

General Plan and
Housing Element
Annual Progress
Report

2020



City of Benicia

Prepared by the Community Development Department, Planning Division

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Cover Image: Visit Benicia, Gary Cullen

Introduction

The Benicia General Plan addresses issues related to the physical development and growth of Benicia, and it represents the community’s aspirations for the future. The General Plan is required by State law, and it has a long-range focus, looking 20 years into the future. The City of Benicia General Plan was adopted in 1999.

The General Plan is a blueprint for the future, guiding various City functions. The plan covers the seven mandatory elements: land use, circulation, housing, conservation, open space, safety, and noise. The plan establishes the future vision of the city through goals, policies and programs. These goals lay out what the City wants to accomplish including various policies that guide the day-to-day decisions that aid the City in achieving these goals. Programs specify actions the City will take to implement the General Plan.

The State of California Governor’s Office of Planning and Research and the State Department of Housing and Community Development will also receive a copy of Benicia’s General Plan progress report after it is reviewed and accepted by Benicia’s City Council.

Performance Measures

The Planning Division has measured implementation of the General Plan by describing the state of each program as outlined in Table 1. The status of each program, goal, or policy is notated as either C for completed, O for ongoing, or PC for partially completed. By identifying a priority designation, the City can better determine which item to focus on to maintain continued growth and completion of the General Plan goals.

Designation	Priority
1	Currently Budgeted
2	Request for future funding
3	Not Budgeted

General Plan Organization

The City of Benicia’s General Plan contains four chapters and fifteen subsections. Each program, goal, or policy is separated into different sections depending on the outcome of it. The topics of the General Plan encompass the elements mandated by the State, plus additional topics of local interest. The Housing Element, which is a part of the General Plan, is adopted separately and encompasses the topics of housing supply and preservation, housing for special needs, access to housing and energy/water efficiency.

Community Development and Sustainability (CD):

- A. Land Use and Growth Management
- B. Economic Development
- C. Circulation
- D. Community Services

Community Identity (CI):

- A. Historic Resources
- B. Cultural Resources
- C. Visual Character
- D. Open Space and Conservation of Resources

Community Health and Safety (CHS):

- 1. Healthy Community
- 2. Hazards to the Community
- 3. Responses to Hazards
- 4. Noise

Updates to General Plan

The last comprehensive update to Benicia’s General Plan was adopted in 1999. General Plan Guidelines prepared by the State Office of Planning and Research recommend that General Plans are updated regularly and “revised as new information becomes available and as community needs and values change.” The exceptions are the Housing Element and the Community Health and Safety Element, which now must be updated every eight years. In 2014, the City adopted the 2015-2023 Housing Element, which received certification by the HCD. Housing Element and the Safety Element updates must be adopted by January 2023.

The City has not significantly changed its primary goal of maintaining Benicia as a small city. The 1999 General Plan was forward-thinking for its time, weaving sustainability throughout the Plan and including both Economic Development and Healthy Communities elements. The goals established in 1999 are still applicable today.

Policy Amendments and Implementation:

No amendments to the General Plan were proposed or enacted in 2020. The City of Benicia advanced policy implementation of the General Plan, including the Housing Element, in the following notable ways:

- 1. Supporting Local Businesses – the City has supported local businesses through the Covid-19 pandemic by waiving fees and expediting review of site alterations

and the use of outdoor areas and public right-of-way needed for businesses to adapt to state regulations during the pandemic.

- Goal 2.12 Strengthen the Downtown as the City's central commercial zone.
 - Goal 2.13 Support the economic viability of existing commercial centers.
2. Eastern Gateway Study – the City is performing a planning study for the around the intersection of Military East and East Fifth (“Eastern Gateway”), which was designated as a Priority Development Area in 2020. This study will lead to the establishment of a new zoning district that accommodates increased opportunities for new housing, including by-right multifamily or mixed-use housing , subject to new design standards. This project is fully grant funded and should facilitate mixed-use development and housing production at a key location in Benicia.
 - Goal 3.9.E Prepare land use and design guidelines to direct the nature and character of development at the city's five gateways.
 - Program 2.21.C Consider denser, mixed-use developments, particularly in the Downtown area.
 3. Affordable Housing Rehabilitation – the City received approval from the California Housing and Community Development Department to spend over \$500,000 of CDBG (Community Development Block Grant) funds on the rehabilitation of Casa de Vilarrasa, an existing senior affordable housing complex in Benicia managed by the Benicia Housing Authority. This work includes a full roof replacement on multiple structures and is currently underway.
 - Housing Element Program 4.05 Investigate ways to meeting housing needs through rehabilitation and preservation of existing units.
 - Housing Element Program 1.01 Work/coordinate with the Housing Authority
 4. Hazard Mitigation Plan Update – Benicia is participating in a multijurisdictional Hazard Mitigation Plan Update. This effort is being led by Solano County and is coordinated through the City's Fire Department. This plan will fulfill FEMA disaster planning requirements. It will include assessment of environmental hazards, such as wildfire, flooding, earthquake, drought, heat, and pandemic, and will present policies and improvements that may be implemented in Benicia to reduce risk to life and property.
 - Goal 4.11 Minimize harm from geologic hazards.
 - Goal 4.13 Prevent property damage caused by flooding.
 - Goal 4.15 Reduce fire hazards.
 5. Parks, Trails & Open Space Master Plan Update – The Parks and Community Services Department has begun work to update the 1997 Parks, Trails & Open Space Master Plan. This work is scheduled to be completed in mid-2022.

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- Goal 2.15 Provide a comprehensive system of pedestrian and bicycle routes which link the various components of the community: employment centers, residential areas, commercial areas, schools, parks, and open space.
 - Goal 2.32 Expand the City’s park system to accommodate future community needs.

Interagency and Interdepartmental Coordination:

The Planning Division continues to be involved in regional planning activities. In 2020, Planning Division staff worked with many City Departments and regional agencies:

- Tri Cities and County Collaborative Planning Group aka Solano Open Space (a joint powers authority between the cities of Benicia, Fairfield, Vallejo, and Solano County for the preservation of open space);
- Solano County Multijurisdictional Hazard Mitigation Plan Update.
- Initiation of a multijurisdictional Housing Element Update, which will include collaboration between the County and other small jurisdictions in Solano County. This effort is being coordinated through the Solano Transportation Authority (STA).
- Coordination with the Solano County Airport Land Use Commission and review of proposals subject to Airport Land Use Commission review including the Lake Herman Solar Facility and various zoning amendments;
- Submittal of City planning data to the Association of Bay Area Governments (ABAG) for their Bay Area Spatial Information System (BASIS) modeling activities.
- Participation with other Solano County representatives to coordinate outreach strategies for the 2020 Census.
- Coordination with BCDC on permitting, as well as the current status of the Suisun Marsh Protection Plan.

Housing Element Reporting

To address statewide housing needs, the state of California requires regions to address housing issues and needs based on future growth projections for the area. HCD allocates regional housing needs to councils of government throughout the state. The Regional Housing Needs Plan (RHNP) then allocates to each city and unincorporated county their “fair share” of the region’s projected housing needs by household income level. This distribution is commonly referred to as the Regional Housing Needs Allocation (RHNA).

The intent of the RHNP is to ensure that local jurisdictions address not only the needs of their immediate areas but also fill the housing needs of the entire region. Additionally, a major goal of the RHNP is to ensure that every community provides an opportunity for a mix of affordable housing to all economic segments of its population.

For the City, the RHNP is developed by the Association of Bay Area Governments (ABAG). ABAG considered several factors in preparing the RHNA, including projected households, job growth, regional income distribution, and location of public transit. The January 1, 2014- October 31, 2022 RHNA for the City of Benicia is shown in Table 2.

Table 2*	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Total
Current Regional Housing Needs Allocation	94	54	56	123	327

* <https://www.ci.benicia.ca.us/vertical/Sites/%7BF991A639-AAED-4E1A-9735-86EA195E2C8D%7D/uploads/2015-2023HousingElement.pdf>

The City adopted the 2015-2023 Housing Element on November 18, 2014. It was subsequently certified by the State Department of Housing and Community Development (HCD). The Housing Element progress reporting is separate from the General Plan due to more frequent, state mandated updates. HCD has standardized forms for addressing the Housing Element portion of this Annual Progress Report. The forms submitted to HCD are contained within Appendix B.

In 2020, building permits were issued for three new single-family dwellings and five new accessory dwelling units. Additional housing units are in progress at various stages of permit review, but the primary data point that HCD is asking for in the annual report is building permits issued.

The new single-family dwellings are classified as “above moderate income”; the new accessory dwelling units are considered “moderate income”. No units were deed restricted for affordability. The City of Benicia continues to strive for the production of new housing units, including ADUs, through ongoing development of public information and policies that increase certainty around the standards and permitting procedures for new housing.

General Plan Program Implementation Status Updates

Jan 1, 2020-Dec 31, 2020

1. City Manager's Office & Economic Development:

- a. CD Program 2.12.B: Work to attract economically viable businesses that will create night-life Downtown such as restaurants, cafes, movie theaters, and other entertainment uses.
 - i. *Status*: The City, through the Economic Development Division, will deploy economic development incentives, such as fee deferral agreement, and/or award of economic development grants to incentivize or aid in attracting businesses. In response to the COVID-19 pandemic, the City has implemented several initiatives to maintain business viability.
- b. CD Program 2.12.C: Continue business recruitment and marketing efforts for Downtown. Provide promotional information on Benicia's economic and demographic profile, available sites and building space, a directory of support services, and an expedited approvals program.
 - i. *Status*: In response to the COVID-19 pandemic, the City has implemented several initiatives to maintain business viability, including the launch of Shop Benicia, a citywide digital gift card program designed to provide a safe & convenient shopping experience, while rewarding people for supporting small local businesses.
- c. CD Program 2.12.I: Work with existing restaurants and cafes to provide sidewalk food service where the service will not impede pedestrian flow and where adequate sidewalk space exists.
 - i. *Status*: The City allows sidewalk table seating with an encroachment permit through the Engineering Division. In response to COVID-19, the City expanded and implemented an expedited COVID-19 Temporary Outdoor Activities Encroachment and Agreement process.
- d. CHS Program 4.1.A: Develop a citizen input planning process with the Human Services Fund Board to address locally identified community health and health-related concerns.
 - i. *Status*: The Human Services Board (HSB) revised the process for Request For Funding (RFF) applications, which allow the public to apply and provide feedback on community health and health-related concerns. The streamlined application processes will encourage more organizations to apply.

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- e. CHS Program 4.1.E: Delegate a formal group (e.g., Human Services Fund Board) to be responsible for community health promotion, and require the group to coordinate with a broad range of community representatives.
 - i. *Status*: The Board conducts annual site visits for each grant recipient and conducts meetings with community stakeholders on an ongoing basis.

