

Myles, Janet@HCD

From: Myles, Janet@HCD
Sent: Friday, April 17, 2015 4:17 PM
To: 'jzilm@brentwoodca.gov'
Subject: Annual Planning Report

Greetings Mr. Zilm~

The Department received your General Plan Progress Report for City of Brentwood on March 25, 2015. However, we require submittal of an Annual Progress Report specifically for the Housing Element of the General Plan. A copy is to be sent to the Governor's Office of Planning and Research, as well. I've enclosed a link to our website for the format and instructions.

<http://www.hcd.ca.gov/regulations/>

- [Submittal and Content of Annual Report Forms](#) (Microsoft Excel)
- [Instructions for preparing the annual report sample form](#) (Adobe PDF)

Thank you,

janet myles
housing policy division
division of housing and community development
2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833
P.O. Box 952053
Sacramento, CA 94252-2053
phone: 916-263-7423
fax: 916-263-7453



"We really need to move the discussion away from good or bad apples and toward a question of what's going on with the orchard"

-- Matthew W. Hughley, Associate Professor of Sociology, University of Connecticut.



Jm
LCY 2014
NA

Housing Policy Department
Received on:

APR 16 2015

March 25, 2015

State Clearinghouse
P.O. Box 3044
Sacramento, CA 95812-3044

Housing and Community Development
Housing Policy Department
1800 3rd Street
Sacramento, CA 95811-6942

Dear Sir or Madam,

The City of Brentwood is pleased to enclose its Annual General Plan Progress Report for the Reporting Period of January 1, 2014, to December 31, 2014. This Annual General Plan Progress Report was reviewed and approved by the City Council on March 10, 2015. If there are any questions regarding the report, please feel free to contact me directly at (925) 516-5136 or jzilm@brentwoodca.gov.

Sincerely,

Jeff Zilm
Senior Planner

CITY COUNCIL AGENDA ITEM NO.

Meeting Date: March 24, 2015

Subject/Title: A resolution accepting the annual progress report on the General Plan for calendar year 2014 as required by the State of California and directing staff to forward the report to the Governor's Office of Planning and Research and the State Department of Housing and Community Development.

Prepared by: Jeff Zilm, Senior Planner

Submitted by: Casey McCann, Community Development Director

RECOMMENDATION

Staff recommends the City Council approve the resolution accepting the annual progress report on the General Plan for calendar year 2014 as required by the State of California and directing staff to forward the report to the Governor's Office of Planning and Research and the State Department of Housing and Community Development.

PREVIOUS ACTIONS

None

BACKGROUND

California law requires each city to adopt a comprehensive, long-term General Plan to guide the physical development of the incorporated city and land outside city boundaries that bears a relationship to its planning activities. The General Plan serves as an outline for future growth and development; the plan to "Build a City." As such, the Plan contains policies and programs designed to provide decision makers with a solid foundation for land use and development decisions.

State law further requires each city submit a report to OPR to ensure that the goals, policies, and plans of the General Plan are being implemented. The annual progress report provides a thorough analysis of those General Plan policies and action items that have made notable progress during the year 2014. Following City Council receipt of this annual report, staff will submit the report to OPR and HCD.

All City departments are responsible for implementation of the General Plan.

ANALYSIS

State law requires that the General Plan Annual Progress Report be completed and submitted by April of each year. The annual progress report includes notable General Plan implementation activities that occurred during the previous year, thereby allowing for a streamlined review in order to highlight the annual implementation progress in an efficient manner.

The City of Brentwood's General Plan includes the seven mandated elements of a General Plan as required by State law (land use, circulation, housing, noise, safety, conservation, and open space). In addition, there are elements of special and unique concern to the community,

including economic development, community services and facilities, fiscal sustainability, growth management, and infrastructure. As the basis for local government decision-making, the plan includes goals and policies by which projects are analyzed and necessary actions to be taken to achieve the overall vision for the community.

The City of Brentwood's General Plan was adopted on July 22, 2014. Government Code Section 65400(a)(1) requires the City's Community Development Department to make recommendations to the City Council, through a General Plan Implementation table, that identify reasonable and practical means for implementation of the General Plan. This implementation table (Table 12.1 – General Plan Implementation and attached to this report) is intended to serve as a tool for tracking implementation of the General Plan and preparing the annual progress report. Table 12.1 identifies the general timing for the implementation of each action, the city department responsible for the action's implementation, and the status of the action.

For each action listed in Table 12.1, the letters A, B, or C, refer to a relative priority for implementation. More specifically, the letter A implies that the action will be implemented in the relatively short term, approximately 1 to 5 years, letter B a somewhat longer-term, approximately 5 to 10 years, and letter C, an even longer-term schedule, keeping in mind that the planning horizon for the General Plan is 2035. Many of these actions will require both staff and financial resources to implement, thus making them difficult to definitively schedule, given the annual nature of the budgetary process and changing priorities over the years. It is also difficult to clearly state the duration of tasks; therefore, estimated starting dates are presented for actions rather than completion dates. Finally, in some instances, the selection of priority levels (A, B, and C) reflects the level of complexity and the level of effort required to implement an action rather than the importance of the action itself.

Since the City's General Plan was adopted on July 22, 2014, the status for a select group of the action items will be shown, in the attached General Plan Implementation table, as "in progress" and not "completed" due to the limited amount of time since adoption of the General Plan.

ENVIRONMENTAL ANALYSIS

Implementation activities of the General Plan were addressed in the Final Environmental Impact Report (State Clearinghouse #2014022058) to the General Plan, which was certified and adopted on July 22, 2014.

FISCAL IMPACT

None. The report is a requirement of the State and as such does not produce any fiscal impact.

Attachments:

Resolution

Table 12-1: General Plan Implementation table

CITY COUNCIL RESOLUTION NO. 2015-51

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRENTWOOD ACCEPTING THE ANNUAL PROGRESS REPORT ON THE GENERAL PLAN FOR CALENDAR YEAR 2014 AS REQUIRED BY THE STATE OF CALIFORNIA AND DIRECTING STAFF TO FORWARD THE REPORT TO THE GOVERNOR'S OFFICE OF PLANNING AND RESEARCH AND THE STATE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT.

WHEREAS, the State of California has mandated that cities and counties prepare an Annual Progress Report on the General Plan implementation in accordance with Section 65400 et. seq. of the Government Code; and

WHEREAS, the City of Brentwood's current General Plan was adopted on July 22, 2014; and

WHEREAS, staff has prepared the Annual Progress Report reflecting progress on implementation of the General Plan as required by State law for calendar year 2014; and

WHEREAS, the City has prepared its 2014 Annual Progress Report, attached hereto this Resolution (Table 12.1 – General Plan Implementation), in accordance with the guidelines adopted by OPR; and

WHEREAS, the City Council held a duly noticed public meeting on March 24, 2015, and reviewed the Annual General Plan Progress Report, staff report, and accompanying information, and testimony received from the general public.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Brentwood:

- A. Hereby finds that the Annual Progress Report accurately reflects the General Plan implementation for calendar year 2014.
- B. Hereby accepts the Annual Progress Report on the General Plan implementation for calendar year 2014 as required by the State of California and directs staff to forward the report to the Governor's Office of Planning and Research and the State Department of Housing and Community Development.

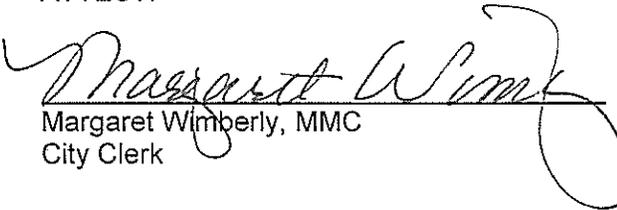
PASSED, APPROVED AND ADOPTED by the City Council of the City of Brentwood at a regular meeting held on the 24th day of March 2015 by the following vote:

AYES: Barr, Bryant, Clare, Taylor
NOES: None
ABSENT: Stonebarger
ABSTAIN: None



Robert Taylor
Mayor

ATTEST:



Margaret Wimberly, MMC
City Clerk

TABLE 12-1: General Plan Implementation

Implementation Program	Responsible Department	Priority/ Timing	Status
<p>Action CIR 1a: The City shall cooperate with other jurisdictions in Contra Costa County to reduce transportation congestion through the following actions:</p> <ol style="list-style-type: none"> 1. Participate in the Contra Costa Transportation Authority's Growth Management and Congestion Management Programs 2. Continue to serve on the TRANSPLAN Committee 3. Encourage public input into the congestion management planning process 4. Participate in future updates to the East County Action Plan for Routes of Regional Significance 5. Cooperate with CCTA and other jurisdictions in planning for intersections subject to Findings of Special Circumstance 6. Coordinate with neighboring agencies in efforts to expand regional bicycle, pedestrian, and equestrian networks to meet anticipated demands <p>Action CIR 1b: Complete the following roadway improvements to maintain the safety and efficiency of the current circulation system, and to support buildout of the General Plan.</p> <ol style="list-style-type: none"> 1. BUILDOUT TO CITY LIMITS <ol style="list-style-type: none"> a) Lone Tree Way/SR 4 S. Ramps – Reallocate eastbound lanes to two through lanes and two right-turn lanes. b) Lone Tree Way/O'Hara Boulevard – Widen the westbound approach to include a shared through/right-turn lane. Modify the signal to include a right-turn overlap phase on the eastbound approach. c) Lone Tree Way/Brentwood Boulevard – Modify signal to provide protected left-turns on the east and west legs. Eastbound: modify to provide left-turn, through, and right-turn lanes, and implement right-turn overlap signal phasing. Westbound: modify to provide a left-turn lane, through lane, and shared through/right-turn lane. Northbound: modify to provide dual left-turn, single through, and single through/right-turn lanes. d) Brentwood Boulevard/Grant Street – Modify signal to protected left-turn movements on the east and west legs. Eastbound: modify to provide one left-turn lane and one shared through/right-turn lane. Westbound: widen to provide single left-turn, through, and right-turn lanes. e) Sand Creek Road/Fairview Avenue – Widen the northbound approach to add a left-turn lane. Reconfigure the southbound approach to include left-turn, through, and shared through/right-turn lanes. f) Fairview Avenue/San Jose Avenue – Reconfigure east and west approaches to include single left-turn lanes. 	<p>Public Works Department</p>	<p>Ongoing</p>	<p> <input checked="" type="checkbox"/> Complete <input type="checkbox"/> In progress Comments: </p>

