

APPENDIX E

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CITY OF BRENTWOOD GENERAL PLAN GOALS  
AND POLICIES



## *Appendix E: City of Brentwood General Plan Goals and Policies*

The following goals and policies were taken from the City of Brentwood General Plan and address Brentwood's plans for Conservation and Open Space in its Planning Area. Although the Park is not in the Planning Area, these are included as a guide for future Plan implementation.

- Goal 1:** Preserve productive agricultural lands in Brentwood's Planning Area.
- Goal 2:** Preserve and enhance prehistoric, historic and cultural resources in and around the Brentwood community.
- Goal 3:** Maintain the quality of Brentwood's ground and surface water.
- Goal 4:** Ensure that water resources are used efficiently.
- Goal 5:** Create an environment in Brentwood wherein energy resources are efficiently utilized.
- Goal 6:** Utilize Brentwood's mineral resources while preserving development and conservation options for the future.
- Goal 7:** Protect the Brentwood Planning Area's natural resources.
- Goal 8:** Preserve and enhance natural open space in and around the Brentwood Planning Area.
- Goal 9:** Create an urban form that is based on open space throughout and around the community.

## **GOAL 1 – CONSERVATION**

Preserve productive agriculture lands in Brentwood's Planning Area.

**POLICY 1.1 - Agricultural Preservation:** Support preservation of productive agricultural lands and provide appropriate programs.

**1.1.1 - Consistency with County:** Work with the County of Contra Costa to establish consistent policies for agricultural lands in Brentwood's Planning Area.

**1.1.4 - Secure Agricultural Lands:** Establish a program which secures permanent agriculture on lands designated for agriculture in the City and/or County General Plan. The program should include joint use concepts (e.g. wastewater irrigation), land dedication (e.g. secured through development agreements) and a transfer of development/in-lieu fee ordinance. The program should also create incentives for continuing agriculture (e.g. long-term irrigation water contracts) and assurances that potential ag-urban conflicts will be mitigated.

**1.1.5 - Maintain Prime Agricultural Land:** Maintain prime agricultural lands south of East Contra Costa Irrigation District main channel and east of Sellers Avenue and direct urban growth to the west and the north.

**POLICY 1.2 - Minimize Conflicts:** Minimize conflicts between agricultural and urban land uses.

**1.2.1 - Landscape Buffers/Greenbelts:** Require the use of landscape buffers in developments and trails abutting agricultural lands.

**1.2.2 - Structural Setbacks:** Require new development to have structural setbacks that respect agricultural operations.

**1.2.3 - Compatible Uses:** Limit incompatible uses (including schools, hospitals, and high density residential) near agriculture.

**1.2.4 - Developer Responsibility:** Developers shall be responsible for mitigating impacts upon nearby agriculture. Setbacks and buffers shall be provided by the developer and not encroach upon productive agricultural areas. Liability insurance and bonds shall be provided which indemnify farmers and ranchers from losses due to urban uses, theft, or crop damage caused by proximity to urban population.

**POLICY 1.3 - Development Impacts:** Minimize impacts of development on agricultural uses.

**1.3.2 - Right-to-Farm:** Adopt a "Right to Farm" ordinance protecting farming uses from encroaching urban uses.

**POLICY 1.4 - Landowner Programs:** Assist agricultural landowners with a variety of programs.

**1.4.2 - Land Purchase:** Provide for fee purchase of agricultural lands.

**1.4.3 -Williamson Act:** Provide incentives to property owners to participate in Williamson Act contracts.

## **GOAL 2 - CULTURAL RESOURCES**

Preserve and enhance prehistoric, historic and cultural resources in and around the Brentwood Community.

**POLICY 2.1 - Historic Structures:** Retain and maintain historic structures.

**2.1.1 - History Programs:** Work with community organizations, including the historical society, to provide programs oriented to the preservation of Brentwood's history.

**2.1.2 - Restoration Funds:** Use Redevelopment funds and other mechanisms to promote historic restoration.

**POLICY 2.2 - Archaeological Preservation:** Preserve archeological resources that are known to the community.

### **GOAL 3 - WATER QUALITY**

Maintain the quality of Brentwood's ground and surface water.

**3.2.2 - Development Impacts:** Consider development's effect on ground and surface water quality, and consider controlling pesticides and fertilizers.

### **GOAL 4 - CONSERVE WATER**

Ensure that water resources are used efficiently.

**POLICY 4.1 - Water Conservation:** Promote the conservation of water.

**4.1.1 - New Development:** Require new development to incorporate water efficient fixtures into design and construction.

**4.1.2 - Decrease Use:** Provide incentives for water users to decrease consumption.

**4.1.3 - Landscape Ordinance:** Implement a water conserving landscape and irrigation ordinance.

**4.1.4 - Public Education:** Educate the public regarding ways to reduce water consumption and advantages of water-conserving landscape.

**POLICY 4.2 - Reclaimed Water:** Promote the use of reclaimed water and other non-potable water sources.

**4.2.1 - Dual Water Systems:** Encourage large-scale developments and golf course developments to incorporate dual water systems.