Community Development Department:

- f. CD Program 2.5.I: Conduct a bi-annual review of fee burdens for key land uses in Benicia and competing jurisdictions in the region to ensure that Benicia's fees are sufficient and competitive and do not create a deterrent to beneficial development.
 - i. Fees were evaluated through a fee study (2017) and subsequent analysis (2019). Cannabis-related fees were reduced in 2020.
- g. CD Program 2.12.F: Promote additional civic and compatible public and private uses in the Civic Center area.
 - i. *Status*: The Civic Center Park bocce ball courts were expanded and the library landscape was renovated in 2017. Public art in honor of Benicia's Sister City Tula, Hidalgo Mexico, was added to the south facade of the Library in 2019. Additional public art was added to public benches near City Hall and the Library in 2020.
- h. CD Program 2.12.N: By the end of the year 2000, decide on the feasibility of restoring three City-owned structures - the former Southern Pacific Railway Depot and Jurgensen's Saloon, and the Von Pfister Adobe.
 - i. *Status*: Jurgensen's Saloon has been restored and moved to the corner of First Street and West E Street.

The Depot was partially restored and has received a conceptual plan for comprehensive improvements, but there is no funding to implement it. The Depot was listed on the National Register of Historic Places in 2017.

The Von Pfister Adobe has not been restored. The Von Pfister Adobe was listed on the National Register of Historic Places in 2015.

In 2021 the City will determine how to allocate \$800,000 of settlement fund towards rehabilitating a historic City-owned structure.
- i. CD Program 2.21.C: Consider denser, mixed-use developments, particularly in the Downtown area.
 - i. *Status*: The City has two Priority Development Area (PDAs): The Downtown PDA (designated 2008) and the East 5th Street PDA

(near the intersection of Military East/East Fifth Street; designated 2020). PDAs focus development, especially housing growth, in denser, mixed-use and transit served areas. This also occurs through the implementation of the Downtown Mixed Use Master Plan with accompanying form-based development regulations. In 2020, the City initiated the Eastern Gateway Study, which is funded by SB2 grant funds, to develop a new mixed-use zoning district for the East 5th Street PDA. The Eastern Gateway Study is underway; more information is available at www.ci.benicia.ca.us/easterngateway.

- j.* CD Program 2.25.B: Depending on City's determination of need and impacts, decide whether to connect the Lower Arsenal with the Downtown, such as through East "H" Street, including bike, pedestrian, and emergency access.

 - i.* *Status:* The Solano Transportation Authority (STA) adopted a countywide Active Transportation Plan (ATP) in 2020. City staff and citizens participated in the Planning process. In 2021, the City will determine next steps for local adoption of the plan, which includes bike and pedestrian connections from the Lower Arsenal to Downtown. This effort will likely occur as part of an upcoming budget cycle and focused General Plan amendment.
- k.* CI Program 3.21.D: Prepare a Local Protection Program (LPP) for the portion of the Suisun Marsh Secondary Management Area within the Benicia General Plan Planning Area.

 - i.* *Status:* The Bay Conservation Development Commission (BCDC) completed a review of the Suisun Marsh Protection Plan (SMPP) in 2019. An update to the plan is anticipated. Benicia will evaluate its obligations and work program capacity to prepare and adopt a Local Protection Program.

2. Finance Department:

- a.* CD Program 3.4.C: Maintain an adequate "book fee." (See Glossary for definition.)

 - i.* *Status:* The Library Impact Fee is charged on a per-dwelling basis. As a result of the Impact Fee Study (completed in 2020), the fee for a single-family unit has been raised to \$291 and will be increased to \$348 in 2022. The fee for a mutli-family unit has been raised to \$253 and will be increased to \$270 in 2022.

3. Fire Department:

- a. CHS Program 4.22.E: Provide an evacuation route from the Arsenal in addition to Military East.
 - i. *Status*: The Evacuation Annex was added to the Emergency Operation Plan in 2020, and there are now mapped evacuation routes throughout the city.

4. Parks & Community Services Department:

- a. CD Program 2.30.C: Direct the Parks, Recreation & Cemetery Commission to annually audit and recommend additions to and updates of the Parks Master Plan.
 - i. *Status*: City Council allocated funding to update the 1997 Parks, Trails & Open Space Master Plan in 2020. The plan process, which began in November 2020, is expected to be completed by mid-2022. The City's Landscape & Lighting Assessment District will concurrently be updated to a Parks, Landscape & Lighting Assessment District.
- b. CD Program 2.30.I: Use primarily native plant species and other drought tolerant plants in all parks and open space areas.
 - i. *Status*: Where possible, native and drought tolerant plants are used to replace depleted plantings and for new plantings. New landscapes recently installed at the library and Southern Pacific Depot are low water, low maintenance landscapes. The City has partnered with Benicia Tree Foundation to plant oaks, buckeyes, and redbuds from locally sourced seed at Lake Herman Regional Park, Park Solano, Francesca Terrace Park, and along the Rose Drive pathway.
- c. CD Program 2.32.C: Identify and incorporate the needs of neighborhoods in developing new parks and facilities.
 - i. *Status*: The Parks, Trails and Open Space Master Plan designates future park sites based on needs determined at the time the plan was prepared (completed July 1997). An update of Benicia's Parks, Trails & Open Space Master Plan was initiated in November 2020 and is expected to be completed by mid-2022.
- d. CD Program 2.13.B: Develop a plan for public and pedestrian access to and along the waterfront and shoreline.
 - i. *Status*: Multiple plans address public and pedestrian shoreline access, in support of this General Plan Goal. Both the Downtown Streetscape Master Plan and the Special Area Plan No. 3: Benicia

Waterfront, San Francisco Bay Plan provide guidance and direction to ensure public access is provided. The Urban Waterfront Enhancement and Master Plan for the area between First Street and the Marina was adopted in 2014. The Transportation Employment Center Plan of 2017 includes plans for enhanced shoreline access in the Benicia Industrial Park. Staff has coordinated with regional trail partners to develop a Vision Plan for the shared shoreline trail alignment around the Carquinez Strait, including the Benicia shoreline. The Parks, Trails & Open Space Master Plan will provide additional review and direction regarding shoreline access.

- e. CD Program 2.20A: Encourage community groups to carry out native plant restoration efforts.
 - i. *Status*: The California Native Plant Society, Solano County Chapter, "Willis Linn Jepson", established the Forrest Deaner Native Plant Botanic Garden at the Benicia State Recreation Area, which is now managed by the Benicia State Parks Association. PCS has partnered with Benicia Tree Foundation to plant native oaks and buckeyes at Lake Herman Regional Park, Park Solano, Francesca Terrace Park, and along the Rose Drive pathway.

5. Police Department:

- a. CHS Program 4.4.A: Include law enforcement, the School District, and proprietors of nicotine, alcohol, and prescription drugs in planning and operating substance abuse prevention programs.
 - i. *Status*: The department conducts education and "sting" operations to reduce the availability of Alcohol, Tobacco or Other Drugs (ATOD) and works with Solano County's ATOD Reducing Rates Strategic Plan. In 2018, the City received additional tobacco enforcement and educational grant through the Department of Justice, including creating an interactive educational trailer "Hidden in Plain Sight" that teaches guardians about tobacco and other drug use in children. In 2019, a new tobacco ordinance and tobacco retail license fee were successfully passed by council. In January 2021, the Police Department was once again awarded a DOJ Tobacco Grant.

6. Public Works Department:

- a. CD Program 2.6.D: Continue to update the overall Capital Improvements Program and infrastructure financing plan for the Industrial Park and other major industrial areas.
 - i. *Status*: Update is conducted as a regular part of the Capital Improvement Program process. The Department repaved Park Road from Industrial Way to E 2nd Street and replaced a failed manhole/sewer interceptor at Park Road and Industrial Way. The Department is currently exploring funding options to raise revenue for street maintenance.
- b. CD Program 2.14.D: Where feasible redesign corner radii to corners with tight radii to slow vehicles and alert drivers to pedestrians in crosswalks.
 - i. *Status*: Examples of program implementation include the intersections of Military/West 2nd, East 4th/J, East 5th/L, First & K Streets. Further implementation is included in the City's Neighborhood Traffic Calming Program.
- c. CD Program 2.14.F: Where feasible, provide pedestrian sidewalks in all residential areas along both sides of the street.
 - i. *Status*: This program is implemented through the development review process and is also included in the City's Neighborhood Traffic Calming Program. Pursuant to a Highway Safety Improvement Program (HSIP) grant for East 5th Street Roadway Improvements, improvements were designed in FY 18-19 and construction was completed in winter 2020-21. Sidewalk and pedestrian bulb-outs were constructed on Panorama Drive nears James Court in FY 20-21.
- d. CD Program 2.36.B: Initiate water conservation programs and conduct drought contingency planning.
 - i. *Status*: The City continues to encourage conscientious water practices and will maintain compliance with the State's impending permanent regulations. The City replaced all mechanical water meters with advanced metering infrastructure. WaterSmart, an online water use dashboard, is available to all residential customers to help monitor consumption.

A complete listing of all goals, policies, and programs in the General Plan are included as Appendix A. The first column is color coded by section; the second column shows the reference number; the third column explains whether the statement is a goal, policy, or program; and the fourth column provides the corresponding goal/policy/program statement.

Review of Grant Administration for Land Use Planning Activities

The Planning Division continues to consider grants for land use planning activities when opportunities to fund implementation of Council policies arise. To be more competitive for future planning and infrastructure funding, the City has applied for and received Priority Development Area Designation (PDA) for its downtown and an area around the intersection of Military East and East Fifth. These designations, awarded by ABAG/MTC, position Benicia for future funding opportunities. In addition, the City's Industrial Park and Port areas were designated as a Priority Production Area in 2020.

In 2020, the City was awarded \$160,000 of grant funding for planning activities that promote housing production through Senate Bill 2. The City's approved scope of work includes designating a new mixed-use zone district in an existing commercial corridor at Military East and East Fifth Street that allows by-right mixed use or multi-family housing production for eligible projects. This project is underway and is generally referred to as the Eastern Gateway Study.

In 2020, the City was also awarded a Local Early Action Planning (LEAP) grant in the amount of \$150,000. This grant provides non-competitive funding to cities and counties for planning activities and process improvements that accelerate the production of housing. These funds will be used to offset the cost of a new permit software system and the cost of implementing Benicia's 2023-2031 Housing Element.

Technological Review, GIS, and Website

The Planning Division tracks permit activity with Accela Automation, but is transitioning to OpenGov software for permitting, inspection and code enforcement operations in 2020. The emergence of the Covid-19 pandemic in 2019 necessitated that all permit applications be submitted electronically online, which had not previously been the case. Due to social distancing requirements brought on by the COVID-19 pandemic, the City transitioned to online permitting in 2020, but this process will be fully improved with the transition to the Open Gov software.