TABLE 12-1: General Plan Implementation

Implementation Program	Responsible Department	Priority/Timing	Status
and single through/right-turn lanes. Modify signal to protected left-turn phasing on the east and west legs.			
g) Balfour Road/Brentwood Boulevard – Widen to provide an additional northbound left-turn lane and westbound right-turn lane.			
h) Walnut Boulevard between Armstrong Road and Vasco Road – Widen to two lanes in each direction.			
2. BUILDOUT TO THE PLANNING AREA (improvements in addition to those listed above)			
a) Lone Tree Way/Fairview Avenue – Modify signal to provide protected left-turn phasing on the north and south legs.			
b) Lone Tree Way/Brentwood Boulevard – Same improvements as identified above, plus widen the eastbound approach to include a second right-turn lane.			
c) Brentwood Boulevard/Grant Street – same improvements as identified above, plus widen the westbound and southbound approaches to include dual left-turn lanes. Widen the northbound approach to add a right-turn lane. Widen Sunset Road east of the intersection to provide two eastbound lanes, approximately to McHenry Lane.			
d) Sand Creek Road/SR 4 North – Add a second northbound right-turn lane.			
e) Sand Creek Road/O'Hara Avenue – Modify signal to provide right-turn overlap phases on the eastbound and westbound approaches.			
f) Balfour Road/Deer Valley Road – Signalize intersection and widen to provide a southbound left-turn pocket.			
g) Balfour Road/American Avenue – Widen to provide a westbound right-turn lane.			
h) Balfour Road/Fairview Avenue – Reconfigure northbound approach to include dual left-turn, single through, and shared through/right-turn lanes.			
i) Balfour Road/Walnut Boulevard – Modify signal to provide an eastbound right-turn overlap phase.			
j) Balfour Road/Brentwood Boulevard – Same improvements as identified above, plus widen the eastbound approach to provide two left-turn lanes, a through lane and a right-turn lane.			
The City Traffic Engineer may substitute one or more of the improvements listed above with other improvements			

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TABLE 12-1: General Plan Implementation

Implementation Program	Responsible Department	Priority/Timing	Status
<p>deemed to achieve acceptable operation.</p> <p>Action CIR 1c: The Public Works Department shall maintain a systematic pavement management program and identify and prioritize maintenance projects in the City's CIP.</p> <ol style="list-style-type: none"> 1. Street maintenance should include upkeep and regular cleaning of bicycle routes to remove debris and repair poor pavement conditions that discourage bicycle riding 2. The Pavement Management Program data system should address signage and pavement quality throughout the city <p>Action CIR 1d: As part of the development review process, the Community Development Department and the Public Works Department shall review development projects to ensure that developers:</p> <ol style="list-style-type: none"> 1. Construct transportation improvements along property frontages when appropriate 2. Address the project's proportional-share of impacts to the City's circulation network through payment of traffic mitigation fees 3. Provide for complete streets to the extent feasible, facilitating walking, biking, and transit modes 4. Fund traffic impact studies that identify on-site and off-site project effects and mitigation measures 5. Provide adequate emergency vehicle access <p>Action CIR 1e: Update the City's Capital Improvement Program (CIP) to include, as appropriate, the roadway improvements necessary to support buildout of the General Plan.</p> <p>Action CIR 1f: Routinely monitor the performance of the circulation network, optimizing traffic signals and utilizing Intelligent Transportation Systems (ITS) measures where beneficial to maximize efficiency of the existing network on a regular basis.</p> <p>Action CIR 1g: Provide staff support to regional agencies such as CCTA and Caltrans in the implementation of ITS measures that improve the efficiency of roadway and transit networks in east Contra Costa County.</p> <p>Action CIR 1h: Ensure regular monitoring of traffic accidents, traffic levels, and intersection capacity to update base data and respond to safety problems and changing conditions. Prioritize locations with high collision rates for safety improvements.</p> <p>Action CIR 1i: Continually seek opportunities to fund maintenance of and improvements to the circulation network, including the active pursuit by the Public Works Department of a wide range of grant sources overseen by MTC and</p>	<p>Public Works Department</p> <p>Public Works Department</p> <p>Community Development Department and the Public Works Department</p> <p>Public Works Department</p>	<p>Ongoing</p> <p>Ongoing</p> <p>Ongoing</p> <p>A</p> <p>Ongoing</p> <p>Ongoing</p> <p>Ongoing</p> <p>Ongoing</p>	<p><input checked="" type="checkbox"/> Complete In progress Comments:</p> <p><input checked="" type="checkbox"/> Complete In progress Comments:</p> <p><input checked="" type="checkbox"/> Complete In progress Comments:</p> <p><input type="checkbox"/> Complete In progress Comments:</p> <p><input checked="" type="checkbox"/> Complete In progress Comments:</p>
<p>Brentwood General Plan</p>			

12. IMPLEMENTATION

TABLE 12-1: General Plan Implementation

Implementation Program	Responsible Department	Priority/Timing	Status
other agencies.			Comments:
Action CIR 1i: Establish specific TDM requirements for new development projects and consider making requirements sector-based (e.g., residential, commercial, industrial).	Public Works Department	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
Action CIR 2a: Review development applications to ensure compliance with the parks, trails, and recreation goals and policies in this General Plan and the Countywide Bicycle and Pedestrian Plan.	Community Development Department	Ongoing	<input type="checkbox"/> Complete <input checked="" type="checkbox"/> In progress Comments:
Action CIR 2b: Review traffic signal timing plans to ensure adequate crossing times for all users at signalized intersections.	Public Works Department	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
Action CIR 2c: Review all transportation improvements to ensure installation in accordance with current accessibility standards.	Public Works Department	Ongoing	<input type="checkbox"/> Complete <input checked="" type="checkbox"/> In progress Comments:
Policy CIR 2d: Regularly review transportation corridors to identify barriers encountered by persons with disabilities, including locations with damaged sidewalk surfaces and non ADA-compliant curb cuts and ramps, and address such obstacles in the Capital Improvement Program.	Public Works Department	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
Action CIR 2e: Continue to include construction of bicycle and pathway facilities in the City's Capital Improvement Program, prioritizing areas where gaps in the current network need to be filled.	Public Works Department	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
Action CIR 2f: Ensure that bicycle loop detectors are present at traffic signals and clearly identified with stencils.	Public Works Department	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<p>Action CIR 2g: Assist and coordinate with Tri Delta Transit in seeking funding to increase transit frequencies on key corridors, increase the hours of transit operation, and expand regular transit service in portions of Brentwood that have no public transit service.</p> <ol style="list-style-type: none"> 1. New or modified routes that connect the Downtown area with major employment centers and Los Medanos College should be prioritized. 2. New or modified routes connecting residential and employment-based uses to any future mass transit facility (i.e., eBART) should be coordinated to initiate with implementation of rail service. 	Public Works Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:

TABLE 12-1: General Plan Implementation

Implementation Program	Responsible Department	Priority/Timing	Status
<p>Action CIR 2h: Coordinate with the Contra Costa Transportation Authority, Contra Costa Health Services, Brentwood Union School District, and Liberty Union High School District to initiate development of Safe Routes to School Programs in Brentwood.</p>	<p>Community Development Department and the Public Works Department</p>	<p>A</p>	<p><input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:</p>
<p>Action CIR 2i: Monitor national efforts to establish effective multimodal level of service standards for pedestrian, bicycle, and transit modes.</p>	<p>Community Development Department and the Public Works Department</p>	<p>Ongoing</p>	<p><input checked="" type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:</p>
<p>Action CIR 2j: Issue guidelines and incorporate assessment of multimodal LOS as a routine component of transportation impact analyses once the Public Works Department determines a multimodal LOS methodology that is deemed suitable for application in Brentwood.</p>	<p>Public Works Department</p>	<p>B</p>	<p><input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:</p>
<p>Action CIR 3a: During the development review process, the Community Development Department shall review plans to ensure that projects include an interconnected network of streets and paths that facilitate non-auto modes for shorter trips, and disperse rather than concentrate traffic in residential neighborhoods.</p>	<p>Community Development Department</p>	<p>Ongoing</p>	<p><input checked="" type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:</p>
<p>Action CIR 3b: The Public Works Department shall review plans for new or modified intersections to ensure that the number of vehicle lanes is limited where possible to provide for moderate speeds and pedestrian and bicyclist safety, and that curb extensions are installed where appropriate to reduce driving speeds and shorten pedestrian crossing distances.</p>	<p>Public Works Department</p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete <input checked="" type="checkbox"/> In progress Comments:</p>
<p>Action CIR 3c: The Public Works Department shall review its adopted street standards and update as necessary to achieve balanced roadway configurations that serve all users, and through design help to reinforce appropriate vehicle speeds for the surrounding land use context.</p>	<p>Public Works Department</p>	<p>A</p>	<p><input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:</p>
<p>Action CIR 4a: Maintain and routinely update the City's Development Fee Program to cover the cost of mitigating development's share of improvements on non-regional and regional routes, as well as the cost of maintaining Brentwood's identified service and/or performance standards.</p>	<p>Public Works Department and Finance and Information Systems Department</p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete <input checked="" type="checkbox"/> In progress Comments:</p>
<p>Action CIR 4b: As part of the development review process, require new development to mitigate circulation impacts by making improvements to the motorized and non-motorized circulation networks as necessary, and in a fair manner with an established nexus between the level of impact and required improvements and/or contributions.</p>	<p>Community Development Department</p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete <input checked="" type="checkbox"/> In progress Comments:</p>

12. IMPLEMENTATION

TABLE 12-1: General Plan Implementation

Implementation Program	Responsible Department	Priority/Timing	Status
<p><u>Action CIR 4c:</u> Implement specified local actions for the City of Brentwood as identified in the East County Action Plan for Routes of Regional Significance in a timely manner.</p>	<p>Public Works Department</p>	<p>Ongoing</p>	<p><input checked="" type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i></p>
<p><u>Action CIR 4d:</u> Participate in the Contra Costa Transportation Authority's conflict resolution process as needed to resolve disputes related to the Implementation of the East County Action Plan for Routes of Regional Significance.</p>	<p>Public Works Department</p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete <input checked="" type="checkbox"/> In progress <i>Comments:</i></p>
<p><u>Action CSF 1a:</u> Require new development to pay its fair share of the cost of on and off-site community services and facilities.</p>	<p>Community Development Department</p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete <input checked="" type="checkbox"/> In progress <i>Comments:</i></p>
<p><u>Action CSF 2a:</u> Continuously monitor the condition of parks, trails, and recreation facilities throughout the community and prioritize the rehabilitation of existing facilities that serve the greatest number of residents.</p>	<p>Parks and Recreation Department</p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete <input checked="" type="checkbox"/> In progress <i>Comments:</i></p>
<p><u>Action CSF 2b:</u> Prepare and maintain a parks, trails, and recreation facilities development and funding schedule based on periodic assessments of community needs and the condition of existing facilities.</p>	<p>Parks and Recreation Department and Finance and Information Systems Department</p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete <input checked="" type="checkbox"/> In progress <i>Comments:</i></p>
<p><u>Action CSF 2c:</u> Investigate and pursue a diverse range of funding opportunities for parks, trails, and recreation facilities, including but not limited to, grants, joint use/management strategies, user fees, private sector funding, assessment districts, homeowners' associations, non-profit organizations, funding mechanisms for the maintenance of older parks, and management assistance through Federal, State, and regional partnerships.</p>	<p>Parks and Recreation Department and Finance and Information Systems Department</p>	<p>B</p>	<p><input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i></p>
<p><u>Action CSF 2d:</u> Develop and maintain a comprehensive Parks and Landscape Standard Plans and Specifications document for parks, trails, and recreation facilities. The Parks and Landscape Standard Plans and Specifications document should address, at a minimum, the following:</p> <ul style="list-style-type: none"> o Facility size and service area o Location o Site characteristics 	<p>Parks and Recreation Department</p>	<p>A</p>	<p><input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i></p>

