

TABLE 12-1: General Plan Implementation (Conservation and Open Space Element Actions)				
Implementation Program	Responsible Department	Priority/Timing	Status	Notes/Estimated Staffing & Cost
<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	Not started	This action would include a collaborative effort between departments, and a significant amount of staff time to draft the ordinance and take it through the adoption process. Estimated total staff time = 30 hours.
<u>Action COS 1c:</u> Implement a coordinated and cost-effective plan for City management and maintenance of publicly-owned open space within the city limits.	Public Works Department	A	Implemented	New developments are required to annex into Landscape and Lighting Assessment Districts and Community Facilities Districts that provide funding towards the operation and maintenance of newly created publicly-owned open space.
<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	Not started	This action would include a collaborative effort between departments, and a significant amount of staff time to draft the ordinance and take it through the adoption process. Estimated total staff time = 30 hours.
<u>Action COS 3c:</u> 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).	Community Development Department	A	Not started	This action would include a collaborative effort between departments (and potentially outside legal counsel), and a significant amount of staff time to draft the ordinance and take it through the adoption process. Estimated total staff time = 60 hours.
<u>Action COS 4a:</u> 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.	Parks and Recreation Department	A	Implemented	Parks Planning staff continually works with project developers and other public agencies to identify and secure opportunities for trail connectivity throughout the City’s entire system of parks, trails, and open space. Staff also serves as the City representative engaged with the County, EBRPD, the Delta Protection Commission, and Rails to Trails on other regional trail projects.

## 12. IMPLEMENTATION

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<u>Action COS 4f:</u> 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.	Community Development Department	A	Not started	This action was scheduled to be included with the comprehensive Zoning Ordinance Update, and could be included in a more focused update if authorized by the Council. It would include a collaborative effort between departments (as well as the Habitat Conservancy), and a significant amount of staff time to draft the ordinance and take it through the adoption process. Estimated total staff time = 40 hours.
<u>Action COS 4i:</u> 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.	Community Development Department	A	Incomplete	There are links to the Habitat Conservancy and the California Farmland Trust, but not to the other resource agencies. Staff is in the process of a comprehensive update to the City's website, and this page can be created as part of that effort. Estimated total staff time = 4 hours.
<u>Action COS 8c:</u> Prepare and adopt a Climate Action Plan. The Climate Action Plan should include the following components: <ol style="list-style-type: none"> <li>1. A baseline greenhouse gas (GHG) emissions inventory</li> <li>2. An adopted GHG emissions reduction target of at least 15% below the business-as-usual projections by 2020</li> <li>3. GHG reductions measures that apply to community wide operations, City operations, and future development projects</li> <li>4. An implementation and monitoring program</li> </ol>	Community Development Department	A	Not started	A Climate Action Plan was proposed as an optional component of the Housing Element Update work program in October 2021, but was ultimately removed with the understanding that it would be prepared by a consultant as a stand-alone item at some point in the future. Estimated cost = \$150,000.
<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.	Community Development Department	A	Not started	There is a link to the Habitat Conservancy but not to the other resource agencies. Staff is in the process of a comprehensive update to the City's website, and this page can be created as part of that effort. Estimated total staff time = 4 hours.
<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.	Community Development Department	A	Implemented	Staff directs businesses to PG&E and residents to MCE/PG&E.

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<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.	Community Development Department	A	Not started	This action was scheduled to be included with the comprehensive Zoning Ordinance Update, and could be included in a more focused update if authorized by the Council. It would include a collaborative effort between departments and a relatively significant amount of staff time to draft the ordinance and take it through the adoption process. Estimated total staff time = 20 hours.
<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.	Community Development Department	A	Incomplete	This item is essentially complete, although not all of the information is contained on a single page. As referenced with Action COS 4i and Action COS 8f, this item can be completed as part of the City’s comprehensive update to the website. Estimated total staff time = 4 hours.
<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.	Public Works Department	A	Implemented	New development and retrofitted landscape water efficiency standards are governed by the State’s adopted Model Water Efficient Landscape Ordinance (MWELO), with the purpose of increasing water efficiency in all newly installed landscaping. Staff continues to work on creating a list of drought-tolerant native plants. Estimated total staff time = 20 hours.
<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	Implemented	The higher salinity content of recycled water prohibits its use with certain crops, so agricultural options are limited. In addition, readily available raw water from the East Contra Costa Irrigation District (ECCID) is cheaper than recycled water. Staff continues to operate and expand the existing recycled water system such that recycled water is available to any agriculture uses within the city limits.