In 2020, the Planning Division also adapted to social distance requirements relating to the pandemic by holding remote public hearings via Zoom for the Planning Commission, Historic Preservation Review Commission, and Zoning Administrator. These hearings allow for public participation and follow the same structure as in person hearings. Zoom is also used for coordination with City departments, applicants and community members on various topics related to permitting and land use.

The City participates in the County of Solano REGIS consortium, which provides GIS-based property information through the County website. Development of a local Geographical Information Systems (GIS) database is underway.

The Planning Division updates its website monthly with active and recently approved planning projects including the “Current Planning Applications” map (www.ci.benicia.ca.us/planning). The Planning Division updated its website to improve the accessibility and timeliness of other pertinent information, such as planning application forms and guidelines, historic property information, and plans and maps. The pandemic conditions in 2020 necessitated that more communication happen between the City and residents remotely rather than in person, so opportunities to review planning materials and provide feedback through the Planning webpage is more robust than ever before.

Priority: 1 = Currently Budgeted; 2 = Request for Future Funding; 3 = Not Budgeted; C = Completed; O = Ongoing; PC = Partially Completed

GP Section	No.	General Plan Statement Type	Statement	Priority	Status	Lead
Land Use and Growth Management	2.1	Goal	Preserve Benicia as a small-sized city.			
	2.1.1	Policy	Ensure that new development is compatible with adjacent existing development and does not detract from Benicia's small town qualities and historic heritage, and to the extent possible, contributes to the applicable quality of life factors noted above.			
	2.1.A	Program	Adopt development guidelines that retain the scale and character of the city, preserve public view corridors, and reflect the subdivision and development patterns within existing neighborhoods.	O	The City's adopted zoning and conservation guidelines reflect these goals. Zoning standards establish height limitations throughout the City and view corridors have been established in the Downtown and Arsenal Historic Conservation Districts.	Community Development Planning Division
	2.1.2	Policy	Make efficient use of land in new development areas consistent with the surrounding neighborhood.			
	2.1.3	Policy	Maintain a visual and physical separation from the cities of Fairfield and Vallejo.			
	2.1.4	Policy	Strive to preserve significant areas of vegetation and open space when approving development projects.			
	2.1.5	Policy	An Urban Growth Boundary is established as shown on the General Plan Land Use Diagram in order to separate the City's urban area from its surrounding greenbelt of open lands and to maintain lands near Lake Herman and north of Lake Herman Road in permanent agriculture/open space use. No urban development is allowed beyond the Urban Growth Boundary. "Urban development" shall mean development requiring one or more basic municipal services including, but not limited to, water service, sewer, improved storm drainage facilities, fire hydrants and other physical public facilities and services.			
	2.1.6	Policy	No urban development beyond the Urban Growth Boundary shall be served by City water and/or sewer services.			
	2.1.7	Policy	The City shall promote compact urban development within the UGB and shall encourage development of public, semi-public, active recreational, and all other uses deemed desirable for the community inside the UGB.			
	2.1.8	Policy	Prior to December 31, 2023, the Urban Growth Boundary designated on the Land Use Diagram, this policy, Policies 2.1.5, 2.1.6, and 2.1.7 and the definition of			
	2.2	Goal	Maintain lands near Lake Herman and north of Lake Herman Road in permanent agriculture/open space use.			
	2.2.1	Policy	Protect and maintain agricultural and rural land uses, hillsides, two-lane curving roads, watershed, riparian corridors and upland grasslands.			
	2.2.2	Policy	Avoid health risks associated with the inactive IT Panoche Hazardous Waste Facility and land use conflicts with the Syar Quarry.			
	Land Growth Management	2.2.A	Program	Initiate a variety of planning, regulatory, and financial measures to ensure permanent protection of agricultural and open space uses near Lake Herman and north of Lake Herman Road.	O	The Sky Valley Open Space Committee was established in 2004 to protect agricultural uses and the watershed north of Lake Herman Road through conservation easements and land acquisition. In 2010/2011 the CA Rangeland Trust assisted the city in pursuing conservation easements. To date, no property was put into conservation easements.
2.2.B		Program	Acquire property, development rights, or easements to preserve open space.	O	At this time, property owners have not expressed interested in obtaining conservation easements and no financial resources have been allocated for open space acquisition.	Community Development Planning Division
2.2.C		Program	Evaluate incorporating the Northern Area into the Tri-City and County Open Space Area.	O/3	Both Sky Valley Committee and Tri City and County Cooperative Planning Group have had some discussion about this possibility. It would require an amendment to the Joint Powers Agreement between the Cities of Benicia, Fairfield, Vallejo and Solano County.	Community Development Planning Division
2.3		Goal	Ensure orderly and sensitive site planning and design for large undeveloped areas of the City, design for large undeveloped areas of the City, consistent with the land use designations and other policies in this General Plan.			
2.3.1		Policy	Require a Master Plan for new industrial and business park developments on properties under common or single ownership which aggregate to more than 40 acres. (Properties include: Seeno, Valero undeveloped area, Pine Lake north of I-780, Port - south, Port - north.)			

Priority: 1 = Currently Budgeted; 2 = Request for Future Funding; 3 = Not Budgeted; C = Completed; O = Ongoing; PC = Partially Completed

GP Section	No.	General Plan Statement Type	Statement	Priority	Status	Lead
Land Use and Planning	2.3.A	Program	Ensure adequate funding is available for the long-term maintenance of undeveloped areas preserved when approving land divisions.	O	Staff routinely evaluates this as part of a project application.	Community Development Planning Division and Parks & Community Services Dept.
	2.3.2	Policy	Support land divisions where existing buildings with historic or architectural significance are retained and/or improved rather than demolished.			
	2.4	Goal	Ensure that development pays its own way.			
	2.4.1	Policy	Ensure any new development to be fiscally and financially sound and pay its own way with respect to City and School District capital improvements.			
	2.4.A	Program	Monitor development to ensure it does not overburden the City's infrastructure.	O	As development occurs, impacts and connection fees are collected to provide additional capacity for sewer & water treatment, additional traffic, storm water impacts, etc... The General Plan, Stormwater Management and Flood Mitigation Plan, Water Master Plan, and Sewer Master Plan ensure orderly growth and adequate service.	Public Works Engineering Division
Citywide Econ. Development	2.5	Goal	Facilitate and encourage new uses and development which provide substantial and sustainable fiscal and economic benefits to the City and the community while maintaining health, safety, and quality of life.			
	2.5.1	Policy	Diversify the mix of economic development programs in the city to include new programs that address Downtown revitalization, tourism, waterfront development, and clusters of related businesses.			
	2.5.A	Program	The City works with Solano Economic Development Corporation and Solano Workforce Development Board to provide information on labor force costs by occupation and industry sector, turnover rates, productivity, reliability, and other factors. Maintain and update the database annually.	3/O	Ongoing, in conjunction with Solano Economic Development Corporation and Solano Workforce Investment Board	City Manager's Office Economic Development Division
	2.5.B	Program	Target business attraction efforts toward firms that pay high wages and with jobs that relate to the skills and education levels of Benicia residents.	O	A database is maintained in conjunction with Solano Economic Development Corporation.	City Manager's Office Economic Development Division
	2.5.C	Program	Evaluate future uses on a cost/revenue basis, taking into account economic diversity for the long term and environmental and community costs and benefits.	O	This occurs with each substantial development or business application submitted to the City.	City Manager's Office Economic Development Division
	2.5.D	Program	Continue to offer incentives for locating in Benicia to businesses that maximize jobs or long-term net revenues to the City of Benicia, or both.	3/O	Types of incentives the City may offer include sales tax rebates or deferrals and/or fee deferrals on a case-by-case basis (no budget allocation). City is implementing a Business Resource Incentive Program which is an incentive program for businesses to reduce energy costs.	City Manager's Office Economic Development Division
	2.5.E	Program	Develop business incentives that can be used to attract new businesses (e.g., fee deferral program, use of public financing when appropriate) and performance criteria to ensure that benefits are generated in line with incentives provided.	O	The type of incentive is addressed on a case-by-case basis.	City Manager's Office Economic Development Division

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GP Section	No.	General Plan Statement Type	Statement	Priority	Status	Lead
Citywide Econ. Development	2.5.F	Program	Continue to maintain and update an economic development strategy which focuses on both the acquisition of new businesses and retention of existing businesses.	O	The Economic Development Board and City Council adopted an Economic Development Strategy in 2007. This was updated in 2012 with the adoption of the Business Action Development Plan (March 2012). In 2015 the City Council adopted the Benicia Industrial Park Marketing Plan which highlighted the need to target industrial manufacturers.	City Manager's Office Economic Development Division
	2.5.G	Program	Continue to implement the programs and actions proposed in the City's latest Economic Development Strategy.	O	Ongoing.	City Manager's Office Economic Development Division
	2.5.H	Program	Develop an "economic development web page" for Benicia with pertinent economic and demographic information, and profiles of key development sites and vacant buildings available for new businesses.	PC/O	An entirely new website was launched in 2013 and refreshed in 2019. See www.BeniciaBusiness.com.	City Manager's Office Economic Development Division
	2.5.I	Program	Conduct a bi-annual review of fee burdens for key land uses in Benicia and competing jurisdictions in the region to ensure that Benicia's fees are sufficient and competitive and do not create a deterrent to beneficial	1	Fees were evaluated to a fee study (2017) and subsequent analysis (2019). Cannabis-related fees were reduced in 2020.	Community Development Dept. and Finance Dept.
	2.5.J	Program	Expand the City's economic development strategy to address the potential for eco-tourism (e.g., related to marshlands), recreation, artists, cultural, and historic elements. Conduct a study of the relative merits and strengths of each of these assets in Benicia.	PC/O	Tourism is a key component of the new Economic Development (ED) Strategy. A marketing consultant was retained in October 2009 to begin promoting the City's assets more fully. In March 2012, the City adopted the Business Development Action Plan, which updates the ED Strategy and focuses on economic recovery from the Great Recession. At this time, the focus of City resources is on the Industrial Park. In January 2018 the City's VisitBenicia website was refreshed.	City Manager's Office Economic Development Division
	2.6	Goal	Attract and retain a balance of different kinds of industrial uses to Benicia.			
2.6.1	Policy	Preserve industrial land for industrial purposes and certain compatible "service commercial" and ancillary on-site retail uses.				
2.6.2	Policy	Other land uses should not adversely affect existing industrial and commercial land uses.				
Development	2.6.A	Program	Where General Plan amendments propose to convert industrial land to non-industrial or non-commercial uses, require the preparation of a fiscal and economic impact analysis to ensure that the conversion does not adversely affect the city's long-term economic development, or the economic vitality of existing industrial/commercial uses.	O	This would be required at the time of a development application or through a city-initiated amendment to the General Plan. No current amendments are proposed at this time.	Community Development Planning Division
	2.6.B	Program	Develop criteria for evaluating whether a proposed non-industrial/non-commercial use would impact the viability of existing industrial/commercial uses. Use the criteria to evaluate non-industrial and non-commercial projects proposed in the Industrial Park.	O	The Section BMC 17.32.020, Note "L" of the Zoning Ordinance sets forth four specific criteria that must be met in order to grant a Use Permit or Variance for non-industrial/non-commercial projects in the Industrial Zones.	Community Development Planning Division
	2.6.3	Policy	Facilitate continued development of the Industrial Park. Especially encourage general industrial uses to locate in the basin northeast of Downtown (around Industrial Way between East Second and the freeway).			