TABLE 12-1: General Plan Implementation

Implementation Program	Responsible Department	Priority/ Timing	Status
<ul style="list-style-type: none"> ○ Basic design elements ○ Optional design elements ○ Accessibility standards ○ Utility and infrastructure requirements ○ Maintenance requirements <p>Development standards shall be included for all types of parks, trails, and recreation facilities, including neighborhood parks, community parks, sports parks, special use parks, trails, natural open space, and detention basins managed by the City.</p>	Parks and Recreation Department	Ongoing	<input checked="" type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p><u>Action CSF 2e:</u> Conduct periodic assessments of the City's parks, trails, and recreation facilities and provide periodic reports to the City Council. The reports should include an assessment of the condition of existing facilities, a summary of future and pending facility development, recent accomplishments, and a summary of future goals and priorities.</p> <p><u>Action CSF 2f:</u> Periodically review, and if necessary update, the City's Parks and Recreation Development Impact Fees in order to ensure that new development continues to provide a fair-share contribution towards parks, trails, and recreation facilities.</p>	Parks and Recreation Department, Public Works Department, and Finance and Information Systems Department	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p><u>Action CSF 2g:</u> Continuously monitor the rate of development and population growth in Brentwood in order to ensure that the City maintains a minimum overall ratio of 5 acres of parkland for every 1,000 residents.</p>	Parks and Recreation Department and Finance and Information Systems Department	Ongoing	<input type="checkbox"/> Complete <input checked="" type="checkbox"/> In progress <i>Comments:</i>
<p><u>Action CSF 2h:</u> Implement a wide range of public outreach programs, including the City's website, newsletters, and other emerging communications technologies to keep the public informed about available parks, trails, and recreation facilities, programs, and services.</p>	Parks and Recreation Department	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p><u>Action CSF 2i:</u> Conduct periodic public surveys to ascertain the parks, trails, and recreation needs of the community.</p>	Parks and Recreation Department	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>

12. IMPLEMENTATION

TABLE 12-1: General Plan Implementation

Implementation Program	Responsible Department	Priority/Timing	Status
<p>Action CSF 2i: Prioritize the acquisition and development of a large area of land for a regional type multi-purpose park/recreational facility in Brentwood. The land and facility should accommodate development of a large-scale community park and provide opportunities to attract regional events (i.e., rodeos, carnivals, festivals, etc.).</p>	Parks and Recreation Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p>Action CSF 2k: Continue to pursue joint-use of schools and detention facilities to supplement the parks, trails, and recreation needs of the community.</p>	Parks and Recreation Department	Ongoing	<input checked="" type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p>Action CSF 3a: Continue to require preparation of an annual Police Department Benchmark Report, as amended periodically.</p>	Police Department	Ongoing	<input type="checkbox"/> Complete <input checked="" type="checkbox"/> In progress <i>Comments:</i>
<p>Action CSF 3b: In conjunction with the annual Police Department Benchmark Report, further develop and refine best practices to assess, monitor, and maintain the Police Department's organizational performance goals and monitor police staffing levels. The assessment categories related to adequate police staffing could include but are not limited to:</p> <ol style="list-style-type: none"> 1. Crime rates 2. Response times 3. Clearance rates 4. Population 5. Police department workload 6. Financial resources 7. Performance standards 	Police Department	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p>Action CSF 3c: As part of the development review process, consult with the Police Department in order to ensure that the project design facilitates adequate police staffing and that the project addresses its impacts on police services.</p>	Community Development Department	Ongoing	<input checked="" type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p>Action CSF 3d: Continue to implement community-based police outreach services and programs, including but not limited to, neighborhood watch, volunteers in police service (VIPS), and crime and safety needs of seniors (TRIAD).</p>	Police Department	Ongoing	<input checked="" type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p>Action CSF 4a: Continue to enforce the California Building Code and the California Fire Code to ensure that all construction implements fire-safe techniques, including fire resistant materials, where required.</p>	Community Development Department	Ongoing	<input type="checkbox"/> Complete <input checked="" type="checkbox"/> In progress <i>Comments:</i>

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TABLE 12-1: General Plan Implementation

Implementation Program	Responsible Department	Priority/ Timing	Status
<p>Action CSE 4b: As part of the City's existing development review process for new projects, the City will continue to refer applications to the East Contra Costa Fire Protection District for determination of the project's potential impacts on fire protection services. Requirements will be added as conditions of project approval, if appropriate.</p> <p>Action CSE 4c: If the community experiences a decrease or decline in fire protection service levels, the City should establish a formal fire study program to review opportunities to improve fire protection services within Brentwood. If established, the fire study program should include, but not be limited to, the following:</p> <ol style="list-style-type: none"> 1. A public outreach process and educational program to assist in the development of the fire study program; 2. Public input on local fire protection services, funding, and alternatives; 3. Identification of fire response times, service levels, and standards for the proximity of fire stations to urban development that are necessary to provide the City's desired level of fire protection; 4. Opportunities for new and/or additional funding sources for fire protection services; 5. Opportunities for an increased City role in the provision of fire protection services; 6. A range of options and alternatives to improve fire protection services in Brentwood; <p>Analysis of the financial and logistical feasibility of the establishment of a City fire department or a joint powers authority, if deemed appropriate, consisting of the City and neighboring jurisdictions.</p> <p>Action CSE 5a: Continue to coordinate with the school districts to ensure the adequate provision of school and related facilities to serve existing and future development and support the establishment of a School Facility Master Plan. The City should work with the local school districts to develop criteria for the designation of school sites and consider a range of opportunities available to reduce the cost of land for school facilities. Such opportunities may include, but are not limited to, designating lands as School (SCH) on the General Plan Land Use map when future school sites are identified in the adopted School Facility Master Plan. The City shall encourage the local school districts to comply with City standards in the design and landscaping of school facilities.</p> <p>Action CSE 5b: Require new development to pay applicable school facility impact fees and work with developers and the school districts to ensure that adequate school and related facilities will be available.</p> <p>Action CSE 5c: Establish review and collaboration procedures to include the local school districts in the development review process. The procedures should establish mechanisms to receive input from the local school districts prior to approval of new development projects in order to explore opportunities to provide new school facility sites in appropriate locations, and ensure that adequate school facilities are available to meet the demands of new development projects.</p>	<p>Community Development Department</p> <p>City Administration</p> <p>Community Development Department</p> <p>Community Development Department</p>	<p>Ongoing</p> <p>C</p> <p>Ongoing</p> <p>Ongoing</p> <p>A</p>	<p><input checked="" type="checkbox"/> Complete In progress Comments:</p> <p><input type="checkbox"/> Complete In progress Comments:</p> <p><input checked="" type="checkbox"/> Complete In progress Comments:</p> <p><input type="checkbox"/> Complete In progress Comments:</p>

12. IMPLEMENTATION

TABLE 12-1: General Plan Implementation

Implementation Program		Responsible Department	Priority/Timing	Status
<u>Action CSF 5d:</u>	Identify partnership opportunities between municipalities, other agencies, and library support organizations to expand library facilities, resources, and/or services.	Parks and Recreation Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action CSF 5e:</u>	Pursue joint-use agreements with schools, social service agencies, cultural institutions, and other community organizations to extend library and other public services to populations that may otherwise not be served.	Parks and Recreation Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action CSF 5f:</u>	Establish an innovative approach to funding cultural, community, and library facilities and/or services, in addition to State and Federal grants and loans. The City should establish mechanisms to allow gifts and dedication of land and facilities by individuals, local businesses, and national corporations.	City Administration	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action CSF 5g:</u>	Encourage the planning and implementation of a cultural and performance arts program, facilities, and operations.	Parks and Recreation Department	Ongoing	<input checked="" type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action CSF 5h:</u>	Coordinate with local cultural programs, such as the Liberty Union High School District Performing Arts Center, to support their promotion on a regional basis.	Parks and Recreation Department	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action CSF 5i:</u>	Identify partnership opportunities between the City and local volunteers to undertake projects that educate and inform the public about the City's historical and cultural background.	Parks and Recreation Department	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action CSF 5j:</u>	Periodically review the Brentwood Municipal Code to ensure that it is consistent with State law in terms of providing for residential care facilities.	Community Development Department	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action COS 1a:</u>	Review all development proposals involving unincorporated land within the jurisdiction of Contra Costa County, and within or adjacent to the Sphere of Influence or Planning Area, to ensure adequate preservation of community separators and open space resources.	Community Development Department	Ongoing	<input checked="" type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action COS 1b:</u>	Adopt an ordinance that specifies standards and responsibilities for the maintenance of private open space lands within the city limits. The standards should include provisions for public access, habitat management, water quality protection, safety, and aesthetics.	Community Development Department	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action COS 1c:</u>	Implement a coordinated and cost-effective plan for City management and maintenance of	Public Works	A	<input type="checkbox"/> Complete