## 12. IMPLEMENTATION

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<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	In progress	Staff has worked with the County on an individual project basis since the General Plan was updated in 2014, but not comprehensively as suggested. The County presented recommendations for Agricultural Land Use Policies in February 2020 following a series of public workshops held by the Department of Conservation and Development.
<u>Action COS 2i:</u> 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.	Community Development Department	B	Implemented	The Agricultural Enterprise Business Program was created to use agricultural mitigation fees to support agri-tourism in the County's agricultural core and within the city limits. The City Council has approved recent actions relating to agri-tourism marketing and agricultural heritage, and supporting partner organizations. Efforts are ongoing.
<u>Action COS 4d:</u> 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.	Community Development Department	B	In progress	Staff regularly contacts these groups during the review of development projects. The City is also a participating agency in the regional Habitat Conservation Plan, which includes specific requirements and mitigation for development adjacent to creeks. Estimated total staff time = 16 hours.
<u>Action COS 4g:</u> 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.	Parks and Recreation Department	B	Not started	While this has not been started by the City, many of the creeks within the city limits are the jurisdiction of CCCFCD and/or the ECCC HCP/NCCP, and those entities have revegetation plans. They also monitor restoration efforts and provide for community outreach.
<u>Action COS 6a:</u> 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.	Community Development Department	B	Not started	The City is a participating agency in the regional Habitat Conservation Plan, which includes specific requirements and mitigation for development adjacent to creeks. The City can leverage resources at

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				the East Contra Costa Historical Society, John Marsh Historic Trust, and Downtown Brentwood Coalition focused on historical preservation and promotion. Estimated total staff time = 80 hours. Estimated total cost for identification and tourism promotion = \$50,000.
<p><u>Action COS 6b:</u> 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"> <li>1. Design styles, age of home, and other criteria to determine applicability of the guidelines.</li> <li>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).</li> <li>3. Standards for modifications and renovation, including the extent of changes that can occur.</li> <li>4. Activities that are exempt from the guidelines, such as interior improvements and routine maintenance and repair.</li> </ol>	Community Development Department	B	Not started	This action would include a significant amount of staff time (and potentially a consultant). Estimated total staff time = 80 hours. Estimated consultant cost = \$25,000-\$50,000.
<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>	Community Development Department	B	Not started	This action would include a collaborative effort between departments and a significant amount of staff time (and potentially a consultant) to draft the ordinance and take it through the adoption process. Estimated total staff time = 60 hours. Estimated consultant cost = \$25,000.
<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	Not started	Inherent benefits to developers and businesses to utilize reclaimed water include cheaper water, less sewer fees, and no connection fees. Actions to develop and provide incentives would include a collaborative effort between departments. Estimated staff time = 80 hours. Estimated consultant cost = \$30,000.
<p><u>Action COS 5c:</u> Identify and evaluate areas within Brentwood’s Planning Area with potential resource value, including oil, gas, sand, and gravel.</p>	Community Development Department	C	Not started	This action would include a collaborative effort between departments and a significant amount of staff time (and

## 12. IMPLEMENTATION

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				potentially a consultant) to complete. Estimated total staff time = 40 hours. Estimated consultant cost = \$25,000.
<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	Implemented	Staff regularly receives notice of development proposals from Contra Costa County and provides comments as appropriate, including those related to preservation of separators and open space. There is no cost associated with this item other than staff time spent reviewing and responding to proposals.
<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	Implemented	Staff continues to implement this chapter of the Municipal Code, including annual publication of the disclosure notice. There is no cost associated with this item other than minimal staff time and publication of the notice.
<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	Implemented	Staff regularly considers these impacts when reviewing applications. There is no cost associated with this item other than staff time spent reviewing applications.
<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	In progress	Staff continues to implement this chapter of the Municipal Code, including the payment of applicable mitigation fees for development projects. It has not been updated since 2010. Any update would involve staff time, dependent on the nature and scope of the update as directed by the Council.
<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	Implemented	Staff continues to implement this plan through coordination with the Council's Agricultural Enterprise Committee. There is no cost associated with this item, as it is funded through mitigation fees.
<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 easements, programs that	Community Development Department	Ongoing	Implemented	Staff continues to coordinate with these groups through various programs and the Council's Agricultural Enterprise Committee.