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Industrial	2.6.C	Program	For lands designated limited industrial, reduce the length of time and number of steps required for development proposals to proceed, consistent with CEQA, community development policies and ordinances, and the design review process for general industrial lands.	C/O	In November 2013, an ordinance limiting the design review process and the discretionary authority over certain land uses in the Industrial Zoning Districts was adopted. These amendments were developed in coordination with Benicia Industrial Park Association (BIPA) and the Chamber of Commerce.	Community Development Planning Division
	2.6.4	Policy	Link any expansion of Industrial land use to the provision of infrastructure and public services that are to be developed and in place prior to the expansion.			
	2.6.D	Program	Continue to update the overall Capital Improvements Program and infrastructure financing plan for the Industrial Park and other major industrial areas.	O	Update is conducted as a regular part of the Capital Improvement Program process. The Department repaved Park Road from Industrial Way to E 2nd Street and replaced a failed manhole/sewer interceptor at Park Road and Industrial Way. The Department is currently exploring different funding options to raise revenue for street maintenance.	Public Works Engineering Division
	2.6.E	Program	Develop Industrial Park infrastructure and public services standards, as approved by the City Council. (See also Program 2.28.A.)	PC	These standards are included in Engineering Standards. A traffic circulation study (a.k.a. Transportation and Employment Center (TEC) plan) was completed in 2017.	Public Works Engineering Division and Community Development Planning Division
	2.6.5	Policy	Establish and maintain a land buffer between industrial/commercial uses and existing and future residential uses for reasons of health, safety, and quality of life.			
	2.6.F	Program	Use topography, landscaping, and distance as a buffer between Industrial Park uses and residential uses.	PC/O	The General Plan Land Use Diagram indicates a 200-foot buffer, in the form of Open Space Zoning, between lands owned by Valero and adjacent residential uses. The buffer extends from East 2nd above Tennys Drive, to the north past Rose Drive and north of the industrial area along West Channel Road. The City continues to closely consider the mix of uses in the Industrial Park, both in terms of buffers and compatibility.	Community Development Planning Division
	2.7	Goal	Attract and retain industrial facilities that provide fiscal and economic benefits to - and meet the present and future needs of - Benicia.			
	2.7.1	Policy	Attempt to attract high-wage and high-revenue producing companies to Benicia.			
	2.7.A	Program	Conduct a study of the City's competitiveness for high-wage businesses. Based on the results, determine which types of high-wage businesses could realistically be attracted to Benicia and develop an appropriate business attraction strategy.	C	The industrial/office market and the jobs-workers imbalance are part of the Economic Development Strategy.	City Manager's Office Economic Development Division
	Port Development	2.8	Goal	Maintain the viability of the Port now and in the future to benefit the City of Benicia.		
2.8.1.		Policy	Avoid encroachment by future incompatible uses, and where possible, reduce encroachment from existing incompatible uses, in concert with Policy 2.11.1.			
2.8.A		Program	Ensure that definitions of "water-related industrial" and "waterfront" land uses are consistent with "water dependent "uses as defined in the Seaport Plan.	C	The San Francisco Bay Area Seaport Plan (prepared in partnership by the Bay Conservation and Development Commission and the Metropolitan Transportation Commission) was adopted in 1996 and last amended in January 2012. In 2020 BCDC initiated an update to the Seaport Plan. The Plan designates the Port of Benicia as an active 3-berth "marine terminal". This use and associated ancillary uses such as ship repair, supportive ground transportation, marine related services, and trucking and railroad yards are permitted uses in Benicia's Water-Related Industrial Zoning District.	Community Development Planning Division

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GP Section	No.	General Plan Statement Type	Statement	Priority	Status	Lead
PO	2.9	Goal	Ensure adequate land for port activity.			
	2.9.A	Program	Work with the Port to evaluate the future level of port activity and need for land in order to sustain an economically viable Port operation.	O	This effort is part of the City's Economic Development Division's work plan. The City worked with the Port to assess site specific climate change vulnerabilities as part of the Adaptation Plan.	City Manager's Office
	2.9.1	Policy	Encourage and create opportunities and methods for cooperative planning of the Port, Arsenal, and Pine Lake.			
	2.10	Goal	Provide for carefully-defined visual and physical public access where security and safety considerations permit.			
	2.10.A	Program	Explore the feasibility of public access to and providing recreation use in the Port in a manner which does not compromise the economic viability or safe operation of the Port.	C/O	The feasibility of public access and recreation uses is currently addressed by way of development projects requiring BCDC review.	Parks & Community Services Dept. and Community Development Planning Division
Historic Arsenal	2.11	Goal	Encourage the retention and continued evolution of the lower Arsenal into a historic/cultural/commercial/industrial center of mutually compatible uses.			
	2.11.1	Policy	Retain and expand the mix of compatible and balanced uses in the lower Arsenal area.			
	2.11.2	Policy	Continue to allow live/work uses in the lower Arsenal where it can be demonstrated that adequate buffers exist, including noise buffers, and that the presence of residents would not significantly constrain industrial operations, including the flow of goods and materials.			
	2.11.3	Policy	Support the development of the Pine Lake area as an attractive, aesthetic gateway with a water feature.			
	2.11.A	Program	Require protection of dramatic views of the strait and the incorporation of a gateway/water feature into any development plans for the Pine Lake area.	C/O	The gateway/water feature element was evaluated as part of the Use Permit application for outdoor storage at 2000 Park Road (former Pine Lake). The application was withdrawn; however, the City of Benicia has been in communication with the property owner, Benicia Industries, regarding the status of the gateway feature.	Community Development Planning Division
	2.12	Goal	Strengthen the Downtown as the City's central commercial zone.			
	2.12.1	Policy	Emphasize retail sales and service businesses along First Street, preferring retail commercial on the street level and encouraging other commercial, office, and housing as important supporting uses on upper floors.			
	2.12.A	Program	Consider improvements to Solano Square to make it more pedestrian friendly.	PC/O	The City completed grant funded improvements to the intersection of First Street and Military including enhanced crossings to Solano Square and installation of new sidewalk along driveway entrance to Solano Square in 2014. In addition, Solano Square is part of Benicia's Downtown Priority Development Area, which will make Solano Square eligible and more competitive to receive grants for additional infrastructure improvements.	Public Works Engineering Division and Community Development Planning Divisions
	2.12.B	Program	Work to attract economically viable businesses that will create night-life Downtown such as restaurants, cafes, movie theaters, and other entertainment uses.	O	The City, through the Economic Development Division, will deploy economic development incentives, such as fee deferral agreement, and/or award of economic development grants to incentivize or aid in attracting businesses. In response to the COVID-19 pandemic, the City has implemented several initiatives to maintain business viability.	City Manager's Office
	2.12.C	Program	Continue business recruitment and marketing efforts for Downtown. Provide promotional information on Benicia's economic and demographic profile, available sites and building space, a directory of support services, and an expedited approvals program.	O	In response to the COVID-19 pandemic, the City has implemented several initiatives to maintain business viability.	City Manager's Office
	2.12.D	Program	Develop public/private partnerships to implement financing mechanisms such as a Business Improvement District to fund capital improvements and repairs to Downtown.	O	Downtown merchants created a Business Improvement District (BID) in 2012 for the primary purpose of installing and maintaining decorative tree lights. In 2017 the BID was renewed for 10 additional years.	City Manager's Office

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Downtown	2.12.E	Program	Retain a permanent Main Street Program.	O/2	The current budget allocates \$110,000 annually toward the Main Street Program.	Parks & Community Services
	2.12.F	Program	Promote additional civic and compatible public and private uses in the Civic Center area.	3	The Civic Center Park bocce ball courts were expanded and the library landscape was renovated in 2017. Public art in honor of Benicia's Sister City Tula, Hidalgo Mexico, was added to the south facade of the Library in 2019. Additional public art was added to public benches near City Hall and the Library in 2020.	City Manager's Office, Community Development Dept. and Parks & Community Services Dept.
	2.12.2	Policy	Permit a mix of residential and commercial uses including detached single-family homes and live/work quarters in the first row of blocks east and west of First Street. Allow small retail commercial businesses on parcels closest to First Street, and small, less intense uses (such as offices, personal services, and bed-and-breakfast establishments) anywhere within the block.			
	2.12.G	Program	Review and modify the zoning ordinance, as needed, to accommodate a mix of uses in the blocks immediately east and west of First Street.	C	In 2007, the Downtown Mixed Use Master Plan was adopted. The focus of the plan was to accommodate a mix of uses along First Street and ensure the historic character of the downtown was maintained through new development standards. In 2018, the City of Benicia adopted an amendment to the Downtown Municipal Code and the Benicia Municipal Code to permit outdoor entertainment in the downtown and regulate noise in a manner consistent with the General Plan Noise Element.	Community Development Planning Division
	2.12.3	Policy	Seek to make Downtown a thriving and vigorous community center offering a variety of activities and attractions for residents and visitors.			
	2.12.H	Program	Continue to promote special events in the Downtown such as a farmers' market, street fairs, art and music festivals. Encourage events that remain open in the early evening. (See policies in Noise section.)	O	Once people are allowed to gather again, the City will continue to collaborate with Benicia Main Street to ensure the continuation and expansion of such events.	City Manager's Office
	2.12.I	Program	Work with existing restaurants and cafes to provide sidewalk food service where the service will not impede pedestrian flow and where adequate sidewalk space exists.	C/O	The City allows sidewalk table seating with an encroachment permit through the Engineering Division. In response to COVID-19, the City implemented expedited Temporary Outdoor Activities and Encroachment Agreements for outdoor dining and other services.	City Manager's Office and Public Works Engineering Division
	2.12.J	Program	Maintain public parks, streets, and sidewalks located Downtown in a clean and safe condition.	O	This is done as part of existing City maintenance programs.	Parks & Community Services Dept. and Public Works Dept.
	2.12.K	Program	As the budget allows, provide amenities such as additional benches along First Street and in adjacent public areas; drinking fountains, public art, shade trees and arbors.	2	The Urban Waterfront Enhancement and Master Plan, which was adopted in 2014, anticipates comprehensive park development between First Street and the Marina Entry Channel, south of B Street. In 2019, the City completed tree well improvements and public art was installed on public and private lands.	Public Works Engineering Division, Community Development Planning Division and Parks & Community Services Dept.
	2.12.4	Policy	Create a social, recreational, and economic anchor at the waterfront end of First Street.			