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Brentwood General Plan

TABLE 12-1: General Plan Implementation

Implementation Program	Responsible Department	Priority/ Timing	Status
publicly-owned open space within the city limits.	Department		<input type="checkbox"/> In progress Comments:
<u>Action COS 2a:</u> Continue to implement Chapter 8.01 (Right to Farm) of the Brentwood Municipal Code in order to protect farming uses from encroaching urban uses and to notify potential homebuyers of nearby agricultural operations.	Community Development Department	Ongoing	<input checked="" type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action COS 2b:</u> Consider impacts to agricultural lands and agricultural productivity when reviewing new development projects, amendments to the General Plan, and rezoning applications.	Community Development Department	Ongoing	<input type="checkbox"/> Complete <input checked="" type="checkbox"/> In progress Comments:
<u>Action COS 2c:</u> Amend Title 17 (Zoning) of the Brentwood Municipal Code to include specific agricultural buffer requirements for residential and sensitive land uses (i.e., schools, day care facilities, and medical facilities) that are proposed near existing agricultural lands in order to protect the associated agricultural operations from encroachment by incompatible uses. Buffers shall generally be defined as a physical separation, depending on the land use, and may consist of topographic features, roadways, bike/pedestrian paths, greenbelts, water courses, or similar features. The buffer shall occur on the parcel for which a permit is sought and shall favor protection of the maximum amount of agricultural land.	Community Development Department	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action COS 2d:</u> Collaborate with water suppliers and wastewater treatment plant operators to increase the availability of treated or recycled water for agricultural purposes.	Public Works Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action COS 2e:</u> Work with Contra Costa County to establish and implement consistent policies for agricultural lands in Brentwood's Planning Area that prioritize the preservation of agricultural lands and support ongoing agricultural activities.	Community Development Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action COS 2f:</u> Continue to implement, and periodically review/update as necessary, Chapter 17.730 (Agricultural Preservation Program) of the Brentwood Municipal Code.	Community Development Department	Ongoing	<input checked="" type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action COS 2g:</u> Continue to implement the Agricultural Enterprise Implementation Plan to assist local farmers with a variety of programs that facilitate infrastructure improvements, business ventures, and other initiatives to grow the agricultural industry in and around Brentwood.	Community Development Department	Ongoing	<input checked="" type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<u>Action COS 2h:</u> Coordinate with groups such as the Agricultural-Natural Resources Trust of Contra Costa County (ANRT), the Brentwood Agricultural Land Trust (BALT), and Harvest Time in Brentwood in order to fund agricultural	Community Development	Ongoing	<input checked="" type="checkbox"/> Complete <input type="checkbox"/> In progress

Brentwood General Plan

12. IMPLEMENTATION

TABLE 12-1: General Plan Implementation

Implementation Program	Responsible Department	Priority/Timing	Status
<p>easements, programs that protect agricultural lands, and programs that provide marketing assistance and economic support to local farmers.</p>	Department		<p>Comments:</p>
<p>Action COS 2i: Develop a program to provide additional support for agricultural tourism, u-pick farms, and other agricultural activities that serve as a regional draw to Brentwood and enhance its agricultural heritage.</p>	Community Development Department	B	<p><input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:</p>
<p>Action COS 3a: Require new development, as well as infrastructure projects, long-range planning projects, and other projects, to comply with the requirements of the East Contra Costa County Habitat Conservation Plan / Natural Community Conservation Plan to ensure that potentially significant impacts to special-status species and sensitive resources are adequately addressed</p>	Community Development Department	Ongoing	<p><input checked="" type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:</p>
<p>Action COS 3b: Where sensitive biological habitats have been identified on or immediately adjacent to a project site, the project shall include appropriate mitigation measures identified by a qualified biologist.</p>	Community Development Department	Ongoing	<p><input checked="" type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:</p>
<p>Action COS 3c: Develop CEQA Thresholds of Significance to assist staff, project applicants, and decision-makers in determining whether a project may have a significant effect on the environment under Section 21082.2 of the California Environmental Quality Act (CEQA).</p>	Community Development Department	A	<p><input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:</p>
<p>Action COS 4a: Coordinate with interested public and private entities to create new and expanded public access trails along creeks and streams that connect to parks and open space areas within Brentwood's Planning Area.</p>	Parks and Recreation Department	A	<p><input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:</p>
<p>Action COS 4b: Continue to identify which storm water and drainage facilities are in need of repair and address these needs through the City's Capital Improvement Program.</p>	Public Works Department	Ongoing	<p><input checked="" type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:</p>
<p>Action COS 4c: Utilize existing regulations and procedures, including but not limited to, the Zoning Ordinance and the environmental review process, in order to conserve wetlands and riparian habitat within the city limits and the Planning Area.</p>	Community Development Department	Ongoing	<p><input checked="" type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:</p>
<p>Action COS 4d: Coordinate with the California Department of Fish and Wildlife, Contra Costa County, and local watershed protection groups to identify potentially impacted aquatic habitat within Brentwood's Planning Area and to develop riparian management guidelines to be implemented by development, recreation, and other projects adjacent to creeks, streams, and other waterways.</p>	Community Development Department	B	<p><input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:</p>

TABLE 12-1: General Plan Implementation

Implementation Program		Responsible Department	Priority/Timing	Status
<p>Action COS 4e: Continue to implement, and periodically review/update as necessary, Chapter 15.52 (Grading, Erosion and Sediment Control) of the Brentwood Municipal Code. The City shall review projects to ensure that best management practices are implemented during construction and site grading activities, as well as in project design to reduce pollutant runoff into water bodies.</p>		Community Development Department	Ongoing	<input checked="" type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<p>Action COS 4f: Explore revising Title 17 (Zoning) of the Brentwood Municipal Code to include standards for creek setbacks and the protection of riparian habitat along creek corridors. The standards should include minimum setback requirements, site design standards, and requirements for the ongoing maintenance of creek and riparian habitat on public and private lands.</p>		Community Development Department	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<p>Action COS 4g: Update the Creek Trails and Revegetation Master Plan. Solicit public input during the preparation of the update, and include outreach efforts to community organizations with knowledge of and interest in key issues associated with local creeks, trails, and habitat restoration.</p>		Parks and Recreation Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<p>Action COS 4h: Encourage volunteer-based programs that organize community creek restoration and/or clean-up events and provide public education regarding the benefits of city and regional water resources.</p>		Community Development Department	Ongoing	<input checked="" type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<p>Action COS 4i: Provide a conservation page (or similar page) on the City's website that provides links to resource agencies (i.e., CDFW, USFWS, USACE, etc.) and provides information regarding local and regional conservation and environmental programs, to the extent that the City has readily available information.</p>		Community Development Department	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<p>Action COS 5a: Work with property owners to develop reclamation plans for areas with mineral resources.</p>		Community Development Department	Ongoing	<input checked="" type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<p>Action COS 5b: Continue to implement, and periodically review/update as necessary, Chapter 17.680 (Oil and Gas Production) of the Brentwood Municipal Code.</p>		Community Development Department	Ongoing	<input checked="" type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<p>Action COS 5c: Identify and evaluate areas within Brentwood's Planning Area with potential resource value, including oil, gas, sand, and gravel.</p>		Community Development Department	C	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<p>Action COS 6a: Explore the development of an historic Brentwood program to identify historic resources, encourage landowners to voluntarily preserve and rehabilitate historical structures, and provide a coordinated approach to draw visitors and tourists to these areas.</p>		Community Development Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:

TABLE 12-1: General Plan Implementation

Implementation Program	Responsible Department	Priority/ Timing	Status
<p>Action COS 6b: Develop guidelines for remodels of potentially historic residential structures to ensure that the character and individuality of such residences is maintained. The guidelines should address:</p> <ol style="list-style-type: none"> 1. Design styles, age of home, and other criteria to determine applicability of the guidelines. 2. Exterior features that are important and covered by the guidelines (e.g., siding and exterior finishes, windows, doors, roofs, porches, garages, outbuildings, and streetscapes). 3. Standards for modifications and renovation, including the extent of changes that can occur. 4. Activities that are exempt from the guidelines, such as interior improvements and routine maintenance and repair. 	Community Development Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p>Action COS 6c: Collaborate with the Chamber of Commerce and other interested community groups to support and promote community festivals and events.</p>	Community Development Department	Ongoing	<input checked="" type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p>Action COS 6d: Require a cultural and archaeological survey prior to approval of any project which would require excavation in an area that is sensitive for cultural or archaeological resources. If significant cultural or archaeological resources, including historic and prehistoric resources, are identified, appropriate measures shall be implemented, such as documentation and conservation, to reduce adverse impacts to the resource.</p>	Community Development Department	Ongoing	<input checked="" type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p>Action COS 6e: Require all new development, infrastructure, and other ground-disturbing projects to comply with the following conditions in the event of an inadvertent discovery of cultural resources or human remains:</p> <ol style="list-style-type: none"> 1. If construction or grading activities result in the discovery of significant historic or prehistoric archaeological artifacts or unique paleontological resources, all work within 100 feet of the discovery shall cease, the Community Development Director shall be notified, the resources shall be examined by a qualified archaeologist, paleontologist, or historian for appropriate protection and preservation measures, and work may only resume when appropriate protections are in place and have been approved by the Community Development Director. 2. If human remains are discovered during any ground disturbing activity, work shall stop until the Community Development Director and the Contra Costa County Coroner have been contacted; if the human remains are determined to be of Native American origin, the Native American Heritage Commission (NAHC) and the most likely descendants have been consulted; and work may only resume when appropriate measures have been taken and approved by the Community Development Director. 	Community Development Department	Ongoing	<input checked="" type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p>Action COS 7a: Require assessment of critical public views and ridgelines as part of the project review process in order to ensure that projects protect natural resources through proper site planning, building design, and landscaping.</p>	Community Development Department	Ongoing	<input checked="" type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>

TABLE 12-1: General Plan Implementation

Implementation Program	Responsible Department	Priority/Timing	Status
<p><u>Action COS 7b:</u> Develop and adopt a hillside grading and development ordinance. The ordinance should include standards for slope stability, building heights, lot coverage, ridgeline and site line protection, drainage, revegetation, erosion control, emergency vehicle access, and other standards determined to be applicable by the City.</p>	<p>Community Development Department</p>	<p>B</p>	<p><input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:</p>
<p><u>Action COS 8a:</u> Review all new industrial and commercial development projects for potential air quality impacts to residences and other sensitive receptors. The City shall ensure that mitigation measures and best management practices are implemented to reduce significant emissions of criteria pollutants.</p>	<p>Community Development Department</p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete <input checked="" type="checkbox"/> In progress Comments:</p>
<p><u>Action COS 8b:</u> Review development, infrastructure, and planning projects for consistency with BAAQMD requirements during the CEQA review process. Require project applicants to prepare air quality analyses to address BAAQMD and General Plan requirements, which include analysis and identification of:</p> <ol style="list-style-type: none"> 1. Air pollutant emissions associated with the project during construction, project operation, and cumulative conditions. 2. Potential exposure of sensitive receptors to toxic air contaminants. 3. Significant air quality impacts associated with the project for construction, project operation, and cumulative conditions. 4. Mitigation measures to reduce significant impacts to less than significant or the maximum extent feasible where impacts cannot be mitigated to less than significant. 	<p>Community Development Department</p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete <input checked="" type="checkbox"/> In progress Comments:</p>
<p><u>Action COS 8c:</u> Prepare and adopt a Climate Action Plan. The Climate Action Plan should include the following components:</p> <ol style="list-style-type: none"> 1. A baseline greenhouse gas (GHG) emissions inventory 2. An adopted GHG emissions reduction target of at least 15% below the business-as-usual projections by 2020 3. GHG reductions measures that apply to community wide operations, City operations, and future development projects 4. An implementation and monitoring program 	<p>Community Development Department</p>	<p>A</p>	<p><input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:</p>
<p><u>Action COS 8d:</u> Work with Contra Costa County and the Bay Area Air Quality Management District to implement programs aimed at improving regional air quality.</p>	<p>Community Development Department</p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete <input checked="" type="checkbox"/> In progress Comments:</p>
<p><u>Action COS 8e:</u> Adequate buffers between new industrial uses and sensitive receptors shall be required to avoid potential air quality and nuisance impacts.</p>	<p>Community Development Department</p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete <input checked="" type="checkbox"/> In progress Comments:</p>

