy that requires the specification of Bay-Friendly, drought-tolerant landscapes in any new City project or private project receiving City funds that include landscaped areas as a project element.

OHLONE GREENWAY MASTER PLAN (2009)

DESIGN GUIDELINES

Trail Orientation Guidelines (23)

- The trail alignment may be narrowed or otherwise adjusted to accommodate special environmental considerations, such as mature trees, grading or drainage issues, etc.
- It is of utmost importance to maintain the park-like "green character of the Greenway. Paving must be offset with well-maintained landscape improvements.

Security Guidelines (26)

- Increase "Eyes on the Greenway"
- Design Site Using Crime Prevention through Environmental Design Practices (CPTED)

Accessibility Guidelines (27)

- Adequate landscape clearances will be maintained to avoid interference with trail users

Maintenance Guidelines (28)

- Use low maintenance planting palette
 - Plantings shall be chosen to reduce pruning and other maintenance, as well as water usage
 - Appropriate planting will reduce weed growth
- Maintenance of site amenities
 - Replace old, broken or outdated equipment such as play structures, riparian/creek observation decks and bridges, and site furnishing
- Provide for community involvement in maintaining the site
 - Organize community work days to pick up trash
 - "You-Clean-It" stations will provide users with gloves, trash bags and other cleaning supplies
 - Territorial Reinforcement - Create a "sphere of influence" to develop a sense of proprietorship

Signage Guidelines (29)

- Directional/Wayfinding - **Indicates distances to various local amenities**
- Geographical/Identity - **Street-type signs at intersections of multi-use trail with streets or crossing pedestrian paths**
- Interpretive - **Educational, historical, habitat or other interpretive signage relevant to the site, specifically or generally**

Planting Guidelines (30)

- Protect and enhance environmentally sensitive areas - Protect and enhance existing creek watersheds, animal habitats, significant trees and native plants
- Celebrate special character areas - Urban Forest Demonstration Garden, Wildflower Areas, Itaya Plaza
- Use plants that provide variety, seasonal interest and habitat - Seasonal color, foliage color and form, and flowering plants; indigenous plants that provide habitat for local wildlife
- Maintain visibility for safety
- Keep plantings low, especially near that or limb trees up high, and screen with tall plantings appropriately to avoid creating unsafe edges and/or spaces
- Minimize maintenance requirements - Choose plants that are well adapted to El Cerrito's climate and soils, so as to be able to minimize pruning and use of synthetic fertilizers and inorganic pest control; reduce manicured turf areas

- Reduce water usage - Design with drought tolerance in mind; provide on-site stormwater management such as bioswales

Active Use Area Guidelines (36)

- Appropriate scale to the surroundings - site large scale use areas, such as open turf or meadow areas for group activities, where there is space available. Locate smaller use nodes such as bocce or horseshoe courts or par course/exercise equipment in more modestly sized areas.
- Provide activities for all user groups - Seniors, adults, teenagers, and children are all entitled to use activity areas that fulfill discrete needs for each group
- Awareness of multiple functions on the site
 - Active use areas may not conflict with the Greenway's use as a transit corridor
 - Active use nodes may require buffering from areas with more passive or quieter uses

Community Building Area Guidelines (37)

- Community Art Sites - Identify and implement appropriate ephemeral and permanent location for community art projects. Work with the City of El Cerrito Arts & Culture Commission to promote art opportunities on the Ohlone Greenway
- Community Gardens - Encourage community groups to come together and "take ownership" of suggested sites along the Greenway appropriate for Community Garden use; provide special planting areas along the Greenway where groups can gather and enjoy the environment, such as Rose Gardens or Sensory Gardens
- Group Gathering Areas - Provide open space area where larger recreational or entertainment oriented groups can form; promote possibility of Greenway as community meeting point in crisis/emergency situations

Play Area Guidelines (37)