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Downtown	2.12.L	Program	Use the Urban Waterfront Restoration Plan to guide the planning and development of public waterfront improvements; when siting private development; and when designing public access between commercial uses and the waterfront.	O/2	The Urban Waterfront Restoration Plan was negated by Measure C in 2005 with the rezone from a Waterfront Commercial to Open Space Zoning District. The City received a grant from the Coastal Conservancy to develop the Benicia Urban Waterfront Enhancement and Master Plan for the area. The Master Plan was adopted in 2014. Detailed design and engineering is partially funded, but on hold pending full funding availability.	Community Development Planning Division and Parks & Community Services Dept.
	2.12.M	Program	Investigate the feasibility of a multi-use Community Center.	C	The Community Center, formerly the Mills Elementary School, was renovated and opened in 2011.	Community Development Planning Division and Parks & Community Services Dept.
	2.12.N	Program	By the end of the year 2000, decide on the feasibility of restoring three City-owned structures - the former Southern Pacific Railway Depot and Jurgensen's Saloon, and the Von Pfister Adobe.	PC/3	Jurgensen's Saloon has been restored and moved to the corner of First Street and West E Street. The Depot was partially restored and has received a conceptual plan for comprehensive improvements, but there is no funding to implement it. The Depot was listed on the National Register of Historic Places in 2017. The Von Pfister Adobe has not been restored. The Von Pfister Adobe was listed on the National Register of Historic Places in 2015. In 2021 the City will determine how to allocate \$800,000 of settlement fund towards rehabilitating a historic City-owned structure.	City Manager's Office, Parks & Community Services Dept. and Community Development Planning Division
	2.12.O	Program	Establish a permanent public green on the waterfront south of B Street at Second Street.	O/PC/1	Improvements on the west side have been implemented. City Council took legislative action to preserve this area for public open space. This land is within the Open Space Zoning District. The Urban Waterfront Enhancement and Master Plan for the entire area south of B Street was completed and adopted by City Council in 2014. Partial funding has been allocated for detailed design/engineering.	Parks & Community Services Dept.
	2.12.P	Program	Investigate the possibility of developing a west-side marina.	3	No work has been done to date.	City Manager's Office
	2.12.Q	Program	Develop a tourist oriented web page that includes photos and information about Benicia as a tourist destination, such as information on lodging, historic places, restaurants, artists galleries and studios, and recreational and natural resources.	C	The site has been completed and is maintained and updated regularly. www.visitbenicia.org	City Manager's Office
	2.12.R	Program	Continue to support promotional maps for visitors that identify locations of restaurants, services, specialty retail, recreational, and other facilities that cater to visitors and tourists.	2/O	The City continues to make available information on many attractions and collaborates with Benicia Main Street to further this endeavor. Directional signage was installed in 2009. Staff is working to refresh these signs in 2019 and 2020.	City Manager's Office
City	2.13	Goal	Support the economic viability of existing commercial centers.			
	2.13.1	Policy	Direct new commercial ventures first, towards Downtown, and to other existing economic centers (instead of dispersing resources to new areas).			

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GP Section	No.	General Plan Statement Type	Statement	Priority	Status	Lead
Other Commerce Development	2.13.A	Program	As part of the Business Attraction, Expansion, and Retention Program, maintain an available commercial space and site database with information on size, lease rates, tenant improvements, etc., and make it readily available to prospective businesses.	O	Commercial listings are integrated with the City's Economic Development webpage.	City Manager's Office
	2.13.2	Policy	Preclude extension of the existing commercial development east along Military East and south along East Fifth Street.			
Circulation	2.14	Goal	Enhance Benicia's small-town atmosphere of pedestrian-friendly streets and neighborhoods.			
	2.14.1	Policy	Give priority to pedestrian safety, access, and transit over automobile speed and volume.			
	2.14.A	Program	Reexamine City standards to allow the development of local streets with the minimum pavement width needed in residential areas, at the same time assuring that emergency access is maintained and that pedestrian and vehicular safety are preserved.	C	This is incorporated into existing and new development as well as addressed with the City Neighborhood Traffic Calming Program toolbox. A Complete Streets Resolution was adopted in January 2016. City Standard Specifications and Plans will be updated in FY 21-22.	Public Works Engineering Division
	2.14.B	Program	Consider physical and operational changes to reduce speeds (e.g., narrow lane widths and signal timing), and increase traffic speed enforcement.	O	Staff works with the Traffic, Pedestrian and Bicycle Safety Committee; efforts are part of the City's Neighborhood Traffic Calming Program. Recent successes include the Downtown Intermodal Project, Western Gateway Intermodal Project in 2014, and Church Street restriping in 2020.	Public Works Engineering Division and Police Dept.
	2.14.C	Program	Consider residential streets with textured pavements and parallel parking.	O	Implemented as part of the development review process. Examples include Harbor Walk along First Street, 221 First Street Mixed Use Project, at Kearney & McAllister in front of Water's End Park. Also included in the City's Neighborhood Traffic Calming Program.	Public Works Engineering Division
	2.14.D	Program	Where feasible redesign corner radii to corners with tight radii to slow vehicles and alert drivers to pedestrians in crosswalks.	O	Examples of implementation include Military/West 2nd, East 4th/J, East 5th/L, First & K Streets. Included in the City's Neighborhood Traffic Calming Program. One corner at Hastings/East 3 rd was reconstructed with a smaller radius in FY 20-21.	Public Works Engineering Division
	2.14.E	Program	Consider reducing lane widths, as one method of both slowing traffic and making room for parking, wider sidewalks, or bike lanes.	O	Example of implementation include Downtown & Western Gateway Intermodal Projects. Part of the City's Neighborhood Traffic Calming Program.	Public Works Engineering Division
	2.14.F	Program	Where feasible, provide pedestrian sidewalks in all residential areas along both sides of the street.	O	Implemented as part of the development review process and included in the City's Neighborhood Traffic Calming Program. Through a Highway Safety Improvement Program (HSIP) grant for East 5th Street Roadway Improvements, construction was completed in winter 2020-21. Sidewalk and pedestrian bulbouts were constructed on Panorama Drive nears James Court in FY 20-21.	Public Works Engineering Division
	2.14.G	Program	Evaluate the feasibility of finishing sidewalks along streets where they are currently lacking	O	Examples of implementation include East 5th Street and St. Dominic's & Robert Semple Safe Route to Schools Projects in 2014. This program is also included in the City's Neighborhood Traffic Calming Program. The Benicia Industrial Park Transportation & Employment Center Plan (2017) calls for new sidewalk on Stone Road and E. 2nd Street, and Class I facilities on E. 2nd Street, Park Road, and Industrial Way.	Public Works Engineering Division

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Circulation	2.14.H	Program	Identify areas where sight distance for vehicle drivers and pedestrian safety can be improved with signs, tree placement, landscaping, parking policy, building design, and streetscape. Prepare a program and schedule for implementing these improvements.	O	Examples of implementation include intersections of Military/West 3rd, East 5th/ East L Street, East N St/O'Hare Drive. Also included in the City's Neighborhood Traffic Calming Program.	Public Works Engineering Division
	2.14.I	Program	Identify areas where crosswalk safety can be improved through better lighting and striping, prohibiting right turns on red at specific intersections, installing pedestrian-activated push buttons for signals, installing a textured or raised paving material, and employing crossing guards for school children. Prepare a program and schedule for implementing these improvements.	O	Examples of implementation include: Military/East 2nd electronic pedestrian crossing sign, Military West/West 7th electronic pedestrian crossing signs, East 2nd/Riverhill Lighted Crosswalk. In 2014, flashing beacons were installed in front of the Middle School and crosswalks/landings were constructed on Dempsey in front of Matthew Turner School. The FY 20-21 grant-funded Safe Route to School Project will install enhance pedestrian safety near several schools with the installation of crosswalks, bulbouts, flashing pedestrian signs. Also included in the City's Neighborhood Traffic Calming Program and Safe Routes to School projects.	Public Works Engineering Division
	2.14.2	Policy	Discourage street widenings and the removal of on-street parking to ease traffic flow.			
	2.15	Goal	Provide a comprehensive system of pedestrian and bicycle routes which link the various components of the community: employment centers, residential areas, commercial areas, schools, parks, and open space.			
	2.15.1	Policy	Make pedestrian and bicycle circulation, and safety improvements a high priority for transportation funding, utilizing locally generated revenues and State and federal grants.			
Circulation	2.15.A	Program	Construct public improvements that accommodate and enhance pedestrian and bicycle access.	O	Examples of implementation include those mentioned in Program 2.14.I - plus, improvements to East 3rd Street Pedestrian Tunnel. Included in the City's Neighborhood Traffic Calming Program toolbox.	Public Works Engineering Division
	2.15.B	Program	Provide additional trails along the shoreline.	O	Shoreline trails were included in the 2014 Urban Waterfront Enhancement Plan, including a short Bay Trail/Ridge Trail segment. The Delta Protection Commission designated the shared Bay/Ridge Trail alignment for the Great California Delta Trail in 2017. Staff worked with the three regional trail groups to complete gap analysis and Vision Plan development in 2020 for the shared trail alignment, which is also known as the Carquinez Strait Scenic Loop Trail. Staff will further consider shoreline trail opportunities in the Parks, Trails & Open Space Master Plan update, which began in late 2020. The Planning Division enforces public access on development applications within 100 feet of the mean high tide, as required.	Community Development Planning Division and Parks & Community Services Dept.
	2.15.C	Program	Provide proper signing for improved trails, fire break trails, and interpretive trails.	O	As trails are developed signage is provided. The Bay Area Ridge Trail updated their trail signage throughout Benicia in 2018-19.	Parks & Community Services Dept.
	2.15.D	Program	Improve safety and pedestrian movement by building curb extensions that narrow the overall width required by pedestrians to cross the street at major pedestrian waiting areas at street intersections, sidewalks, and landscaped areas.	O	Examples include Military/West 2nd Street, East 5th/East J Street, East 5th/ East L Street, and Youth Center Crosswalk, Benicia High School Traffic Signal Project, Downtown & Western Gateway Intermodal Projects. Included in the City's Neighborhood Traffic Calming Program. City was awarded a HSIP grant for East 5th Street Roadway Improvements. These improvements were designed in FY 18-19 and it is anticipated that construction will be completed in Summer 2020.	Public Works Engineering Division
	2.15.E	Program	Identify areas where adequate lighting for pedestrians in urban areas is needed. Install additional lighting as appropriate.	O	Examples include pedestrian lighting installed on West Military, First, and West 2nd Streets with the Downtown & Western Gateway Intermodal Projects in 2014.	Public Works Engineering Division