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protect agricultural lands, and programs that provide marketing assistance and economic support to local farmers.				There is no cost associated with this item, as it is funded through mitigation fees.
<u>Action COS 3a:</u> 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	Community Development Department	Ongoing	Implemented	Staff continues to ensure that all applicable projects comply with the Habitat Conservation Plan. This includes coordination with the Habitat Conservancy and its staff. There is no cost associated with this item except for any City sponsored projects that require compliance and the payment of any applicable mitigation fees.
<u>Action COS 3b:</u> 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.	Community Development Department	Ongoing	Implemented	Staff continues to ensure that all development projects include proper mitigation measures through applicable CEQA documents. There is no cost associated with this item.
<u>Action COS 4b:</u> 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.	Public Works Department	Ongoing	Implemented	Staff continues to annually inspect storm water and maintain drainage facilities throughout the city. Cleaning and repairs are performed by staff as needed.
<u>Action COS 4c:</u> 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.	Community Development Department	Ongoing	Implemented	Staff continues to ensure that wetlands and riparian habitat are conserved through the development process. This includes compliance with the Zoning Ordinance as well as the Habitat Conservation Plan, including coordination with the Habitat Conservancy. There is no cost associated with this item.
<u>Action COS 4e:</u> 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.	Community Development Department	Ongoing	Implemented	Engineering staff continues to implement this chapter of the Municipal Code through the respective development and plan check processes.
<u>Action COS 4h:</u> 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.	Community Development Department	Ongoing	Implemented	Staff continues to organize an annual creek restoration and clean-up event with high school students. This event includes staff time, resources, and vehicles such as garbage bin drop-off and pickup at event

## 12. IMPLEMENTATION

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				locations. The Contra Costa Clean Water Program currently pays for advertisement and materials to educate the public about the benefits of preserving regional water resources.
<u>Action COS 5a:</u> Work with property owners to develop reclamation plans for areas with mineral resources.	Community Development Department	Ongoing	In progress	While this is identified as an ongoing item, it is not something that staff has dealt with since the General Plan was updated in 2014. If the issue is raised, then there will be staff time spent on a case-by-case basis.
<u>Action COS 5b:</u> Continue to implement, and periodically review/update as necessary, Chapter 17.680 (Oil and Gas Production) of the Brentwood Municipal Code.	Community Development Department	Ongoing	Implemented	Staff continues to implement this chapter of the Municipal Code, although it is used very infrequently. It was last updated in 1998. There is no cost associated with its implementation, other than staff time spent reviewing it for compliance with applicable development projects.
<u>Action COS 6c:</u> Collaborate with the Chamber of Commerce and other interested community groups to support and promote community festivals and events.	Community Development Department	Ongoing	Implemented	The City provides annual grant allocations through the Economic Development Grant Program for community events, economic development, and tourism. Costs are paid through the Business Tax Program with no impact to the General Fund.
<u>Action COS 6d:</u> 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.	Community Development Department	Ongoing	Implemented	This continues to be implemented in conjunction with all applicable development projects and related CEQA documents. There is no cost associated with this item, as staff time spent is covered by applicant deposit accounts.
<u>Action COS 6e:</u> 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: <ol style="list-style-type: none"> <li>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</li> </ol>	Community Development Department	Ongoing	Implemented	This continues to be implemented in conjunction with all applicable development projects and their associated CEQA documents. There is no cost associated with this item since staff time spent is covered by deposit accounts.



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<p>protections are in place and have been approved by the Community Development Director.</p> <p>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.</p>				
<p><u>Action COS 7a:</u> 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	Implemented	This continues to be implemented on a project-by-project basis. There is no cost associated with this item.
<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>	Community Development Department	Ongoing	Implemented	This continues to be implemented on a project-by-project basis and associated CEQA documents. There is no cost associated with this item.
<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"> <li>1. Air pollutant emissions associated with the project during construction, project operation, and cumulative conditions.</li> <li>2. Potential exposure of sensitive receptors to toxic air contaminants.</li> <li>3. Significant air quality impacts associated with the project for construction, project operation, and cumulative conditions.</li> <li>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.</li> </ol>	Community Development Department	Ongoing	Implemented	This continues to be implemented on a project-by-project basis and associated CEQA documents. There is no cost associated with this item.
<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>	Community Development Department	Ongoing	Implemented	This continues to be implemented on a project-by-project basis and associated CEQA documents. There is no cost associated with this item.
<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>	Community Development Department	Ongoing	Implemented	This is ensured through the development review process. There is no cost associated with this item.

12. IMPLEMENTATION

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<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.	Community Development Department	Ongoing	Implemented	This continues to be implemented through the development review process. There is no cost associated with this item.
<u>Action COS 9e:</u> Continue to implement Chapter 17.630 of the Brentwood Municipal Code, particularly as it relates to water conservation efforts.	Community Development Department	Ongoing	Implemented	This continues to be implemented for all development projects, including review of preliminary landscape plans for projects in the entitlement process and final landscape plans for projects in the plan check process.