- Discourage "traditional" play equipment that does not blend into the natural design vision of the site. Where possible opt for alternative structures and activities that fulfill multiple functions, such as sculptural, recycling or educational uses
- Fitting play areas into the natural topography of the site is highly desirable
- Play areas will be located close to high-density or multi-family neighborhoods

Ecological Approach Guidelines - Efforts should be taken to incorporate these elements into specific site designs as they are begun. While it may not be possible to duplicate a natural environment in such an urban location, it is possible to create an ecology that is moderately self-sustaining and requires less maintenance. (42)

- Stormwater and drainage elements - raingardens; creek crossings and the creek environment of Fluvius Innominatus, between Portola and Schmidt; existing drainage swales, which divert runoff to the storm sewer system, could be designed to retain some runoff on site
- Local Plant Habitats - native plant habitat areas; retaining existing healthy native trees and other plants on site where possible
- Encouraging native habitat for animal species - existing Pacific Chorus Frog habitat; planting designed to encourage local fauna such as butterflies, birds, and other animals

Sustainability Guidelines (43)

- Water Elements
- Food production/local produce

Conceptual Design Study: Site 4a - Fluvius Innominatus (54)

SAN PABLO AVENUE SPECIFIC PLAN (2014)

FORM-BASED CODE

The San Pablo Avenue Specific Plan outlined a vision for the future of San Pablo Avenue, including policies and projects to create a more walkable, livable corridor. The Form-Based Code created new development regulations for projects within the Specific Plan Area, including urban design, landscaping and open space standards; the Urban Greening Plan builds off these regulations, deferring to them where the Urban Greening Plan is silent. Projects in the Urban Greening Plan were developed to achieve cross-benefits with the Specific Plan and incorporate design guidelines and regulations where appropriate. Form-Based Code page numbers in parentheses.

URBAN DESIGN FRAMEWORK

1.04.01 Downtown - (01.02-15)

- Create an identifiable green southern gateway to the City that highlights where Cerrito Creek meets San Pablo Avenue.
- Encourage placemaking through active ground floor commercial spaces and open spaces in key areas.
- Connect destinations to the Bay Trail through pedestrian and bicycle improvements.
- Improve connectivity through El Cerrito Plaza and to San Pablo Avenue.
- Explore closure of lower Fairmount Avenue from Carlson Boulevard to San Pablo Avenue to create a gathering space and re:Streets opportunities.

1.04.02 Midtown - (01.02-16)

- Provide midblock connections to improve pedestrian and bicycle connectivity on large blocks.

1.04.03 Uptown - (01.02-17)

- Provide midblock connections to improve pedestrian and bicycle connectivity on large blocks.
- Encourage placemaking through active ground floor commercial spaces and public open spaces.

SUPPLEMENTAL GENERAL DEVELOPMENT STANDARDS

2.05.06.02 Ecology - *Intent: Preserve, maintain and enhance El Cerrito's natural environment to improve quality of life and create the conditions for thriving wildlife habitats and ecological systems.* (02.05-94)

- 2.05.06.02.01 Plant Selection
 - Utilize locally appropriate plant species in all landscaped areas. Edible species or species required for specialized installations, like green walls, may be excepted at the discretion of the Zoning Administrator.
 - Consider deliberately providing habitat or food sources for butterflies, birds, honey bees and other pollinators.
 - Consider establishing green roofs, green walls and edible landscapes. Edible plants may be segregated into particular landscaped areas, or integrated with the larger landscape.
- 2.05.06.02.02 Open Space Access
 - Provide inhabitants and/or tenants with visual and pedestrian access to open space areas. Open spaces may be public or private. Private open space is only available to tenants.
- 2.05.06.02.03 Green Infrastructure
 - In keeping with the City's NPDES Permit, evaluate opportunities for Low Impact Development (LID) facilities and features, that not only retain and treat stormwater, but provide attractive landscape amenities on site.
 - Consider designing rain gardens and green infrastructure projects as interactive or educational

spaces that provide additional social functions on site, particularly when used to fulfill open space requirements.

- Utilize low-maintenance, drought tolerant and native plants within the LID facility to improve natural function and reduce resource usage.