12. IMPLEMENTATION

TABLE 12-1: General Plan Implementation

Implementation Program	Responsible Department	Priority/Timing	Status
<p><u>Action COS 8f:</u> Provide a conservation page (or similar page) on the City's website that provides links to resource agencies (i.e., CARB, BAAWMD, EPA, etc.) and provides information regarding local and regional conservation and environmental programs, to the extent that the City has readily available information, including methods for pollution prevention such as reduced air pollutant and greenhouse gas emissions through use of alternative forms of transportation (i.e., bicycling, pedestrian, transit), through reducing wood-burning activities using EPA-certified wood-burning devices, etc.</p>	Community Development Department	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p><u>Action COS 9a:</u> Continue to review development projects to ensure that all new public and private development complies with the California Code of Regulations (CCR), Title 24 standards as well as the energy efficiency standards established by the General Plan and the Brentwood Municipal Code.</p>	Community Development Department	Ongoing	<input checked="" type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p><u>Action COS 9b:</u> Connect residents and businesses with programs that provide free or low-cost energy efficiency audits and retrofits to existing buildings.</p>	Community Development Department	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p><u>Action COS 9c:</u> Explore amending the Brentwood Municipal Code to incentivize the use of small-scale renewable energy facilities and, where appropriate, to remove impediments to such uses.</p>	Community Development Department	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p><u>Action COS 9d:</u> Develop and provide incentives to developers and businesses that use reclaimed water and other non-potable water for landscaping.</p>	Community Development Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p><u>Action COS 9e:</u> Continue to implement Chapter 17.630 of the Brentwood Municipal Code, particularly as it relates to water conservation efforts.</p>	Community Development Department	Ongoing	<input checked="" type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p><u>Action COS 9f:</u> Provide a conservation page (or similar page) on the City's website that provides links to resource agencies and provides information regarding local and regional conservation and environmental programs, to the extent that the City has readily available information, including recycling guidance for single family residences, businesses, and apartments, opportunities for reuse of materials, a description of how to compost, and a description of methods to reduce water use, such as appropriate reuse and recycling of water, water conservation measures, and xeriscaping.</p>	Community Development Department	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p><u>Action COS 9g:</u> Develop a list of drought-tolerant and native plants appropriate for use in Brentwood and review development projects for adherence to this list.</p>	Public Works Department	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress

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TABLE 12-1: General Plan Implementation

Implementation Program	Responsible Department	Priority/Timing	Status <i>Comments:</i>
<p><u>Action ED 1a:</u> Continue to implement and update, as necessary, the City's Comprehensive Economic Development Strategy to ensure that targeted industries are regularly reviewed for relevance and to ensure that an overall approach to branding and marketing is identified and carried out.</p>	<p>Community Development Department</p>	<p>A</p>	<p><input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i></p>
<p><u>Action ED 1b:</u> Maintain City liaison with existing industries to provide direct communications on issues of concern to industry, so as to enhance opportunities to retain existing businesses by effectively responding to concerns, increase opportunities to fill employment vacancies with local job-seekers, and increase local employment opportunities for Brentwood residents.</p>	<p>Community Development Department</p>	<p>A</p>	<p><input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i></p>
<p><u>Action ED 1c:</u> Maintain and improve promotional efforts, including direct marketing, informational brochures, and provision of comprehensive information, including unique characteristics of Brentwood and its labor force, local and regional demographics, market trend and high-demand sector research, business sites available for lease or sale, business lands available for development, and information on working with the City (i.e., permitting process and City programs to assist business).</p>	<p>Community Development Department</p>	<p>A</p>	<p><input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i></p>
<p><u>Action ED 1d:</u> Establish, as a high priority, the development of public infrastructure and facilities that are necessary to serve planned major employment centers (i.e., Sand Creek Road/SR 4, Balfour Road/SR 4, Lone Tree Way/SR 4, Marsh Creek Road/Vasco Road/SR 4, the future Los Medanos College campus, and Walnut Boulevard/Vasco Road), prioritizing improvements based on the near-term development potential of a specific area, and identify infrastructure needs to provide infrastructure and services to targeted employment centers.</p>	<p>Community Development Department and Public Works Department</p>	<p>B</p>	<p><input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i></p>
<p><u>Action ED 1e:</u> Explore financing and funding programs, including the establishment of a reserve or set-aside fund, for the advance development of public infrastructure and facilities that are necessary to serve planned major employment centers.</p>	<p>Community Development Department and Finance and Information Systems Department</p>	<p>A</p>	<p><input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i></p>
<p><u>Action ED 1f:</u> Develop a local coalition of support (both public and private) for the construction of improvements to regional roadways, rail transit extensions and facilities, and other alternative transportation systems as a means to attract large-scale employers and regional retail users.</p>	<p>Community Development Department and Public Works Department</p>	<p>A</p>	<p><input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i></p>
<p><u>Action ED 1g:</u> Continue coordination with local business organizations in order to encourage on-going efforts to attract new business and support existing businesses.</p>	<p>Community Development Department</p>		<p><input type="checkbox"/> Complete <input type="checkbox"/> In progress</p>

12. IMPLEMENTATION

TABLE 12-1: General Plan Implementation

Implementation Program	Responsible Department	Priority/ Training	Status
<p>Action ED 1h: Identify employment training needs of Brentwood residents, and identify compatible job training programs. Training programs should focus on opportunities to place local residents in workforce positions located within Brentwood.</p>	<p>Community Development Department</p>	<p>B</p>	<p>Comments: <input type="checkbox"/> Complete <input type="checkbox"/> In progress</p>
<p>Action ED 2a: Through market research and business outreach efforts, identify target industries and businesses and create a marketing program to actively solicit and bring a diverse range of companies to Brentwood. Potential target industries include health care, medical device manufacturing, solar, energy-based, and green/clean-tech industries, agricultural enterprises, retail, professional and business services, educational services, and machinery and short-run manufacturing.</p>	<p>Community Development Department</p>	<p>A</p>	<p>Comments: <input type="checkbox"/> Complete <input type="checkbox"/> In progress</p>
<p>Action ED 2b: Periodically review and update the Zoning Ordinance to ensure that the appropriate land use designations can accommodate the space needs for new and emerging technologies and research and development uses, such as production, testing, and laboratory areas.</p>	<p>Community Development Department</p>	<p>A</p>	<p>Comments: <input type="checkbox"/> Complete <input type="checkbox"/> In progress</p>
<p>Action ED 2c: Identify tax incentives, bonds, assistance programs, and other benefits to attract a desirable, diverse range of companies to Brentwood.</p>	<p>Community Development Department</p>	<p>A</p>	<p>Comments: <input type="checkbox"/> Complete <input type="checkbox"/> In progress</p>
<p>Action ED 2d: Work with the business and development community to attract private investment to priority development sites, utilizing incentives such as land write-downs, site preparation, low interest loans, and public improvements.</p>	<p>Community Development Department</p>	<p>Ongoing</p>	<p>Comments: <input checked="" type="checkbox"/> Complete <input type="checkbox"/> In progress</p>
<p>Action ED 2e: Annex new commercial, industrial, and jobs-generating areas as needed to provide inventory for several years' growth.</p>	<p>Community Development Department</p>	<p>C</p>	<p>Comments: <input type="checkbox"/> Complete <input type="checkbox"/> In progress</p>
<p>Action ED 2f: Develop regional partnerships with neighboring cities, the county, and local agricultural operators to create a marketing and branding strategy that is aimed at increasing agri-tourism and the sale of locally grown agricultural products.</p>	<p>Community Development Department</p>	<p>B</p>	<p>Comments: <input type="checkbox"/> Complete <input type="checkbox"/> In progress</p>
<p>Action ED 3a: Develop City liaison with existing industries to provide direct communications on issues of concern to industry, so as to enhance opportunity to retain existing businesses by effectively responding to concerns.</p>	<p>Community Development Department</p>	<p>A</p>	<p>Comments: <input type="checkbox"/> Complete <input type="checkbox"/> In progress</p>

TABLE 12-1: General Plan Implementation

Implementation Program		Responsible Department	Priority/Timing	Status
<p>Action ED 3b: Enhance the appearance of declining retail space in the Downtown and Brentwood Boulevard Specific Plan area by providing incentives to property owners and businesses wishing to upgrade their appearance.</p>		Community Development Department	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<p>Action ED 3c: Periodically review the Zoning Ordinance to ensure that there are no unnecessary impediments to improvements of existing businesses, establishment of home-based and start-up businesses, or development of co-working spaces and small business incubators.</p>		Community Development Department	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<p>Action ED 3d: Regularly review the need for various loan programs to help merchants fix stores and facades and for businesses to improve public frontages and apply for available Federal, State, and other grant and loan programs, where appropriate and feasible, that would assist Brentwood businesses with improvements and expansion.</p>		Community Development Department	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<p>Action ED 3e: Support local programs that offer technical assistance to local business owners, including seminars, marketing, consulting, and other key services.</p>		Community Development Department	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<p>Action ED 4a: Periodically review and update, as necessary, the Downtown Specific Plan to ensure that its implementation is meeting the City's goals for Downtown and that it ensures the desired unique characteristics of Downtown.</p>		Community Development Department	C	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<p>Action FI 1a: Annually review and adjust user fees to ensure that they reflect the full cost (or the percentage of full cost as approved by the City Council) of providing services.</p>		Finance and Information Systems Department	Ongoing	<input checked="" type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<p>Action FI 1b: Require development projects to prepare a fiscal analysis of potential effects on the City's revenue generation and cost of services, when the City Treasurer determines there is potential for significant negative fiscal impacts, and condition project approval upon establishment of revenue enhancement mechanisms if necessary to prevent adverse fiscal impacts.</p>		Community Development Department and Finance and Information Systems Department	Ongoing	<input checked="" type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<p>Action FI 1c: Regularly review the City's Comprehensive Economic Development Strategy and the Land Use Element, using the City's Fiscal Model to forecast potential development outcomes, to ensure that the strategy provides an adequate employment and revenue base.</p>		Community Development Department and Finance and Information Systems	Ongoing	<input checked="" type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:

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TABLE 12-1: General Plan Implementation