### **GOAL 5 - ENERGY RESOURCES**

Create an environment in Brentwood wherein energy resources are efficiently utilized.

**POLICY 5.1 - Bicycle Use:** Promote the use of bicycles as an alternative transportation mode.

**5.1.1 - Bikeways:** Adopt specifications for Brentwood's bikeways. II

**5.1.2 - Community Information:** Establish information program throughout the community regarding bicycle use and routes.

**5.1.3 - Route Maps:** Design bicycle route maps and distribute throughout the community.

**5.1.4 - Pedestrian Connections:** Encourage developments to incorporate pedestrian and bicycle connections between adjacent land uses.

**POLICY 5.2 - Efficient Development:** Encourage the design and construction of energy efficient development.

**5.2.1 - Passive Solar:** Encourage new construction to incorporate passive solar features.

**5.2.2 - Building Codes:** Enforce building codes (e.g. Title XII) through development planning, including convenient, balanced neighborhoods.

## **GOAL 6 – MINERAL RESOURCES**

Utilize Brentwood's mineral resources while preserving development and conservation options for the future.

**POLICY 6.1 - Mine Reuse:** Ensure that areas of mineral resources can be mined while productive, and are ultimately reused for urbanization or open space.'

**6.1.2 - Reclamation Plans:** Work with property owners to develop reclamation plans for areas with mineral resources.

## **GOAL 7 - NATURAL RESOURCES**

Protect the Brentwood Planning Area's natural resources.

**POLICY 7.1 - Reduce Solid Waste:** Minimize the disposal of solid waste into landfills.

**7.1.1 - Recycling:** Provide incentives including differential solid waste rate structures, to encourage recycling (to help implement the Source Reduction and Recycling Element).

**7.1.2 - County Cooperation:** Cooperate with the County to decrease solid waste generation.

**POLICY 7.2 - Preserve Vegetation:** Preserve vegetation and associated wildlife habitat in the Brentwood Planning Area.

**7.2.1 - New Development:** Encourage new development to consider effects on the ecosystem in their plans and propose mitigation to potential effects on the biological environment.

**7.2.2 - Habitat Preservation:** Utilize Specific Plans and Natural Preserve areas to preserve wildlife habitat.

**7.2.3 - Landscape Buffers:** Incorporate natural landscape buffers into project design at the urban/rural interface.

**7.2.4 - Setbacks:** Require special setbacks for structures on the edges of biological habitats.

**7.2.5 - Restoration:** Restore riparian habitat values.

**POLICY 7.3 - Waterways:** Maintain and improve wildlife and plant values along waterways and within flood control facilities.

**7.3.1 - Channel Restoration:** Restore creek channels to their natural condition.

7.3.2 - **Bank Stabilization:** Use natural techniques, including restoration of riparian vegetation to stabilize banks.

7.3.3 - **Ordinance:** Prepare and adopt a stream modification ordinance.

7.3.4 - **Master Plan:** Implement the Brentwood Creek Trails and Revegetation Master Plan.

## **GOAL8 - OPEN SPACE**

Preserve and enhance natural open space in and around the Brentwood Planning Area

**POLICY 8.1 - Open Space Planning:** Promote the preservation of open space and natural features through land use planning and development proposals.

8.1.3 - **Minimize Conflicts:** Utilize open space areas to minimize conflicts between adjacent land uses.

**POLICY 8.2 - Tree Protection:** Protect mature trees and areas of natural vegetation.

8.2.1 - **Tree Ordinance:** Prepare and adopt a tree preservation ordinance that establishes guidelines for the planting, care and removal of trees.

8.2.2 - **Education:** Prepare educational materials regarding the significance of trees to a community, including open space and aesthetic values and shade.

**POLICY 8.3 - Hillsides:** Preserve steep hillsides from development and mass grading.

8.3.1 - **Grading Ordinance:** Prepare and adopt a hillside grading ordinance.

8.3.2 - **Hillside Preservation Plan:** Prepare a hillside preservation plan that addresses methods of preserving hillsides, while accommodating limited growth.

8.3.3 - **Hillside Development Policies and Standards:** Prepare and adopt hillside development policies and standards that provide guidance to future hillside development.

**POLICY 8.4 - Drainage Facilities:** Provide for the multiple use of drainage facilities, including retention and detention basins.

8.4.1 - **Basin Landscaping:** Promote landscaping of basins, and incorporate park facilities, to the extent possible.

## **GOAL 9 - URBAN OPEN SPACE**

Create an urban form that is based on open space throughout and around the community.

**POLICY 9.1 - Parkway Corridors:** Provide for the multiple use of transportation and utility corridors with parkways.

9.1.1 - **Master Plan:** Implement the Trails Master Plan

9.1.2 - **Open Space for Drainage:** Incorporate open space use into the design and construction of drainage corridors.

9.1.3 - **Corridor Design:** Establish a mechanism that ensures open spaces are included in the design and construction of transportation corridors.