2.05.06.03 Urban Farming - *Intent: Support the goals of the Urban Greening Plan by encouraging the production of nutritious food, saving energy by reducing food miles travelled, mitigating the urban heat island effect by increasing vegetation, celebrating cultural diversity and providing opportunities to build community.* (02.05-95)

- Small-scale agriculture is allowed in the Plan Area as defined below. All gardening areas that abut the public right-of-way must be well maintained, and covered with mulch or a cover crop when not in production. Food may be used for personal consumption, donation, or direct commercial use, as when a restaurant has a small garden where ingredients are sourced. Farming and gardening buildings are subject to all existing setback regulations. Hoop buildings are not permitted.
- Community Garden. An area of land managed by a group of individuals to grow and harvest food and horticultural products for personal consumption. A community garden may include common areas or facilities, like garden storage sheds, maintained and used by the group. A community garden may be a principal or accessory use. Community gardens are allowed in all Plan Areas.
- Urban farming areas are considered open space and may be used to fulfill the Open Space Requirements defined in Section 2.06 General Public and Private Open Space Standards.

2.05.08.05 Landscaping Standards (02.05-101)

- **Materials.** Landscaping shall primarily consist of live, drought-resistant plant material. Food gardens and decorative landscapes features such as pavers, walls, art, fountains and ponds may be used within the landscape area, provided such materials are integrated into an attractive setting consistent with the intent of the landscaping requirements, as determined by the Zoning Administrator.
- All new landscapes shall meet the requirements of the following documents:
 - The City of El Cerrito's Approved City Street Tree List
 - The City of El Cerrito's Street Tree Requirements for the Public Right-of-Way or as approved by the Public Works Department
 - The State of California's Model Water Efficient Landscape Ordinance
 - Prohibited species including all species listed as invasive by the California Invasive Plants Council
- In general, all new planting should keep in mind the following criteria and guidelines:
 - Bay-Friendly Landscape Guidelines
 - East Bay Municipal Utility District's Plants and Landscapes for Summer Dry Climates
 - Pacific Gas and Electric's Right Tree Right Place Guidelines
 - Focus on native or adapted species in order to provide landscapes that are:
 - Drought tolerant,
 - Use minimal water, and
 - Require little maintenance
 - Provide a variety of textures and colors, both in foliage and bloom
 - Provide interest throughout the year
 - Be sensitive to site conditions and make selections based on any special constraints, such as reduced size planting areas, adjacent utilities, or specialized adjacent areas
 - Be planned in such a way as to not encroach on adjacent properties and/or the Public Right-of-

Way through careful species selection and plant placement.

- An important aim of the tree and plant selections is to reinforce the identity of the different Street Types. Where applicable, the tree palette should build on the palette that exists on the ground.
- **Natural Areas.** Areas planted with native plantings which have a naturalistic state may be approved by the Zoning Administrator as green growing ground cover.
- **Safety Requirements.** Landscaping and screening materials shall be located so that at maturity they:
 - Do not interfere with safe sight distances for bicycle, pedestrian, or vehicular traffic;
 - Do not conflict with overhead lights, traffic controls, traffic signage, utility lines or poles, or walkway lights;
 - Do not block bicycle or pedestrian ways; and
 - Decrease crime using environmental design principles.
- **Water Conservation.** Conserve water use for landscaping or other outdoor purposes to achieve Climate Action Plan and Urban Greening Plan Goals.

