



2014 GENERAL PLAN
IMPLEMENTATION PLAN

June 2014

Implementation Plan

To achieve the General Plan's Vision, goals, and policies, the City will need to undertake a number of actions over the next few years. Additionally, some actions will be necessary to satisfy legal requirements as specified in the Government Code. This Implementation Plan should be reviewed and updated annually to respond to changes in state law and amendments to the General Plan.

New Zoning Category

- IMP-1 Amend the Municipal Code to add a Recreation/Open Space zoning category, which would allow and/or conditionally allow commercial recreation uses such as:
- Golf courses
 - Resorts
 - Equestrian facilities
 - Exposition centers
 - Commercial nurseries
 - Parks, public and private
 - Trails and bikeways
 - Indoor and outdoor recreational facilities
 - Open space
 - Interpretive centers

Complete Streets

- IMP-2 Within two years, adopt a bicycle master plan that provides a comprehensive plan for the accommodation of bicycles within City street rights-of-way, including multipurpose sidewalks.
- IMP-3 Amend Municipal Code Chapter 10.52 to permit the use of bicycles on multipurpose sidewalks under specific conditions.

Project Review Checklist

- IMP-4 Develop a Project Review Checklist to ensure that all development projects are reviewed for their design quality and impacts on immediate surroundings. This comprehensive checklist should include:
- Use, size, location, aesthetics, and land use compatibility
 - Economic and fiscal viability
 - Trips generated and circulation impacts
 - Environmental analysis (CEQA)
 - Flooding, fire, and seismic hazards
 - Noise, odor, and lighting exposure, generation, and impacts from on-site operations and truck activity (including idling, transportation refrigeration units, loading equipment, and rail engines),
 - Infrastructure and service demands, including solid waste capacity
 - NPDES requirements
 - Fire and police demands
 - Emergency access, security, and safety
 - Parks, trails, and recreation facilities
 - All discretionary projects should include reviews by all relevant City Departments and public agencies that provide infrastructure, facilities or services

especially when near sensitive uses

Air Quality and Greenhouse Gases

- IMP-4 Address truck idling limits during the design review process, especially when adjacent to sensitive uses.
- IMP-5 Coordinate with SCAG and surrounding jurisdictions on infrastructure improvements intended to relieve congestion and thereby reduce air emissions.
- IMP-6 Strive to achieve the California Air Resources Board's Scoping Plan. Opportunities may include:
- Construction of new energy efficient buildings
 - Use of energy efficient materials and features during retrofitting activities
 - Use of recycled materials in new and retrofit construction activities
 - An energy financing program, such as that available through AB 811 energy financing districts, to encourage energy efficiency retrofits in existing residential and commercial buildings
 - Use of solar or other renewable energy technologies in parking structures
 - Conversion or replacement of city fleet vehicles with hybrid or more fuel efficient vehicles
 - Replacement of incandescent traffic and crosswalk lights with energy-efficient light-emitting diodes (LEDs)
 - Replacement of incandescent and mercury vapor street and parking lot lights with energy efficient alternatives
 - Increased opportunities for e-waste and hazardous waste recycling by businesses
 - Incorporation of demolition waste recycling or recovery practices
 - Use of rubberized asphalt concrete and/or recycled asphalt pavement for streets and parking lots