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Circulation	2.15.F	Program	Widen the Rose Drive/State Park Road at I-780 overpass to accommodate pedestrians and bicycle traffic.	C	This project was completed in October 2011 and received an American Public Works Association Project of the Year Award.	Public Works Engineering Division
	2.15.G	Program	Create a protected landscaped sidewalk for West 7th Street between I-780 and Military West.	PC	Sidewalk safety repairs related to erosion are completed with safety fencing installed.	Public Works Engineering Division
	2.15.2	Policy	Encourage the development of pedestrian paths in hill areas as a way to link neighborhoods to schools, parks, employment centers, and convenience commercial destinations.			
	2.15.H	Program	Continue to implement the pedestrian pathway system in the City's Parks, Trails and Open Space Master Plan especially linkages between the City's residential neighborhood and commercial districts.	O	Examples include the pathway between Community Park and Lake Herman Regional Park, the proposed Waterfront Park Bay Trail alignment, and Park Road Improvement Project. This project continues to be ongoing. Additional elements are being considered in the Active Transportation Plan that is currently in development under the leadership of Solano Transportation Authority.	Public Works Engineering Division and Parks & Community Services Dept.
	2.15.I	Program	Facilitate the connection of future Benicia-Martinez Bridge pedestrian/bike lanes to the city pedestrian/bike network. Connect paths from existing and proposed regional trail systems to the Boundary Hills and Benicia-Martinez Bridge.	PC	Construction of bike lanes and sidewalk has been completed between the bridge and Adams Street, but the gap from Adams to E. 5th remains. Plans to close Ridge Trail gap between Benicia State Recreation Area and Vallejo-Benicia Open Space Buffer will be included in the Rose Drive/Columbus Parkway project. This project is partially completed and ongoing.	Public Works Engineering Division & Parks & Community Services Dept.
	2.15.J	Program	Improve pedestrian and bike access between Downtown and Southampton.	O	Rose Drive Traffic Calming installed bike lanes/Sharrows from McAllister to Cambridge. Rose Drive/Columbus Parkway project will close gaps in Ridge Trail and Rose Drive bikeway from Southampton to waterfront.	Public Works Engineering Division
	2.16	Goal	Ensure access needs of individuals with disabilities.			
	2.16.1	Policy	Provide for adequate public access in all forms (walks, buildings, transportation) in conformance with the Americans for Disabilities Act (ADA).			
	2.16.A	Program	In places that accommodate the public, remove barriers to access or provide alternative services when barriers cannot be removed.	O	Examples of implementation include SolTrans' Paratransit Program, and walkway and bike projects mentioned in Program 2.15.J.	Public Works Engineering Division
	2.16.B	Program	Require that publicly sponsored programs, activities and transportation facilities are accessible to individuals with disabilities (including employees).	O	Examples of implementation include: the annual pedestrian curb ramp program, ADA improvements to City Hall and SolTrans' Paratransit Program.	Public Works Engineering Division and Parks & Community Services Dept.
2.16.2	Policy	Encourage private entities to maintain places of business that are physically accessible to all.				
2.16.C	Program	Assess the cost and feasibility of Policy 2.16.2, including any changes in opportunities or costs for businesses to occupy historic structures.	3	The Economic Development Division has pursued businesses to occupy the Commanding Officer's Quarters (COQ).	City Manager's Office	
2.17	Goal	Provide an efficient, reliable, and convenient transit system.				
2.17.1	Policy	Continue to provide transit service to all—and subsidized paratransit service to all qualified—potential users, including youth, the elderly and the disabled, modifying routes and schedules as demand changes.				
2.17.A	Program	Preserve the personal service provided by Dial-a-Ride.	O/2	Dial-a-Ride is no longer a program offered by SolTrans	Finance Dept.	

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Circulation	2.17.B	Program	Subsidize transit at a level justified by a cost/benefit study.	O	SolTrans evaluates the performance of the transit system on a monthly basis and provides these details and opportunities for input through its Technical Advisory Committee. Goals for financial sustainability were also set as part of the 2013 SolTrans Short Range Transit Plan (S RTP).	Finance Dept.
	2.17.C	Program	Institute a continuing program to evaluate the transit system to ensure it meets the public's needs.	C/O	Since 2011, SolTrans has provided transit service in the former Benicia Breeze and Vallejo Transit service areas. SolTrans completed a Short-Range Transit Plan in June 2013. SolTrans received public comment in Spring of 2019 regarding initial route and service changes. As a result of the public comment, SolTrans implemented two phases of changes for specific routes and services, including Benicia's Dial-a-Ride program. SolTrans continues to monitor and research efficiencies in routes and services within Benicia.	Finance Dept.
	2.17.D	Program	Allow preferential parking for public transit vehicles.	C/O	This is provided throughout the City.	Public Works Engineering Division
	2.17.E	Program	Set local priorities and needs for future service, taking into account funding uncertainties for Benicia's and other transit systems.	C/O	Since 2011, SolTrans has provided transit service in the former Benicia Breeze and Vallejo Transit service areas. SolTrans completed a Short Range Transit Plan in June 2013, which establishes transit service priorities. http://www.soltransride.com/	Finance Dept.
	2.17.F	Program	Improve inter-modal coordination of transit services.	C/O	Since 2011, SolTrans has provided transit service in the former Benicia Breeze and Vallejo Transit service areas. SolTrans completed a Short Range Transit Plan in June 2013. http://www.soltransride.com/	Finance Dept.
	2.17.G	Program	Provide attractive and pedestrian-friendly transit stops and buses, including bike racks on buses.	O	A new bus hub has been constructed at Park Road and Industrial Way. A grand opening for the bus hub was held in 2019.	Community Development Planning Division and Public Works Engineering Division
	2.17.H	Program	Provide transit shelters with good visibility and benches, thus enhancing the pedestrian-transit interface.	PC /1	Transit shelters have been installed in City Park across from Solano Square, along Military West and at the Industrial Park bus hub on Park Road. New development projects may be required to provide bicycle parking as outlined in the Zoning Ordinance. In addition, the City seeks ways to improve existing shelters.	Community Development Planning Division and Public Works Engineering Division
	2.17.2	Policy	Consider nontraditional use of the existing transit system for tours, shuttles, and special events, (e.g., First Street shuttle, First Street to Community Park shuttle, First Street to Arsenal shuttle, State Park shuttle).			
Circulation	2.17.I	Program	Optimize the use of existing transit equipment.	O	This program not operational. All assets were transferred to SolTrans Joint Powers Authority.	Finance Dept.
	2.17.J	Program	Consider a shuttle service between large commercial centers.	O	The Benicia Rocket Service, between the Industrial Park and downtown, was introduced for a trial period. Despite heavy advertising, the usage was minimal and the service was discontinued. SolTrans continually examines opportunities for service that attract new riders.	Finance Dept.
	2.17.3	Policy	Coordinate transit service and trip reduction efforts with other agencies.			

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GP Section	No.	General Plan Statement Type	Statement	Priority	Status	Lead
Circulation	2.17.K	Program	Provide intercity bus service to Vallejo and Fairfield commensurate with available funding.	O	SolTrans currently provides direct intercity bus service between Benicia and the Vallejo Ferry Terminal and Vallejo Transit Center to the west and to the Walnut Creek and Pleasant Hill BART Stations via the Yellow line. Fairfield and Suisun Transit (FAST) provides direct service from Benicia to Fairfield and Sacramento to the East, and to Pleasant Hill BART via the Blue Line route. Program continues to be ongoing.	Finance Dept.
	2.17.L	Program	Coordinate school district/city bus schedules for optimum efficiency.	C/O	SolTrans coordinates with the School District to provide regularly scheduled fixed-route service that serves schools during peak hours.	Finance Dept.
	2.17.M	Program	Coordinate transit planning with the Contra Costa Transportation Authority (CCTA) and Solano County, and coordinate future mass transit planning with all other regional efforts.	O	SolTrans continually strives to coordinate its transit operations with other agencies throughout the region. SolTrans service in Benicia is now primarily structured around linkage to BART stations in Contra Costa and WETA ferry service in Vallejo.	Finance Dept.
	2.17.N	Program	Participate in Major Investment Studies (MIS) to assure that transit alternatives are fully considered.	O	This is researched as part of Short Range Transit Plan updates.	Finance Dept.
	2.18	Goal	Encourage the provision of convenient rail service to Benicia with a station near the Benicia Bridge.			
	2.18.1	Policy	Work with BART, Caltrans, BCDC, the Solano Transportation Authority, and MTC in planning a rail station near the Benicia-Martinez Bridge.			
	2.18.A	Program	Consider mixed use, commercial and industrial uses that compliment the train station.	3	In 2015, the City Council voted to not include the train station in the Solano County Rail Facilities Plan and Comprehensive Transportation Plan.	Community Development Planning Division and Public Works Engineering Division
	2.18.B	Program	Plan for convenient auto and transit access to and auto parking at the train station to encourage its use.	3	In 2015, the City Council voted to not include the train station in the Solano County Rail Facilities Plan and Comprehensive Transportation Plan.	Community Development Planning Division and Public Works Engineering Division
	2.19	Goal	Promote a regional (San Francisco, Oakland, Alameda) and local (Martinez, Port Costa, and Crockett) ferry service.			
	2.19.1	Policy	Work with MTC to establish ferry service. Communicate regularly with them regarding plans and funding for ferry service.			
Circulation	2.19.A	Program	Identify ferry service market potential and terminal location options.	3	Solano Transportation Authority released a feasibility study in July 2019 that discussed options between Benicia-Vallejo and Benicia-Martinez. The study determined that there may be future opportunities for ferry service between Benicia-Vallejo and Benicia-Martinez, however, the current "travel-time penalty" by car was still too high for a current project. The City continues to research opportunities for ferry service market potential.	City Manager's Office and Finance Dept.
	2.20	Goal	Provide a balanced street system to serve automobiles, pedestrians, bicycles, and transit, balancing vehicle-flow improvements with multi-modal considerations.			
	2.20.1	Policy	Maintain at least Level of Service D on all city roads, street segments, and intersections.			
	2.20.A	Program	Identify areas where it would be beneficial to reduce and divert through vehicular traffic from local residential streets. Implement appropriate neighborhood traffic control programs in these areas.	O	Input from Traffic, Pedestrian, and Bicycle Safety Committee. Examples include West K Street and Hastings Drive traffic controls. Included in the City's Neighborhood Traffic Calming Program.	Public Works Engineering Division