GENERAL PUBLIC AND PRIVATE OPEN SPACE STANDARDS

2.06.01 Intent - *Public open space is a critical component of a vibrant and healthy urban environment and central to the community vision in the El Cerrito Strategic Plan. The open space standards and guidelines outlined in this section support the goals of the City's Urban Greening Plan (in development 2014) and are intended to achieve the following: (02.06-145)*

- To incentive development of multifunctional new public open space:
 - This includes on-site privately owned and operated or on-site publicly owned and operated open space.
 - Alternatively, new developments may provide off-site in-lieu fees where on-site provision of open space is restricted on constrained lots. An In-Lieu Fee Program will be developed pursuant to additional analysis of open space conditions within the Specific Plan Area.
 - To encourage urban open spaces, which include: plazas, midblock connections and community gardens
 - To customize the design of open space to site context
 - Create midblock connections at the locations delineated in the Street Types Plan 2.03.03 Street Types.
 - Daylight or landscape creeks.
 - Contribute to citywide stormwater improvement. By limiting new impervious surfaces and treating runoff in a manner consistent with provision C.3 of the municipal regional permit.
 - Implement goals and strategies outlined in the Urban Greening Plan.

2.06.02.01.01 Pocket Parks - *A small, well-integrated open space designed to provide access to natural landscapes, gathering and play spaces in high-density, residential, mixed use and commercial areas. (02.06-147)*

- Pocket parks should be wide enough to provide adequate space for users.
- For developments adjacent to Ohlone Greenway, develop public open space as nodes of activity to enhance the Greenway's use, character and safety.
- Include play equipment areas, gathering space, community gardens and multi-use play areas to make open spaces multipurpose.
- Provide a minimum 5 foot wide continuous pathway for ADA access through open spaces, and a minimum 10 foot wide multi-use pathway for pedestrians and bicycles.
- Provide adequate lighting and shade trees within open spaces.
- Design natural drainage bioswales in open spaces as a way to filter surface run-off from adjacent roofs and paving in compliance with C.3 Requirements.

- Conserve and reuse water used for irrigation purposes. Plant restorative, resource-conserving landscaping.

2.06.02.01.02 Plazas - *A hardscape public space with seating and other urban furniture intended to provide opportunities for rest and relaxation, outdoor dining, commerce, social gathering and events that compliment the use of the building. (02.06-148)*

- For development adjacent to transit in Downtown and Uptown, locate plazas at transit stops.
- Locate plazas in high visibility areas such as intersections, commercial areas and community nodes.
- Minimize shade from the adjoining building and ensure 50% of the open space is free of shadow during 2/3 of daylight hours (sunrise to sunset). Do not locate on the north facing edge of a building.
- Include special paving in the plazas to increase visibility and identity. Where possible, pave plazas with permeable paving that meets the requirements of the stormwater C.3 Guidebook to lend identity.
- Design plazas to be places for community gathering, play, performance and commerce.

2.06.02.01.03 Midblock Connections - *New pedestrian and bicycle passageways through large blocks designed to enhance connectivity, reduce travel distances, encourage non-motorized transportation and provide active open spaces. Adjacent buildings orient windows, openings and balconies to provide safety. (02.06-149)*

- Locate midblock connections when block length exceeds 300 feet or according to midblock connections in Section 2.03.03 Street Types Plan to break the building edge, increase connectivity and create a strong pedestrian network through the neighborhood.
- Provide adequate lighting along midblock connections.
- Where possible, pave midblock connections with permeable paving to lend identity to the connections and to minimize surface run-off. Allow trees in tree wells along midblock connections.

2.06.02.01.04 Greenways/Creek Greenways - *Linear open spaces designed to provide enhanced connectivity between destinations and other open spaces while also providing areas for activity and gathering. Creek greenways run along the riparian edge and provide opportunities to bring the public closer to this natural amenity. (02.06-150)*

- Where possible, daylight creeks and create creek greenways to provide open space and pedestrian and bicycle pathways through blocks.
- Maintain sufficient buffer areas between greenway pathways and creek banks and beds to limit the negative impacts of human use on creeks.
- Maintain and increase biodiversity and protect native habitats in creek corridors.
- Identify and highlight creek greenways with enhanced landscaping, public art and signage.

2.06.02.01.05 Repurposed Open Spaces - *Vacant and underutilized spaces within existing building setbacks and underutilized surface parking lots converted into usable open spaces to activate the public realm. Improvements can be low-cost including paint and planters. (02.06-151)*

- Provide buffers from traffic flow in parking lots through planters or low barriers.
- Allow open space amenities such as community gardens and unprogrammed play areas.
- Allow permanent landscaping like trees only within setbacks regulated by street types.

