

EL SOBRANTE MUNICIPAL ADVISORY COUNCIL  
4/18/2008 RECOMMENDED LAND USE ELEMENT  
POLICY LANGUAGE CHANGES IN REDLINE/STRIKEOUT

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**POLICIES FOR THE EL SOBRANTE AREA**

- 3-164 ~~In cooperation with the City of Richmond, develop a Specific Plan for the San Pablo Dam Road commercial corridor to provide detailed plans and implementation measures to increase parking for shoppers and increase roadway capacity for through traffic. El Sobrante is a diverse and beautiful community, which cherishes its unique character, especially its scenic beauty, open spaces, and local charm. The community is dedicated to protecting and enhancing the quality of life while addressing development pressures that are common in the Bay Area, including, the effects of suburbanization and urban sprawl, regional traffic congestion, and demand for public services. The overall goal of the area is to retain and reinforce the semi-rural and suburban character of the community with its strong emphasis on single family residences, the feature which has drawn most of the residents to the area. The following principles are to be used in guiding development and land use decision-making process in El Sobrante:~~
- ~~(a) Change should be harmonized to enhance El Sobrante's unique semi-rural/suburban character and to preserve its scenic environment.~~
  - ~~(b) Growth and economic development should be targeted in a manner to preserve open space and agricultural land, to meet community needs, to help revitalize the commercial core, and generally to enhance the quality of life of area residents.~~
  - ~~(c) El Sobrante is envisioned as a culturally diverse residential community with vibrant local serving businesses, amenities and services for children, families, and the elderly, and parks and recreational facilities to meet community needs.~~
  - ~~(d) El Sobrante's built environment should be designed and developed at a human-scale incorporating healthy community concepts that make provisions for walking, bicycling, and other non-motorized transportation, recreation, access to healthy foods, and energy and resource efficient buildings and development.~~
- 3-165 ~~In consultation with El Sobrante residents, affected businesses and landowners, and other interested parties, including the City of Richmond, develop a new precise alignment for the segment of San Pablo Dam Road between El Portal and Appian Way. The precise alignment is intended to replace the San Pablo Dam Road bypass couplet concept, which was formerly describe in both the Land Use Element and Transportation/Circulation Element. The new precise alignment should be based on the "Complete Streets" concept, whereby the roadway is designed and operated to accommodate safe access for all users. The aim is to design this segment of San Pablo Dam Road to move motorists, transit vehicles, bicyclists, and pedestrians of all ages and ability to safely along and across this roadway. In addition the new precise alignment should make provision for a new collector street connecting Pitt Way to Hillcrest Road. To the maximum extent practicable and feasible, the "Complete Streets" concept should be incorporated into the alignment plan along with appropriate measures to implement the new alignment. The County will routinely examine the pedestrian and bicycle environment and will make improvements at every opportunity.~~
- 3-166 ~~Given San Pablo Dam Road's designation as the I-80 bicycle route, and its critical importance in connecting East and West Contra Costa County, every effort should be made to add a Class II bicycle lane along the roadway or to provide and alternate bicycle path through the corridor.~~
- 3-167 ~~The County will pursue mechanism to assist in the beautification of the community, such as tree planting and other landscaping, lighting, and visually pleasing signage. These improvements may be accomplished by establishing a landscape and lighting district, a business improvement district, and/or implementing other such mechanisms.~~
- 3-168 ~~The community lacks a social, functional, and visual center. In order to create a stronger sense of place and to provide efficient, inviting local services, shopping, and gathering space, development of a town center or square will be pursued. The priority location of the town center will be along San Pablo Dam Road between Pitt Way and Hillcrest Road.~~
- 3-169 ~~In order to reduce the demand for auto trips through the community, the County will work with AC Transit and other local public transit agencies to improve service to the El Sobrante area. Bus stops and bus routes will be improved, so that residents can efficiently travel directly from El Sobrante to Del Norte BART, Richmond BART/Amtrak, and Orinda BART, as well as to other destinations.~~

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~~3-170 To ensure residents have adequate access to healthy food, grocery stores, farmer's markets, produce markets, and other such establishments should be encouraged, and business selling primarily unhealthy foods and beverages should be discouraged.~~

~~3-1653-171~~ Minimize the number of streets and driveways intersecting or entering San Pablo Dam Road, Appian Way and Valley View Road.

