

3. Land Use Element

- 3-203. The community's desire to develop a creekside boardwalk or linear park along the north side of San Pablo Dam Road is encouraged subject to further community process, review, and study.

POLICIES FOR SAN PABLO RIDGE

- 3-204. The San Pablo Ridge Special Concern Area consists of approximately 1,000 acres on the southerly borders of the Planning Area. It includes a large portion of San Pablo Ridge, with its heavily vegetated slopes, and an area below of lesser slopes near San Pablo Dam Road. The ridge provides an important visual reference to the El Sobrante Community and is a logical greenbelt border to the Planning Area.

The following policies should be applied to development in this Special Concern Area:

- (a) The granting of development rights to the public or the dedication of land to public agencies should be required of developers for all projects proposed on lands at and above the 400 foot elevation level, as conditions of approval.
- (b) No buildings should be constructed along scenic ridgelines, including areas where the ridgeline is located below the 400-foot elevation level.
- (c) Existing trail head parking and trail access to Wildcat Canyon Park should be kept open for the community. Additional trail access and parking for cars and horse trailers should be added as new developments occur.
- (d) The City of Richmond and the County should coordinate their planning efforts to preserve views of San Pablo Ridge from the community.
- (e) Existing means of access to Wildcat Canyon Park should be maintained and expanded as development occurs.
- (f) All "significant natural features" including, but not limited to, trees and native plants, natural water ways, rock out-croppings and areas of historical and archaeological significance, within the immediate vicinity of the ridgeline shall be preserved.
- (g) A landscaped buffer zone, including attractive fences wherever necessary to provide privacy and security, should be provided between new developments and existing residences.
- (h) Local civic groups should study the creation of a special assessment district to purchase San Pablo Ridge or develop the appropriate mechanisms in order to retain the ridge as permanent open space.

POLICIES FOR THE KENSINGTON AREA

- 3-205. Allow for the review of new residential development that provides reasonable protection for existing residences in the Kensington Community with regards to: views, design compatibility (including building bulk, size, and height), adequate parking, privacy, and access to sunlight.
- 3-206. Preservation of views of scenic natural features (e.g. bay, mountains) and the developed environment (e.g. bridges, city skyline) should be incorporated into the review of development applications.
- 3-207. Review proposed residential development for design compatibility with nearby development (e.g. building mass, height, mechanical devices) and provisions for adequate parking.
- 3-208. New residential development will be reviewed against realistic impacts of privacy and sunlight on surrounding neighbors.
- 3-209. Consideration will be given to review of non-residential development in the Kensington community with policies 3-206 through 3-208 herein.