2.06.02.01.06 Temporary Open Spaces - *Seasonal or temporary use of private parcels for activities such as community events, food vending and pop-up parks. (02.06-152)*

- Incorporate movable features, such as seating, container planting, screens, bollards, etc. that can be used to change the size and scale of spaces.
- Provide elements that allow for change in usage depending on time of day or year, such as temporary shade structures, lighting, etc.
- Permit temporary open spaces on private property as an allowable use.

COMPLETE STREETS PLAN

The Complete Streets Plan adopts the policies and outlines the projects necessary to create a multimodal street that enhances placemaking, catalyzes economic development and improves livability. The Urban Greening Plan contains numerous re:Streets and Green Streets elements that build off the framework of the Complete Streets Plan to incorporate and codify green infrastructure and sustainability elements. Urban Greening policies are intended to carry Complete Streets design guidelines forward. Complete Streets page numbers in parentheses.

DESIGN STANDARDS AND GUIDELINES

3.05.02.04.02 Planting - (3.05-72)

- Where fast moving travel lanes are located immediately next to sidewalks, locate planter strips between sidewalks and roadway to provide a safety buffer for pedestrians.
- Plan landscaping and select species that provide shade, reduce heat gain and can help reduce light and glare impacts.
- Provide 6' wide planter areas and tree wells along San Pablo Avenue and Major Commercial streets. Where right-of-way is constrained, allow 5' wide planter strips and tree wells.
- Where planting strip is constrained to four feet or less, explore the use of structural soil two to three feet deep and minimum eight feet long in planting strips and under sidewalk and in lieu of standard aggregate base.
- Consider locating street trees within bulb-outs in parking lane where sidewalks are narrow, or to create a double row of trees at key locations, where appropriate.
- Maximize opportunities for 4' wide minimum stormwater planters and bioswales within the planting strip area.
- Allow opportunities for urban agricultural lots along Neighborhood Streets.

3.05.02.04.03 Bulb-outs - (3.05-73)

- Design bulb-outs to incorporate green infrastructure installations such as stormwater planters; to create public spaces such as pocket parks; and/or to facilitate transit operations with bus stops and waiting areas.

PLACEMAKING AND "RE:STREET" ACTIVATION

3.05.03.01 re:Streets Design Characteristics - The re:Streets approach considers and addresses the livability of a street and yields an urban environment with the following characteristics: (3.05-76)

- Mobility and access for all modes of travel are accommodated.
- Space is provided for a diversity of social and solitary activities that appeal to a wide range of interests.
- Space is often flexible to allow for changes in use, community expression, and the accommodation of a range of interests in the same facility.
- Temporal uses, such as markets and festivals, encourage local 'owning' of the public space and commerce within the public right-of-way.
- Customization and accommodation of the community's needs and interests is accomplished through urban agriculture programs of varying scales.
- Resource conservation and the community's connection to the ecosystem is accomplished through the integration of green infrastructure.

3.05.03.02 Distinct Materials - (3.05-77)

- Create a unique design palette for streetscape materials and landscaping. Include a variety of colors, patterns, textures, and fragrances for both paving and plantings, and consider durability, appearance, and maintenance through all seasons.
- Utilize variety in planting and tree placement, such as accent trees planted closer together, to

announce gateway locations and other key nodes.

3.05.03.04 Flexible Spaces - *Streets designed to be social nodes help build trust and a sense of community by providing opportunities to meet and get to know ones' neighbors, while increasing safety by providing eyes on the street.*

- Implement flexible travel and parking lanes on Major Commercial and Neighborhood Commercial streets that can be used for different uses during certain times of the day or week, such as using a parking lane to park a food truck.
- Explore creating regularly flexible blocks, such as low traffic-volume blocks that may be temporarily closed for use as farmers' markets or regular food truck gathering events.
- Incorporate movable features, such as seating, container planting, screens, bollards, etc. that can be used to change the size and scale of spaces.
- Provide a variety of gathering areas for people of all age groups and physical abilities.