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GP Section	No.	General Plan Statement Type	Statement	Priority	Status	Lead
Circulation	2.20.B	Program	Locate new development where there is adequate existing or planned future road and highway capacity and where local residential streets will not be significantly impacted.	C/O	Benicia's adopted Level of Service (LOS) is "D". Traffic impacts of new development are evaluated as part of the project review process. If warranted, a project specific traffic study is prepared and if the project exceeds a LOS of D, then appropriate mitigation measures are required. Pursuant to SB743, Pursuant to State legislation (SB743), Vehicle Miles Traveled (VMT) is the established metric for CEQA.	Community Development Planning Division and Public Works Engineering Division
	2.20.C	Program	Encourage use of alleys for commercial loading activities when it will not block driveways or mid-block access to the street.	C/O	This occurs during the development review process. Staff recommends this approach to deliveries where appropriate.	Community Development Planning Division
	2.20.2	Policy	Seek alternatives to road widenings.			
	2.20.D	Program	Continue to identify and implement acceptable alternatives to in-town roadway widening, extensions, and large intersections.	O	Examples of implementation include East 2nd/Military East signal modifications and East 2nd/HWY780 freeway signal project. Included in the City's Neighborhood Traffic Calming Program.	Public Works Engineering Division
	2.20.E	Program	Identify streets where traffic should be slowed.	O	Input from Traffic, Pedestrian, and Bicycle Safety Committee. Examples include Hastings Drive, West K Street, East 5th Street, and Military West at Benicia High School and in front of City Park with corrective actions taken place at each location. Included in the City's Neighborhood Traffic Calming Program.	Public Works Engineering Division
	2.20.F	Program	Consider lane narrowing, driver education, traffic speed alert trailers, and other traffic calming remedies.	O	Continue to use radar trailers and utilize two motor traffic officers, as well as constant reminders and motorist education through social media effort.	Public Works Engineering Division and Police Dept.
	2.20.G	Program	Advertise the use of transit, bicycling, and walking for commuting, shopping, recreation, and school trips.	O	Administered by the Solano Transportation Authority.	Public Works Engineering Division
	2.20.H	Program	Reserve right-of-way for new alternate transportation facilities that contribute to street and roadway congestion relief.	O	The City currently retains many existing unimproved alley and street rights-of-way for future uses. Release of these rights-of-way only occurs if it can be clearly determined that no future use is required for transportation purposes.	Public Works Engineering Division
	2.20.I	Program	Coordinate traffic signal improvements and synchronization and continue to implement timing changes.	O	Examples of implementation include East 2nd/HWY780 Signal Project, West 7th/HWY780 Signal Project, and West 7th Street and East 2nd Street Signal Synchronization Projects.	Public Works Engineering Division
	2.20.J	Program	Develop adequate funding for keeping streets, alleys and sidewalks in good repair.	O	Annual street maintenance is included in the City's budget process. If approved by the City Council then Measure C could provide funding for pavement management.	Public Works Engineering Division
	2.20.K	Program	Identify and prioritize transportation facilities maintenance projects for roadways, sidewalks, and off-street trails and paths.	O	This program is always part of the City's Capital Improvement Program and Pavement Management Program.	Public Works Engineering Division and Parks & Community Services Dept.
	2.20.L	Program	Identify areas of the city that are pedestrian-unfriendly and develop corrective plans.	O	The Solano Transportation Authority's Countywide Pedestrian Plan listed the top priority as the State Park Road Bike/Ped Path, which was completed in October 2010. First Street Streetscape Project was the second priority project. Additional corrective policies were identified in the Countywide Active Transportation Plan, adopted by STA in 2020.	Public Works Engineering Division and Parks & Community Services Dept.
	2.20.3	Policy	Maintain Lake Herman Road as a rural, two-lane, curving scenic route.			
2.21	Goal	Encourage Benicia residents and employees to use alternatives to the single-occupant automobile.				
2.21.1	Policy	Provide and promote a range of travel alternatives to the use of the private automobile.				

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GP Section	No.	General Plan Statement Type	Statement	Priority	Status	Lead	
Circulation	2.21.A	Program	Advertise the benefits of Transportation Demand Management (TDM) measures and conduct public outreach programs to educate the public about options available within the city.	O	Transportation Demand Management (TDM) programs are administered by the Solano Transportation Authority (SolTrans) and Solano Napa Commuter Information (SCNI). The City assists SCNI to promote Bike to Work, Commuter Challenge, and other programs that promote alternatives to the private automobile. The City has partnered with Solano Transportation Authority to promote the first/last mile and Lyft program that encourages transit usage to employment.	Public Works Engineering Division and Community Development Department Planning Division	
	2.21.B	Program	Implement Transportation Control Measures (TCMs) appropriate to Benicia.	O	Ongoing.	Public Works Engineering Division	
	2.21.2	Policy	Encourage new development patterns that facilitate bicycling, walking, and transit for commute, shopping, recreation, and school trips.				
	2.21.C	Program	Consider denser, mixed-use developments, particularly in the Downtown area.	C/O	The City has two Priority Development Area (PDAs): The Downtown PDA (designated 2008) and the East 5th Street PDA (near the intersection of Military East/East Fifth Street; designated 2020). PDAs focus development, especially housing growth, in denser, mixed-use and transit served areas. This also occurs through the implementation of the Downtown Mixed Use Master Plan with accompanying form-based development regulations. In 2020, the City initiated the Eastern Gateway Study, which was funded by SB2 grant funds, to develop a new mixed-use zoning district for the East 5th Street PDA. The Eastern Gateway Study is underway; more information is available at www.ci.benicia.ca.us/easterngateway	Community Development Planning Division	
	2.21.D	Program	Consider the feasibility of extending East Second Street from East "L" Street to East "K" Street.	C	Reviewed during facility planning of the Police Department and determined not feasible or desirable.	Public Works Engineering Division	
	2.22	Goal	Alleviate traffic congestion near school sites.				
Circulation		2.22.1	Policy	Work closely with the School District in addressing traffic congestion near schools.			
		2.22.A	Program	O	Implemented jointly by the City, Benicia Unified School District Liaison Committee, and the Traffic, Pedestrian, and Bicycle Safety Committee. Included in the Neighborhood Traffic Calming Program - and Solano Transportation Authority Safe Routes to School Program.	Public Works Engineering Division	
		2.22.B	Program	O	Implemented jointly with the Benicia Unified School District Liaison Committee. Included in the City's Neighborhood Traffic Calming Program - and Solano Transportation Authority Safe Routes to School Program.	Public Works Engineering Division	
		2.22.C	Program	O	Implemented jointly by the Police Dept. and the City, Benicia Unified School District (BUSD) with direction from the BUSD Liaison Committee. Separate school resource officers are assigned to Benicia High School and Middle School. New safe route to school maps completed. Also included in the City's Neighborhood Traffic Calming Program - and Solano Transportation Authority Safe Routes to School Program. In 2016, received Active Transportation Program Grant for Safe Routes to Schools projects at five schools.	Public Works Engineering Division	
		2.22.D	Program	O	Implemented jointly with the Benicia Unified School District Liaison Committee. Also included in the City's Neighborhood Traffic Calming Program - and Solano Transportation Authority Safe Routes to School Program.	Public Works Engineering Division	

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GP Section	No.	General Plan Statement Type	Statement	Priority	Status	Lead
Circulation	2.22.E	Program	Promote School District provision of adequate off-street parking, drop-off and pickup facilities, and designated carpool parking at each school.	O	Implemented jointly with the Benicia Unified School District Liaison Committee. Also included in the City's Neighborhood Traffic Calming Program - and Solano Transportation Authority Safe Routes to School Program.	Public Works Engineering Division
	2.22.F	Program	Study the need for and feasibility of a pedestrian bridge linking the middle school and high school.	3	This project is included in the Countywide Active Transportation Plan but is not currently funded nor programmed.	Public Works Engineering Division
Circulation	2.23	Goal	Ensure adequate parking while maintaining aesthetic landscape features.			
	2.3.1	Policy	Provide adequate on-street and off-street parking.			
	2.23.A	Program	Continue to allow on-street parking where needed for abutting uses (e.g., Military East).	O	This is allowed and discussed with applicants in affected areas. The Zoning Ordinance allows uses smaller than 2,000 sq. ft. to potentially have reduced parking and the Downtown Mixed Use Master Plan allows on street parking to count towards the parking requirements.	Community Development Planning Division and Public Works Engineering Division
	2.23.B	Program	Preserve and improve the East Second and "E" Street parking lot. Consider double-deck parking if need warrants.	O	In March 2018, City Council identified and prioritized the development of a hotel on the E Street Lot as a top priority for the City. Staff is working to develop a process to solicit qualified developers to purchase or lease the property to construct a hotel facility with sufficient parking that meets the needs of the hotel use and sensitive to City special events.	Economic Development Division
	2.23.C	Program	Allow flexible parking requirements for uses smaller than 2,000 square feet.	C	Passed by the City Council in 2001, Ordinance 01-6 allows the Community Development Director to consider deviations from the parking requirement for uses less than 2,000 sq. ft. if certain circumstances warrant approval. BMC 17.74.020 "K".	Community Development Planning Division
	2.23.D	Program	Update parking requirements based on actual local parking generation studies wherever, appropriate, and consider parking proximity to transit corridors.	PC/O/3	The Downtown Mixed Use Master Plan, adopted in 2007, provided more flexible parking requirements in the newly created Zones: Town Core, Town Core Open, Neighborhood General, Neighborhood General Open. The Department recommends revising parking requirements throughout the rest of the City as resources (funding) become available.	Community Development Planning Division
	2.23.2	Policy	Reduce the visibility of parking lots.			
	2.23.E	Program	Allow future parking to be divided into smaller lots with generous internal and perimeter landscaping.	C/O	The Zoning Ordinance requires parking lots to be landscaped. Staff evaluates the applicability of this program during project review. There are no objections to breaking large parking lots into smaller lots as long as parking requirements are met.	Community Development Planning Division
	2.23.F	Program	Recommend parking to be located behind or alongside (but not in front of) buildings, where possible.	C/O	In downtown, the development standards require parking to be located behind buildings. This program is also reflected in the Objective Planning Standards for Mixed Use and Multi-Family Development adopted in 2019.	Community Development Planning Division
	2.24	Goal	Continue to provide safe and direct access to the Industrial Park.			
2.24.1	Policy	Continue to ensure public access to private roads in the industrial and Port areas.				