~~3-1663-172~~ Provide for well-designed projects and limited vehicular access to traffic arterials through the assembly of the deep, narrow parcels of land along San Pablo Dam Road and Appian Way.

~~3-167 The overall goal of the area is to retain and reinforce the semi-rural and suburban character of the community with its strong emphasis on single-family residences, the feature which has drawn most residents to the area.~~

~~3-168 Provide for well designed projects and limited vehicular access to traffic arterials through the assembly of the deep, narrow parcels of land along San Pablo Road and Appian Way.~~

~~3-1693-173~~ Discourage new areas of strip commercial development in the community.

~~3-1703-174~~ Require development of more public off-street parking in the commercial core area along San Pablo Dam Road, so as to increase traffic bearing capacity of the arterial.

~~3-175 The El Sobrante community values healthy living and places great value on local opportunities for outdoor recreation. According to the 2001 El Sobrante Valley Parks Study, the community lacks sufficient park and recreation space to adequately serve area residents. The County shall seek to identify acquirable parcels of land that can be developed into parks and open spaces, including public spaces in commercial corridors. New development project will be evaluated in terms of the contribution to public recreation and their support of parks and open space. Developers will be encouraged to collaborate on the development of parks and open spaces in order to optimize recreational opportunities for area residents. Mechanisms to support park and open space maintenance funding through development fees and other sources shall be pursued.~~

~~3-176 Development of a full service community center in El Sobrante will be pursued. Currently, the community lacks adequate space for community meetings and events, recreational, cultural, and educational activities. The community center will be operated by a public entity and will provide multiple purpose functions in the community.~~

~~3-177 The creeks running through the El Sobrante community (Appian Creek, Wilke Creek, San Pablo Creek, etc.) will continue to flow along their natural path. To the extent possible, efforts will be made to enhance public view of the creek, particularly San Pablo Creeks as it runs along San Pablo Dam Road.~~

~~3-178 To improve traffic in the community, the Highway Patrol will be encouraged to patrol the Area in order to encourage drivers to obey posted speed limits and other traffic rules.~~

~~3-1713-179~~ Upgrade the community's drainage system to eliminate problems caused by local inundation, ponding and sheet overflow during storms, and eliminate open drainage ditches along portions of Appian Way and San Pablo Dam Road and throughout the community.

~~3-1723-180~~ In view of the existing traffic problems and the limited ability of the circulation system to adequately handle substantial growth in traffic volumes, new development should be approved at the low to mid range of the respective single-family and multi-family residential land use density designations. ~~The County shall work with neighboring jurisdictions to limit the impact of large development on the El Sobrante community. To improve the provision of urban services, enhance quality of life of area residents, and decrease environmental impacts, the addition of housing units will be focused in the urban core and sprawl development in the surrounding areas, particularly the hillside areas, should be restricted.~~

~~3-181 Due to proposed General Plan changes on San Pablo Dam Road and Appian Way, the County will study the traffic impacts on Hilltop Drive, from Highway 80 to Manor Road, including the heavily traveled streets of Pebble Drive, La Paloma, and Manor Road. Proposed development projects will also study these roads in their traffic analyses. The County will mitigate traffic impacts to these streets by implementing traffic calming or other necessary measures in consultation with affected residents and interested parties.~~

~~3-1733-182~~ This plan calls for residential development to be directed primarily to areas where infilling of previously "passed over" property can occur, as well as to a limited number of larger parcels of undeveloped acreage. These larger parcels include the western slope of Sobrante Ridge, and the lower portions of the north face of San Pablo Ridge.

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- | 3-1743-183 A major policy of this plan is to eliminate deep, narrow lots through the aggregation of land parcels in areas designated for multiple family use. Every effort should be made to encourage the aggregation of such lots to provide for better designed projects.
  
  - | 3-1753-184 Areas outside the present and committed area of service capability of EBMUD and West Contra Costa Sanitary District are to be retained in the Open Space category.
  
  - | 3-1763-185 In order to retain the ridgelines around El Sobrante in their natural state, it is recommended that a ridgeline preservation ordinance be developed which would prohibit the placement of any structure on or near the crest of a scenic ridge, such as San Pablo Ridge or Sobrante Ridge. All land above the 400' elevation shall not be developed for suburban purposes unless in conformance with the Land Use Plan Map.
  
  - | 3-186 In order to protect residents' view of the El Sobrante Hills and San Pablo Bay, the County shall develop a view ordinance.
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