3.05.03.05 Urban Agriculture - *Urban agriculture provides access to nutritious food, strengthens biodiversity and provides opportunities for community collaboration and engagement.*

- Locate in communities that have expressed interest in having urban agricultural access and can thus be relied on to maintain these areas.
- Site urban agriculture on streets with traffic speeds that allow various activities, such as planting, weeding and harvesting, to be conducted safely and conveniently.
- Irrigation of food plants that will be consumed by humans must be from a potable source or a recycled water source of appropriate quality to ensure safety.
- Encourage public and community participation in constructing and maintaining urban agriculture and minimizing vandalism.
- Provide a 2 foot buffer for planted areas from the adjoining parking lane to comfortably allow car doors to open and for passengers to enter and exit a car.
- If the planted area is in a median or sidewalk next to a travel lane, provide approximately 3 feet as a buffer from the face of the curb.

SUSTAINABILITY

3.05.05.01.02 Design Guidelines

- Where possible, maximize landscape solutions that promote water management.
- Include trees and bioswales/rain gardens in sidewalk level planting areas and at street level to capture, filter, and infiltrate rain water.
- Allow curb cuts for inflow and outflow of the stormwater runoff.
- Use a watershed approach to determine the best locations within a drainage area to place green infrastructure.
- Minimize the use of impervious surfaces with permeable paving materials or porous asphalt around tree wells, along parking lanes and in surface parking areas to increase infiltration of stormwater.

3.05.05.04 Other Sustainability Practices

- Install interpretive elements on the street that explain the benefits of urban trees, rain gardens and sustainable infrastructure (as has been done within stormwater planters along San Pablo Avenue).
- Build partnerships with schools so that students can learn about green infrastructure.
- Form public/private partnerships to involve community groups and other stakeholders in the selection, construction and maintenance of green infrastructure projects.
- Ensure that all sustainability systems contribute to the 'green' sustainable identity of El Cerrito.
- Use art to strengthen El Cerrito's 'green' sustainable identity and to explain different concepts of green infrastructure.

SUSTAINABLE LANDSCAPE MAINTENANCE POLICIES

The Urban Greening Plan sites existing sustainable sustainable landscape and maintenance policies and design guidelines to support new projects and programs. Below is a list of the relevant policy documents. This list is not intended to be exhaustive; the Urban Greening Plan consolidates and builds upon existing policies. Adopted Ordinances take precedence and existing policies may remain in place where the Urban Greening Plan is silent.

INTEGRATED PEST MANAGEMENT POLICY (2013)

The City adopted an Integrated Pest Management Policy in 2013 to better manage pests on City maintained facilities in a manner that minimizes health risks, protects environmental quality, complies with other City requirements, promotes transparency and increases public awareness. The policy monitors and identifies pest problems, evaluating conditions that may be contributing to the pest problem and developing targeted treatments to address these conditions; these targeted treatments reduce the use of pesticides and encourage the use of physical controls to address the problem. The Urban Greening Plan intends to carry this policy forward, incorporating the treatment thresholds and design solutions into new landscapes and maintenance practices associated with the Plan.

BAXTER CREEK MAINTENANCE AND MANAGEMENT GUIDE (2006)

The Baxter Creek Maintenance and Management Guide was developed as part of the Baxter Creek Gateway Restoration Project. It serves as a management tool to help coordinate disparate efforts at Baxter Creek and other restored creek reaches throughout the City. The Guide is still referred to by volunteers and City maintenance crews working in the area. The Guide should be evaluated for efficacy and relevancy based on current creek conditions and plant establishment. Policies and techniques should be referred to in the future as new creek projects take place to create consistency across specialized landscapes to ease maintenance requirements.