Implementation Program	Responsible Department	Priority/Timing	Status
<p>Action FI 1d: Consider annexation of targeted jobs-generating areas, reviewing and ensuring that any annexation provides a fiscal benefit to the City.</p>	<p>Department Community Development Department and Finance and Information Systems Department</p>	<p>C</p>	<p><input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i></p>
<p>Action FI 1e: Investigate and implement, where appropriate, new revenue sources, particularly those which will not add to the tax or fee burden of residents or businesses.</p>	<p>Department Community Development Department and Finance and Information Systems Department</p>	<p>Ongoing</p>	<p><input checked="" type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i></p>
<p>Action FI 1f: Develop and implement a residential growth management program to ensure that jobs-related impacts created by new residential growth are addressed in the form of providing appropriate funding for infrastructure that is directly linked to job creation.</p>	<p>Community Development Department and Finance and Information Systems Department</p>	<p>A</p>	<p><input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i></p>
<p>Action FI 1g: Identify areas with existing public service capacity and prioritize for development.</p>	<p>Community Development Department</p>	<p>A</p>	<p><input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i></p>
<p>Action FI 1h: Provide appropriate incentives for infill and redevelopment projects that have the potential to revitalize existing neighborhoods or commercial areas.</p>	<p>Community Development Department and Finance and Information Systems Department</p>	<p>Ongoing</p>	<p><input checked="" type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i></p>
<p>Action FI 2a: Update the General Fund Fiscal Model as necessary to address desired level of service standards, changes in land use and growth projections, changes in employee compensation costs, and projected changes in revenue sources.</p>	<p>Finance and Information Systems Department Finance and</p>	<p>Ongoing</p>	<p><input checked="" type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i></p>
<p>Action FI 2b: Annually review the City's various fee programs to ensure that future demand levels and necessary</p>	<p>Finance and</p>	<p>Ongoing</p>	<p><input checked="" type="checkbox"/> Complete</p>

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TABLE 12-1: General Plan Implementation

Implementation Program	Responsible Department	Priority/Timing	Status
Improvements and facilities to provide adequate service levels are addressed.	Information Systems Department		<input type="checkbox"/> In progress Comments:
Action EI 2c: Regularly review established level of service standards and performance measures, identifying potential methods for streamlining services and reducing costs while maintaining desired levels of service.	Finance and Information Systems Department	Ongoing	<input checked="" type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
Action EI 2d: Review methods to address unfunded liabilities, including those associated with City employees and retirees.	Administration and Finance and Information Systems Department	Ongoing	<input checked="" type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
Action IE 1a: Periodically review and update the various City master plans for the provision and/or extension of public services to serve existing and future development. These plans include, but are not limited to, the Water Master Plan, the Wastewater Master Plan, and the Capital Improvement Program.	Public Works Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
Action IE 1b: Develop and regularly update a comprehensive plan which establishes priorities and corrects existing inadequacies in the City's infrastructure system.	Public Works Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
Action IE 1c: As part of the development review process, determine the potential impacts of development and infrastructure projects on public infrastructure, and ensure that new development contributes its fair share toward necessary on and off-site infrastructure, as described in the Growth Management Element of the General Plan.	Community Development Department	Ongoing	<input type="checkbox"/> Complete <input checked="" type="checkbox"/> In progress Comments:
Action IE 1d: Through development review, ensure that infrastructure is adequately sized to accommodate the proposed development and, if applicable, allow for extensions to future developments.	Community Development Department	Ongoing	<input checked="" type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
Action IE 1e: Identify and apply for Federal, State, and regional funding sources set aside to finance infrastructure costs.	Community Development Department and Public Works Department	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
Action IE 1f: Develop and regularly update a comprehensive financing plan to accommodate the construction of master planned infrastructure.	Finance and Information Systems	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:

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TABLE 12-1: General Plan Implementation

Implementation Program	Responsible Department	Priority/Timing	Status
<p>Action IF 1g: Periodically update the City's website to ensure that the public has access to current and accurate information regarding infrastructure services provided by the City.</p>	Public Works Department	Ongoing	<input checked="" type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p>Action IF 2a: Routinely assess the City's ability to meet demand for potable water by periodically updating the Water Master Plan.</p>	Public Works Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p>Action IF 2b: Explore additional permanent water sources through, and contract with, agencies that may have surplus water availability, such as the Contra Costa Water District, the East Bay Municipal Utility District, the East Contra Costa Irrigation District, and other potential sources.</p>	Public Works Department	C	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p>Action IF 2c: Regularly review and update the City's water conservation strategy to be consistent with current best management practices for water conservation, considering measures recommended by the State Department of Water Resources, the California Urban Water Conservation Council, and the Contra Costa Water District.</p>	Public Works Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p>Action IF 3a: Periodically review and update the Wastewater Master Plan.</p>	Public Works Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p>Action IF 3b: Continue to explore alternative uses of recycled wastewater, including irrigation, dust control, soil compaction, fire protection, and investigate new technology for the use of recycled water as it is being developed.</p>	Public Works Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p>Action IF 5a: Periodically review and update the City's Source Reduction and Recycling Element.</p>	Public Works Department	C	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p>Action LU 1a: Update the City's Zoning Map to be consistent with the land use designations shown on Figure LU-1.</p>	Community Development Department	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p>Action LU 1b: Review the standards provided in the Zoning Ordinance (Chapter 17 of the Brentwood Municipal Code) and amend as necessary for consistency with General Plan policies and allowed uses, including, but not limited to:</p> <ol style="list-style-type: none"> 1. Establish a zoning district for the Mixed Use Pedestrian Transit land use designation. The standards shall 	Community Development Department	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>

TABLE 12-1: General Plan Implementation

Implementation Program	Responsible Department	Priority/ Timing	Status
<p>be consistent with the standards and allowed uses identified in Policy LU 1-2.</p> <ol style="list-style-type: none"> 2. Either combine the Commercial Office Residential (COR) district and the newly-created Mixed Use Pedestrian Transit district into a single district that accommodates the range of residential and commercial uses allowed in the Mixed Use Pedestrian Transit land use designation. 3. Revise the R-1 district to allow for residential development at a maximum density of 5 units per gross acre. 4. Revise the R-2 district to allow for residential development at a maximum density of 11 units per gross acre. 5. Revise the R-3 district to allow for residential development at a maximum density of 20 units per gross acre. 6. Create an R-4 district to accommodate the Residential-Very High Density land use designation, with a maximum density of 30 units per gross acre. 	Community Development Department	Ongoing	<input checked="" type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p><u>Action LU 1c:</u> Prioritize the processing of development applications for infill, underutilized, or vacant parcels designated for urban uses over those projects requiring annexation.</p> <p><u>Action LU 1d:</u> Annexation proposals shall be evaluated in the development review process and acted upon in accordance with the criteria set forth in this General Plan.</p>	Community Development Department	Ongoing	<input checked="" type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p><u>Action LU 1e:</u> Review and periodically amend, as needed, the existing boundary agreement with the City of Antioch. Prioritize the placement of SPA 2 within Brentwood's planned expansion boundary.</p> <p><u>Action LU 1f:</u> Coordinate with the City of Oakley to establish and adopt a boundary agreement. The boundary agreement should address the Spheres of Influence for both cities, development patterns and land use plans near the cities' boundaries, land use compatibility, roadway improvement plans, and agricultural preservation.</p>	Community Development Department	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p><u>Action LU 1g:</u> Coordinate with Contra Costa County and the cities of Antioch and Oakley to review development proposals within the Brentwood Planning Area to ensure that future development projects in the Planning Area are compatible with surrounding land uses, and do not result in adverse impacts to Brentwood.</p> <p><u>Action LU 2a:</u> Utilize density transitions in order to protect the integrity of existing land use patterns and minimize the impacts on existing uses and residents. It shall be City policy:</p> <ol style="list-style-type: none"> 1. To locate lower residential densities adjacent to open space, areas of agricultural use, and existing lower density residential areas; 	Community Development Department	Ongoing	<input checked="" type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>

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TABLE 12-1: General Plan Implementation

Implementation Program	Responsible Department	Priority/Timing	Status
<p>2. To locate higher residential densities in proximity to services, transit, and/or employment activity centers; and</p> <p>3. To require buffer lots in new residential developments that abut or face existing large residential lots as follows:</p> <ul style="list-style-type: none"> a. lot sizes within new development shall be compatible with lot sizes in adjacent existing development; b. proposed lots facing or abutting existing residential lots zoned Ranchette Estate (RE) or of one acre or more shall have a minimum area of 20,000 square feet; c. proposed lots facing or abutting existing residential lot sizes of one-half acre but less than one acre shall have a minimum area of 10,000 square feet; d. no more than two buffer lots shall abut an existing large lot; e. the Zoning Ordinance shall be amended to include standards for the design of new two-story dwelling units on lots that serve as buffer areas adjacent to existing large residential lots; and f. buffering shall include open space, trails, greenbelts, pasture land, or any other compatible use. <p>4. At the discretion of the Planning Commission during the tentative subdivision map review process, the density transition policy may be modified, following the adoption of specified findings, under one or more of the following circumstances:</p> <ul style="list-style-type: none"> a. When the adjacent property has a land use and/or zoning designation that would enable the future subdivision of the adjacent property into lots of a size similar to those planned in the proposed subdivision, even though the property owner has no present intentions to subdivide their property. b. When the adjacent property is or will be separated by at least 120 feet of right-of-way or a proposed arterial street that includes a 30 foot wide parkway. c. When the adjacent property is separated by a natural or man-made barrier (i.e., a creek, streambed, river, drainage basin, canal, or similar passageway). <p>When there is a proposal to deviate from the density transition policy, the developer shall make a good faith effort to acquire a letter from all neighboring and/or affected parcel owners outlining their positions, either in favor of or in opposition to the modification in the density transition policy.</p> <p>Any Planning Commission approved exceptions to this policy shall necessitate review and approval of the entire tentative subdivision map by the City Council.</p> <p><u>Action LU 2b:</u> Calculate residential densities by gross acre, as outlined in Policy LU 1-2 of this Land Use Element.</p>	<p>Community Development Department</p>	<p>Ongoing</p>	<p><input checked="" type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:</p>
<p><u>Action LU 2c:</u> Through the development review and permit process, screen development proposals for land use compatibility, including conformance with existing development or neighborhoods.</p>	<p>Community Development Department</p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete <input checked="" type="checkbox"/> In progress Comments:</p>