EL CERRITO CREEKS INVENTORY (2007)

The 2007 El Cerrito Creeks Inventory was intended to characterize existing conditions on the publicly-owned creek segments throughout the city, identifying restoration opportunities and maintenance needs at these sites. The Urban Greening Plan project selection process reviewed the Inventory for potential creeks projects. Projects on or near publicly-owned creek segments should refer to the Inventory in the future.

LANDSCAPE MANAGEMENT PLAN (2003)

The Landscape Management Plan was developed in 2003 to meet the requirements of the Governmental Accounting Standards Board Statement 34, which establishes new financial reporting standards for state and local governments throughout the United States. The report includes an inventory of trees, landscape plants and turf grass areas; an assessment of existing site conditions; and a cost estimate for management and maintenance of renovated landscape areas. The existing conditions outlined in the Plan should be updated to reflect current problems and propose new best management solutions.

URBAN FOREST MANAGEMENT PLAN (2007)

The Urban Forest Management Plan was developed to evaluate the City's existing urban tree canopy, identify policies to increase canopy cover and tree health, and quantify the benefits of continued tree planting and maintenance. Since the adoption of the Management Plan, the City has conducted a Tree Inventory to count

the number of trees in El Cerrito and create a database of their conditions. The Urban Greening Plan relies on the framework of the Urban Forest Management Plan to continue to prioritize tree cover in El Cerrito. The Management Plan should be updated based on the most recent tree inventory and should refer to the City's current Approved Tree List for consistency.

ADA TRANSITION PLAN (2009)

The City Council adopted the ADA Transition Plan in 2009 to ensure accessibility for individuals with disabilities to City buildings, parks, and major pedestrian routes in the public right of way and identified physical barriers to accessibility. The Plan assessed existing barriers and put forth cost estimates for their mitigation; the City has since installed a number of street and building improvements to meet these recommendations. All projects identified in the Urban Greening Plan will identify accessibility issues and constraints, incorporating design solutions wherever possible.

CIRCULATION PLAN FOR BICYCLISTS AND PEDESTRIANS (2007)

The 2007 Circulation Plan for Bicyclists and Pedestrians was the first active transportation planning effort in the City. Since its adoption, the City has installed a number of bicycle and pedestrian improvement projects and is undergoing a planning process to update the Plan. The Urban Greening Plan proposes policies and projects that compliment the on-street, sidewalk and path projects proposed in the Active Transportation Plan (in development 2015).

EL CERRITO HILLSIDE NATURAL AREA VEGETATION MANAGEMENT PLAN (1987)

The Hillside Natural Area Vegetation Management Plan looks at fire hazards, view obstruction, erosion control, exotic species, management of the Memorial Grove, and native vegetation issues to propose sensitive management practices for the Hillside Natural Area. The El Cerrito Fire and Public Works Departments, as well as local community groups rely on the Management Plan for maintenance guidance. The proposed Hillside Natural Area Master Plan would build off the policies outlined in the Management Plan, proposing updates where needed to balance the potentially competing environmental and community needs in the City's largest open space.

EL CERRITO HILLSIDE NATURAL AREA FIRE HAZARD REDUCTION PLAN (1994)

The Hillside Natural Area Fire Hazard Reduction Plan systematically addresses the significant fire hazard liability to surrounding residential areas in El Cerrito. The Plan proposes fire hazard mitigation activities to reduce fuel loads and buffer surrounding neighborhoods. The Fire Department, Public Works Department, community groups and private landowners carry out activities outlined in the Plan to ensure safety; the Hillside Natural Area pilot project would take these activities into consideration, identifying modifications where needed, to ensure that fire management is well-balanced with sensitive habitat and native vegetation areas in the Natural Area.

CREEK PROTECTION OVERLAY DISTRICT

The Creek Protection Overlay District is the section of the City's Municipal Code that relates to creeks and creek projects on both public and private land. The Overlay District includes development standards for creek setbacks and uses, and construction or alterations within creeks. Where Urban Greening policies or projects may compete, the Overlay District takes precedence.