TABLE 12-1: General Plan Implementation

Implementation Program	Responsible Department	Priority/Timing	Status
<p>Action LU 2d: Utilize the General Plan and Zoning Ordinance to provide for large lot single-family residential development.</p>	Community Development Department	Ongoing	<input checked="" type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p>Action LU 2e: Locate medium and high density residential development near activity centers, employment centers, and major transportation corridors.</p>	Community Development Department	Ongoing	<input type="checkbox"/> Complete <input checked="" type="checkbox"/> In progress <i>Comments:</i>
<p>Action LU 2f: Through the development review and permit process, ensure that residential developments meet the minimum density requirement stipulated on the Land Use Map in order to ensure that Brentwood has an ample number of housing units to meet all of its housing needs.</p>	Community Development Department	Ongoing	<input type="checkbox"/> Complete <input checked="" type="checkbox"/> In progress <i>Comments:</i>
<p>Action LU 2g: Collaborate and coordinate with the local school districts to assist in the identification of suitable future school sites, and provide assistance through land use and zoning actions to aid the school districts in the procurement and entitlement of future school sites.</p>	Community Development Department	Ongoing	<input type="checkbox"/> Complete <input checked="" type="checkbox"/> In progress <i>Comments:</i>
<p>Action LU 3a: Retain and emphasize an intensification of retail, office, and entertainment uses in the Downtown. Encourage office, civic, and cultural uses to locate Downtown and emphasize the integration of these high-activity uses.</p>	Community Development Department	Ongoing	<input type="checkbox"/> Complete <input checked="" type="checkbox"/> In progress <i>Comments:</i>
<p>Action LU 3b: Concentrate major office uses along State Route 4 near the Lone Tree Way, Balfour Road, and Marsh Creek Road interchanges.</p>	Community Development Department	Ongoing	<input type="checkbox"/> Complete <input checked="" type="checkbox"/> In progress <i>Comments:</i>
<p>Action LU 3c: As part of the City's development review process, continue to ensure that commercial projects are designed to minimize conflicts between commercial and residential uses. Review of commercial projects should ensure that the following design concepts are avoided in projects that abut residential areas:</p> <ol style="list-style-type: none"> 1. Inappropriate building scale and/or siting on the lot, 2. Excessive noise due to long hours of operation or inappropriate location of accessory structures, 3. Excessive glare or excessive impacts from light sources onto adjacent properties, and 4. Unnecessary loss of community and environmental resources (archaeological, historical, ecological, recreational, etc.). 	Community Development Department	Ongoing	<input type="checkbox"/> Complete <input checked="" type="checkbox"/> In progress <i>Comments:</i>
<p>Action LU 4a: Preserve, enhance, and restore selected existing natural habitat areas.</p>	Community Development	Ongoing	<input type="checkbox"/> Complete <input checked="" type="checkbox"/> In progress

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Implementation Program	Responsible Department	Priority/Timing	Status
<p><u>Action LU 4b:</u> Create new wildlife habitat areas in appropriate locations, which serve multiple purposes.</p>	Community Development Department	Ongoing	<input checked="" type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p><u>Action LU 5a:</u> Continue to designate agricultural lands to the south and east of the city limits as Agricultural Conservation on the Land Use Map.</p>	Community Development Department	Ongoing	<input checked="" type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p><u>Action LU 5b:</u> Coordinate with Contra Costa County to encourage and facilitate a variety of agricultural enterprises on lands identified as the Agricultural Enterprise Area in the Brentwood General Plan. Agricultural uses within this area should be flexible in order to maximize the economic vitality of smaller agricultural parcels that may not be suitable for large-scale commercial agricultural operations. Allowed uses should be agricultural in nature and may include, but are not limited to, the following:</p> <ol style="list-style-type: none"> 1. Visitor-serving uses that support and are incidental to agricultural production, such as tasting rooms, including sales and promotion of products grown or processed in the region, educational activities and tours, incidental sales of items related to local area agricultural products, promotional events, and farm homestays, which allow visitors to visit a farm in the form of a vacation, that support and are secondary and incidental to local agricultural production. 2. Commercial uses that directly support agricultural operations, including roadside stands, wholesale and retail agricultural sales, and wineries. 3. Agricultural-based tourism uses, including u-pick farms, dude ranches, lodging, horseshows, rodeos, crop-based seasonal events, and ancillary restaurants and/or stores. 4. Equestrian centers and facilities, including boarding facilities 	Community Development Department	Ongoing	<input checked="" type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p><u>Action LU 6a:</u> Implement the Commercial and Industrial Design Guidelines and Residential Design Guidelines during the review and permitting of all new development projects.</p>	Community Development Department	Ongoing	<input checked="" type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p><u>Action LU 6b:</u> Update the Municipal Code and the Commercial and Industrial Design Guidelines for non-residential uses to include standards that promote attractive and sustainable development for commercial, industrial, office, institutional, and other non-residential uses and that address the following provisions:</p> <ol style="list-style-type: none"> 1. Site planning sensitive to the natural environment and that addresses creating functional and attractive places. 2. Criteria to ensure outdoor lighting, trash receptacles, fencing, and seating space are carefully considered as integral elements of the landscape. 	Community Development Department	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>

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TABLE 12-1: General Plan Implementation

Implementation Program	Responsible Department	Priority/ Timing	Status
<p>3. Landscaping should utilize plant materials in a logical and orderly manner to define spatial organization, relate buildings and other structures, incorporate various site elements, promote consistency throughout the development, and be scaled to site structures.</p> <p>4. Require separate vehicle access, pedestrian pathways, and secured bicycle parking within the internal site plan of new commercial, office, mixed use, and public facility developments.</p> <p>5. Criteria for screening rooftop and ground level mechanical equipment (e.g. satellite TV dishes, telephone and electrical boxes, heating, cooling, and ventilating systems, and trash sites, etc.) from public view, unless prohibited by the utility provider.</p> <p>6. Standards for building design, architecture, and placement that incorporates a pedestrian scale with frontages oriented toward the street front or public gathering areas, varied articulated facades, windows and building features, reduced or zero setbacks where appropriate; and community design features, such as landscaping, entry features, fountains, plazas, pedestrian furniture, and similar features.</p> <p>7. Requirements for larger projects to include community design and gathering features, such as entry features, outdoor benches, art, plazas, seating areas, fountains, etc.</p> <p>8. Minimize vehicular, bicycle, and pedestrian conflicts.</p> <p>9. Maximize access to commercial uses, recreational uses, employment, public services, and other destinations using a minimum of pavement.</p>	<p>Community Development Department</p>	<p>A</p>	<p><input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:</p>
<p>Action LU 6c: Periodically review and update the Residential Design Guidelines and the Commercial and Industrial Design Guidelines to ensure high quality design throughout Brentwood.</p> <p>Action LU 6d: Implement the Brentwood Boulevard Specific Plan and Downtown Specific Plan to ensure quality design of the built environment within these specific plan areas.</p>	<p>Community Development Department</p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete <input checked="" type="checkbox"/> In progress Comments:</p>
<p>Action LU 6e: Create streetscape and landscaping design standards that will help enhance the character and create a sense of identity for new development within Brentwood, while promoting the use of native and drought-tolerant plant and tree species.</p> <p>Action LU 6f: Implement the Brentwood Urban Forest Guidelines to provide for an attractive and healthy mix of street trees and urban landscaping throughout the city.</p>	<p>Community Development Department</p>	<p>A</p>	<p><input type="checkbox"/> Complete <input checked="" type="checkbox"/> In progress Comments:</p>
<p>Action LU 6g: Use assessment districts, homeowners' associations, and similar programs to install and maintain street trees, landscaping, fencing, landscaped sound walls, and other rights of way improvements.</p>	<p>Community Development Department</p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete <input checked="" type="checkbox"/> In progress Comments:</p>

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TABLE 12-1: General Plan Implementation

Implementation Program	Responsible Department	Priority/Timing	Status
<p>Action N.1a: Update Chapter 9.32 and Title 17 of the Brentwood Municipal Code to ensure that the noise standards are consistent with this element, including Tables N-1 and N-2, and to require new residential, mixed-use with a residential component, and other noise-sensitive development to be designed to minimize noise exposure to noise sensitive uses through incorporation of site planning and architectural techniques.</p>	Community Development Department	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p>Action N.1b: Review new development projects for compliance with the noise requirements established in this element, including the standards established in Tables N-1 and N-2. Where necessary, require mitigation measures to achieve the noise standards.</p>	Community Development Department	Ongoing	<input type="checkbox"/> Complete <input checked="" type="checkbox"/> In progress <i>Comments:</i>
<p>Action N.1c: Require acoustical studies for all new discretionary projects, including those related to development and transportation, which have the potential to generate noise impacts which exceed the standards identified in this element. The studies shall include representative noise measurements, estimates of existing and projected noise levels, and mitigation measures necessary to ensure compliance with this element and relevant noise standards in the Brentwood Municipal Code.</p>	Community Development Department	Ongoing	<input type="checkbox"/> Complete <input checked="" type="checkbox"/> In progress <i>Comments:</i>
<p>Action N.1d: Coordinate with Caltrans, the cities of Antioch and Oakley, and Contra Costa County, when necessary, to ensure that these agencies obtain City concurrence prior to initiating any noise mitigation or other project affecting Brentwood.</p>	Community Development and Public Works Department	Ongoing	<input type="checkbox"/> Complete <input checked="" type="checkbox"/> In progress <i>Comments:</i>
<p>Action N.1e: During the environmental review process, determine if proposed construction will constitute a significant impact on nearby residents and, if necessary, require mitigation measures in addition to the standard best practice controls. Suggested best practices for control of construction noise include:</p> <ol style="list-style-type: none"> 1. Construction period shall be less than 12 months. 2. Noise-generating construction activities, including truck traffic coming to and from the construction site for any purpose, shall be limited to between the hours of 7:00 am and 6:00 pm on weekdays, and between 8:00 am and 5:00 pm on Saturdays. No construction shall occur on Sundays or City holidays. 3. All equipment driven by internal combustion engines shall be equipped with mufflers, which are in good condition and appropriate for the equipment. 4. The construction contractor shall utilize "quiet" models of air compressors and other stationary noise sources where technology exists. 5. At all times during project grading and construction, stationary noise-generating equipment shall be located as far as practicable from sensitive receptors and placed so that emitted noise is directed away from residences. 6. Unnecessary idling of internal combustion engines shall be prohibited. 	Community Development Department	Ongoing	<input type="checkbox"/> Complete <input checked="" type="checkbox"/> In progress <i>Comments:</i>

TABLE 12-1: General Plan Implementation

Implementation Program	Responsible Department	Priority/ Timing	Status
<p>7. Construction staging areas shall be established at locations that will create the greatest distance between the construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction activities, to the extent feasible.</p> <p>8. The required construction-related noise mitigation plan shall also specify that haul truck deliveries are subject to the same hours specified for construction equipment.</p> <p>9. Neighbors located adjacent to the construction site shall be notified of the construction schedule in writing.</p> <p>10. The construction contractor shall designate a "noise disturbance coordinator" who will be responsible for responding to any local complaints about construction noise. The disturbance coordinator shall be responsible for determining the cause of the noise complaint (e.g., starting too early, poor muffler, etc.) and instituting reasonable measures as warranted to correct the problem. A telephone number for the disturbance coordinator shall be conspicuously posted at the construction site.</p>	Community Development Department	Ongoing	<input checked="" type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p>Action N 2a: As a condition of project approval, require new development that introduces sensitive noise receptors near agricultural lands or operations to acknowledge and comply with Chapter 8.01 (Right to Farm) of the Brentwood Municipal Code.</p>	Community Development Department	Ongoing	<input checked="" type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p>Action SA 1a: Require the submission of geologic and soils reports for all new developments. The geologic risk areas that are determined from these studies shall have standards established and recommendations shall be incorporated into development.</p>	Community Development Department	Ongoing	<input checked="" type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p>Action SA 1b: All building code requirements shall be adhered to so as to provide for maximum safety requirements. Inspections for compliance shall be made by the Community Development Department prior to approval for occupancy.</p>	Community Development Department	Ongoing	<input checked="" type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p>Action SA 1c: Require strict adherence to the requirements of the California Code of Regulations (CCR), Title 24 in all areas of the city and, during the development review process, ensure that public and critical use buildings shall not be located in areas susceptible to potential natural hazards.</p>	Community Development Department	Ongoing	<input checked="" type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p>Action SA 1d: Any critical use building shall meet earthquake codes and standards.</p>	Community Development Department	Ongoing	<input checked="" type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p>Action SA 1e: Regularly review the structural integrity of all existing City facilities and, if any facilities are found unsatisfactory, take steps to ensure structural integrity and safety.</p>	Community Development Department	Ongoing	<input checked="" type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>

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TABLE 12-1: General Plan Implementation

Implementation Program	Responsible Department	Priority/Timing	Status
<p>Action SA 1f: As part of the development review process, ensure development applications incorporate drainage and erosion standards identified in the Brentwood Municipal Code. Inspections by the Community Development Department and the Public Works Department will ensure compliance.</p>	Community Development Department	Ongoing	<input checked="" type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<p>Action SA 1g: When a change in natural grade or removal of existing vegetation is necessary, appropriate vegetative cover to stabilize slopes and reduce erosion shall be encouraged. This shall be accomplished through the development and design review process.</p>	Community Development Department	Ongoing	<input checked="" type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<p>Action SA 1h: Annually review revisions to the California Code of Regulations (CCR), Title 24 and consider adoption of updates that include new or revised measures to avoid or reduce the potential for damage to structures and facilities caused by seismic and other geologic hazards.</p>	Community Development Department	Ongoing	<input checked="" type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<p>Action SA 1i: As applications for building permits are received, identify and inspect seismically unsafe buildings and structures, including unreinforced masonry buildings.</p>	Community Development Department	Ongoing	<input checked="" type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<p>Action SA 1j: Explore programs and funding sources that would encourage, assist, or provide incentives to property owners to retrofit their buildings for seismic safety, such as the Unreinforced Masonry (URM) program.</p>	Community Development Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<p>Action SA 1k: Monitor withdrawal of groundwater, oil, and gas, maintain land elevation records, and regulate overdraft to prevent subsidence.</p>	Community Development Department	Ongoing	<input checked="" type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<p>Action SA 1l: Regulate abandoned wells and the removal of abandoned underground irrigation and drainage systems.</p>	Community Development Department	Ongoing	<input checked="" type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<p>Action SA 1m: Maintain an inventory of all natural hazards, including active faults, Alquist-Priolo Special Study Zones, floodplains, and projected dam failure inundation areas.</p>	Community Development Department	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<p>Action SA 2a: Develop a Flooding and Drainage Master Plan that addresses the following, at a minimum:</p> <ul style="list-style-type: none"> a. Storm water and drainage improvements for all areas of the city that are needed to accommodate existing and planned growth; b. Standards for on and off-site storm water and flooding improvements to ensure no adverse impacts to 	Public Works Department	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:

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TABLE 12-1: General Plan Implementation

Implementation Program	Responsible Department	Priority/ Timing	Status
<p>adjacent or nearby properties;</p> <ul style="list-style-type: none"> c. Standard measures to be used by new development to address localized flooding impacts; d. Identification of areas for stream channel or flood control conveyance system enlargement and/or stabilization; e. Operation, maintenance, and funding of flood control and drainage facilities; and f. Opportunities for multipurpose flood control projects that incorporate recreation, resource conservation, preservation of natural riparian habitat, and scenic values of the city's streams, creeks, and wetland/riparian areas. 	Public Works Department	Ongoing	<input checked="" type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p><u>Action SA 2b:</u> During the annual preparation of the Capital Improvement Program (CIP), review the conditions of bridges, culverts, and other flood control and storm water conveyance infrastructure, and include necessary improvements within the CIP to ensure safety of persons in the city and adequate conveyance of flood waters.</p> <p><u>Action SA 2c:</u> Seek State and Federal funding for flood control and drainage infrastructure improvements.</p>	Public Works Department	Ongoing	<input checked="" type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p><u>Action SA 2d:</u> Review the Brentwood Municipal Code, including Chapter 15.07 (Floodplain Management), and revise as necessary to ensure that development standards are consistent with the requirements of State law, including Government Code Section 65007. Development and building standards shall require the following:</p> <ul style="list-style-type: none"> a. New structures proposed for location within the 100-year floodplain shall be elevated one (1) foot or more above the 100-year flood elevation. b. New construction in the 100-year floodplain shall be designed and constructed so that it does not contribute to cumulative flooding problems that could pose a hazard to surrounding property owners or the public. c. Discourage extensive areas of impermeable surfaces within the 100-year floodplain and promote the use of permeable materials for surfaces such as driveways and parking lots. d. Ensure that new development within the 100-year floodplain includes all-weather access roads or other measures to ensure adequate access during a flood event. <p><u>Action SA 2e:</u> Maintain unimproved drainage channels on a periodic basis.</p>	Community Development Department	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p><u>Action SA 2f:</u> As part of the development review process, require developers to prepare hydrological studies as necessary. Studies shall encompass the project site as well as the entire drainage area.</p>	Public Works Department	Ongoing	<input checked="" type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p><u>Action SA 2f:</u> As part of the development review process, require developers to prepare hydrological studies as necessary. Studies shall encompass the project site as well as the entire drainage area.</p>	Community Development	Ongoing	<input type="checkbox"/> Complete <input checked="" type="checkbox"/> In progress <i>Comments:</i>

12. IMPLEMENTATION

TABLE 12-1: General Plan Implementation

Implementation Program	Responsible Department	Priority/Timing	Status
<p>Action SA 3a: Support regional earthquake preparedness activities such as strapping water heaters, organizing periodic citywide earthquake drills, providing first aid training and disaster preparedness classes to neighborhood groups, and encouraging residents and businesses to stockpile emergency food, water, and medical supplies.</p>	<p>Community Development Department</p>	<p>Ongoing</p>	<p><input checked="" type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:</p>
<p>Action SA 3b: Support regional disaster planning and emergency response planning efforts, including the Multi-Jurisdictional Local Government Hazard Mitigation Plan for the San Francisco Bay Area.</p>	<p>Community Development Department and Police Department</p>	<p>Ongoing</p>	<p><input checked="" type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:</p>
<p>Action SA 3c: Encourage schools, neighborhood associations, mobile home park associations, and other interested groups to teach first aid and disaster preparedness, including Community Emergency Response Team (CERT) programs, Map Your Neighborhood programs, and other tools available to neighborhood and community groups to improve disaster preparedness.</p>	<p>Police Department</p>	<p>B</p>	<p><input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:</p>
<p>Action SA 3d: Provide opportunities for periodic and ongoing training, including refresher courses, for residents who have completed local community disaster preparedness training.</p>	<p>Police Department</p>	<p>B</p>	<p><input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:</p>
<p>Action SA 3e: Periodically review, maintain, and repair City roadways and emergency access routes, and provide signage, where necessary, to clearly identify emergency access routes.</p>	<p>Public Works Department</p>	<p>Ongoing</p>	<p><input checked="" type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:</p>
<p>Action SA 3f: Seek funding from State, Federal, and other sources to assist in emergency management planning, including community education and outreach describing public procedures and evacuation routes in the event of an emergency or natural disaster.</p>	<p>Police Department and Community Development Department</p>	<p>A</p>	<p><input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:</p>
<p>Action SA 3g: Develop and annually update an emergency contact list and emergency response information on the City's website. The information should include emergency access routes, available emergency resources, and contact information for emergency responders.</p>	<p>Police Department and Community Development Department</p>	<p>Ongoing</p>	<p><input checked="" type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:</p>
<p>Action SA 3h: Develop a public information program which will provide all citizens with access to needed information concerning disaster preparedness and safety.</p>	<p>Police Department and Community Development Department</p>	<p>A</p>	<p><input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:</p>
<p>Action SA 3i: Conduct annual emergency response drills with key members of the City, local leaders, and emergency response personnel. The training should include the dissemination of information to the public regarding</p>	<p>Police Department and City</p>	<p>A</p>	<p><input type="checkbox"/> Complete <input type="checkbox"/> In progress</p>

TABLE 12-1: General Plan Implementation

Implementation Program	Responsible Department	Priority/Timing	Status
emergency response procedures, resources, and City responsibilities.	Administration		Comments: <input type="checkbox"/> Complete <input type="checkbox"/> In progress
Action SA 3i: Establish procedures to allow local citizens and community groups to utilize City-owned facilities to conduct disaster training and preparedness training programs.	City Administration	B	Comments: <input type="checkbox"/> Complete <input type="checkbox"/> In progress
Action SA 4a: Provide educational opportunities for generators of small quantity, household, and agricultural waste products regarding their responsibilities for source reduction and proper and safe hazardous waste management and disposal.	Public Works Department	A	Comments: <input type="checkbox"/> Complete <input type="checkbox"/> In progress
Action SA 4b: Provide a convenient program for the local disposal of household hazardous wastes at Brentwood's Solid Waste Transfer Station on a routine basis. The availability of the program should be widely publicized throughout the community.	Public Works Department	A	Comments: <input type="checkbox"/> Complete <input type="checkbox"/> In progress
Action SA 4c: Work cooperatively with the East Contra Costa Fire Protection District to train local police and fire personnel in the specialized handling and cleanup procedures that are required for radioactive, toxic, and hazardous substance spills.	Public Works Department and Police Department	A	Comments: <input type="checkbox"/> Complete <input type="checkbox"/> In progress
Action SA 4d: Prepare and maintain an inventory of environmentally contaminated sites to educate future property owners about contamination from previous uses. The City shall work directly with property owners in the cleanup of these sites, particularly in areas with redevelopment potential.	Community Development Department	A	Comments: <input type="checkbox"/> Complete <input type="checkbox"/> In progress