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GP Section	No.	General Plan Statement Type	Statement	Priority	Status	Lead
Circulation	2.24.A	Program	Investigate establishment of Industrial Park bus service.	C/O	A bus hub has been completed and FAST (Fairfield and Suisun Transit) provides express bus service to the Industrial Park from Pleasant Hill BART, Fairfield, Davis, and Sacramento. This program is completed but monitoring is ongoing.	Finance Dept.
	2.24.B	Program	Investigate alternate routes that would better accommodate access from the freeway to the Port and Industrial Park.	C	As part of the traffic impact fee program update, various projects to be funded by the program were analyzed. One of those was the East 2nd/Park Road connector, which is intended as a future alternate entryway into the Industrial Park from East 2nd Street.	Public Works Engineering Division
	2.24.C	Program	Identify solutions to circulation problems associated with truck traffic by maintaining a database of truck-related citizen or business complaints in combination with truck counts and accident data.	O	Review of the situation created by truck traffic in the City is conducted annually as part of the Citywide Accident Review process.	Public Works Engineering Division
	2.25	Goal	Improve auto and non-auto access into the Old Arsenal, without disrupting existing neighborhood, historic, and environmental values.			
	2.25.1	Policy	Consider alternative modes of transportation to the auto in planning new access and in improving existing routes into the Arsenal.			
	2.25.A	Program	Improve access into the Arsenal from I-680.	O	The second Benicia-Martinez Bridge was built in 2006 and the I-680 at I-780 Interchange was rebuilt. A connection from I-680 to the Lower Arsenal is unlikely to happen and is not included in Solano Transportation Authority's Comprehensive Transportation Plan.	Public Works Engineering Division
	2.25.B	Program	Depending on City's determination of need and impacts, decide whether to connect the Lower Arsenal with the Downtown, such as through East "H" Street, including bike, pedestrian, and emergency access.	3	The Solano Transportation Authority (STA) adopted a countywide Active Transportation Plan (ATP) in 2020. City staff and citizens participated in the Planning process. In 2021, the City will determine next steps for local adoption of the plan, which includes bike and pedestrian connections from the Lower Arsenal to Downtown. This effort will likely occur as part of an upcoming budget cycle and General Plan amendment.	Community Development Planning Division and Public Works Engineering Division and Parks & Community Services
	2.26	Goal	Ensure that scenic and environmental amenities of I-680 and I-780 are not compromised.			
	2.26.1	Policy	Promote the use of freeway right-of-way for alternative commute methods (e.g. car pool lanes, transit, and off-road bike paths).			
	2.26.2	Policy	Encourage the preservation of I-780 as four lanes, but support spot widenings at selected locations (e.g., the approach to the Benicia-Martinez Bridge on/off merge lanes) to address future capacity problems while still maintaining a four-lane mainline freeway.			
	2.26.3	Policy	Support Caltrans' Benicia-Martinez Bridge project, advocating the following: (1) continued toll collection in the northbound direction with the toll plaza located at the southern end of the bridge; (2) elimination of existing lane merge problems at the I-680/I-780 interchange; (3) retaining direct access to existing interchanges at East 2nd and East 5th Streets, (4) accommodating rail transit on the bridge in the future, and (5) only widen I-680 upon evaluation of alternatives.			
	2.26.4	Policy	Ensure that the Benicia-Martinez Bridge project adequately reflects the community's concerns.			
	2.26.A	Program	Continue to monitor and comment on Caltrans planning activities and documentation as the bridge planning process continues.	C	New span of the Benicia-Martinez Bridge has been completed in 2006.	Public Works Engineering Division
	2.27	Goal	Ensure an active community deliberation process in response to Caltrans proposals now and in the future.			
	2.27.1	Policy	Monitor Caltrans' planning process for I-680 and I-780 improvements and communicate the City's concerns and priorities to Caltrans.			

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GP Section	No.	General Plan Statement Type	Statement	Priority	Status	Lead
Circulation	2.27.2	Policy	Ensure the continuation of the following City policies in discussions with Caltrans about changes to I-680 and I-780: A) Preserve the Lake Herman interchange vista look-out and rest area. B) Relocate the Industrial interchange northbound off-ramp and southbound on-ramp from the south end of the Sulphur Creek overcrossing at Bayshore Road to the north end at Industrial Way. C) Use the existing toll building at the existing Benicia-Martinez Bridge for a passenger train station for the UP rail line. Provide adequate access to and automobile parking at the station. Provide for the station to accommodate a light rail passenger line on the new bridge. D) Preserve direct access to and from I-780 at East Second and East Fifth Streets. E) Preserve the existing westbound exit from I-780 at Columbus Parkway and ensure that existing commercial buildings are not removed. F) Keep I-780 four lanes. Support spot widenings at selected locations (e.g., the approach to the Benicia-Martinez Bridge on/off merge lanes) to address future capacity problems while still maintaining a four-lane mainline freeway. G) Only support the widening of I-680 to six lanes upon evaluation of alternatives. H) Do not permit sound walls or retaining walls along I-780; Permit sound walls and retaining walls that the community believes would provide benefits that outweigh drawbacks.			
	2.27.3	Policy	Ensure that the Benicia residential and business community is informed about Caltrans' project planning activities, and solicit public input on Caltrans projects.			
	2.27.A	Program	Review existing plans and work with Caltrans to develop proposals that reflect the consensus.	O	Examples of recent success included 2nd span of Benicia-Martinez Bridge, Park Road Sidewalk Project. In 2015, Caltrans began giving quarterly project status reports to the STA Technical Advisory Committee.	Public Works Engineering Division
Public & Quasi-Public	2.28	Goal	Improve and maintain public facilities and services.			
	2.28.1	Policy	Require that new development not reduce the levels of service in existing neighborhoods below City standards.			
	2.28.A	Program	Establish standards for city services and facilities, as approved by the City Council (see also Program 2.6.E).	C	Standards have been established and are updated as required. The Department enforces engineering and construction standards, safety standards, and water/wastewater treatment standards, which are either published by the City or an outside regulatory agency. Many of the standards, such as water/wastewater, are thresholds of service and water quality.	Public Works Engineering Division
	2.29	Goal	Provide for churches to locate where conflicts with adjacent land uses will be minimized.			
	2.29.1	Policy	Inside the Urban Growth Boundary, allow churches outright in community commercial zones and as a conditional use in other zones. Make every effort to provide lands for needed religious assembly when planning large new projects in these zones.			
	2.29.2	Policy	Encourage the location and design of church facilities to be compatible with neighboring properties.			
	2.29.3	Policy	In any future developments, consider earmarking land for quasi-public uses.			
Parks and Recreation	2.30	Goal	Maintain and improve existing parks and recreation programs.			
	2.30.1	Policy	Enhance existing city recreation facilities and programs.			
	2.30.A	Program	Develop programs that promote higher and better use of Benicia's recreation facilities and programs. [Recreation facilities include parks and buildings.]	O	The Community Services Division continually creates and implements ongoing programs that use facilities and parks.	Parks & Community Services Dept.
	2.30.B	Program	Conduct periodic surveys about ways to improve City recreation facilities and programs	O	Ongoing.	Parks & Community Services Dept.
	2.30.C	Program	Direct the Parks, Recreation & Cemetery Commission to annually audit and recommend additions to and updates of the Parks Master Plan.	O/1	City Council allocated funding to update the 1997 Parks, Trails & Open Space Master Plan in 2020. The plan process, which began in November, 2020, is expected to be completed by mid-2022. The City's Landscape & Lighting Assessment District will concurrently be updated to a Parks, Landscape & Lighting Assessment District.	Parks & Community Services Dept.
	2.30.D	Program	Establish cooperative relationships with public agencies and applicable public interest groups in developing plans for parks and recreation programs.	O	The Parks and Community Services Department regularly works with partner agencies and stakeholder groups to develop plans, programs, and facilities.	Parks & Community Services Dept.

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Parks and Recreation	2.30.E	Program	Distribute special park features (e.g., gazebos, bandstands, fountains, sculpture, overlooks, etc.) at key locations in neighborhood and community parks to enhance neighborhood character, provide a focus for a park, or create a place for viewing.	O	Opportunities for overlooks and other special features are assessed on a project by project basis, but will be comprehensively reassessed when the Parks, Trails & Open Space Master Plan is updated.	Parks & Community Services Dept.	
	2.30.F	Program	Continue to share City park facilities with the School District and consolidate park and school lands wherever feasible.	O	Staff provides facility requests per the Joint Use Agreement; works with School District to expand availability of facilities.	Parks & Community Services Dept.	
	2.30.G	Program	Develop a process to evaluate existing facilities and determine their utilization.	O	With input from staff, the Parks Recreation and Cemetery Commission, and the community facility utilization is evaluated by staff.	Parks & Community Services Dept.	
	2.30.2	Policy	Increase resident awareness of the available recreational opportunities in the city.				
	2.30.H	Program	Develop public information materials (including a color map and table of citywide recreation facilities), and a comprehensive sign system about parks and recreational opportunities.	O	A brochure is distributed three times a year promoting programs and facilities. Staff utilizes a Public, Educational, Governmental channel, the city website, and a Facebook page to provide information and promote programs. A dog access brochure and regional trail signage program are under development. When funded, the Parks, Trails & Open Space Master Plan update is expected to modernize signage and wayfinding.	Parks & Community Services Dept.	
	2.30.3	Policy	Incorporate water conservation into park planning and design.				
	2.30.I	Program	Use primarily native plant species and other drought tolerant plants in all parks and open space areas.	O	Where possible, native and drought tolerant plants are used to replace depleted plantings and for new plantings. New landscapes recently installed at the library and SP Depot are low water, low maintenance landscapes. The City has partnered with Benicia Tree Foundation to plant oaks, buckeyes, and redbuds from locally sourced seed at Lake Herman Regional Park, Park Solano, Francesca Terrace Park, and along the Rose Drive pathway.	Parks & Community Services Dept.	
	2.30.J	Program	Use drip irrigation and other water efficient irrigation methods in all parks.	O	Both Drip Irrigation and Water-Efficient Irrigation methods are used. An evapotranspiration controller system has been installed at 17 sites. Staff received grant money from CSC in 2014 and expanded the evapotranspiration system. Staff also completed design for drip irrigation along East 2nd Street and Rose Drive and in front of the Library. The removal of turf and installation of drought tolerant plant material in front of the Library was completed in 2017.	Parks & Community Services Dept.	
	2.30.4	Policy	Protect plant and animal life as part of any park improvement project involving sensitive habitat areas of local or regional significance.				
	2.30.5	Policy	Design park improvements to facilitate accessibility and maintenance.				
	2.30.K	Program	Regulate concessions stands in park and recreation areas consistent with the Parks, Trails, and Open Space Master Plan.	O	Staff continues to work with the user groups to encourage them to provide healthy choices at their concession areas.	Parks & Community Services Dept.	
	2.30.6	Policy	Continue to establish appropriate uses and programs for Lake Herman Regional Park that (a) preserve and maintain its natural condition and scenic value while providing for increased, passive, low impact recreational opportunities and (b) maintain and/or enhance Lake Herman's wetlands to attract a variety of wildlife to the area; (c) preserve rock outcroppings and creekside vegetation.				
	2.31	Goal	Maintain safety at parks/open space.				
	2.31.1	Policy	Improve and maintain safety in existing parks and design park improvements to facilitate security and policing.				

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Parks and Recreation	2.31.A	Program	Continue coordination with the City police department to provide mobile patrol of parks and open space areas.	O	Ongoing.	Parks and Community Services Dept. and Police Dept.
	2.31.B	Program	Continue coordination with the City Fire Department regarding fire season warning and control, emergency vehicle access, support facilities, and response.	O	Ongoing.	Parks and Community Services Dept. and Fire Dept.
	2.31.C	Program	Continue to coordinate with neighborhood watch programs to provide added security at parks, along trails, and in the open space areas.	O	Added community cameras at four locations to add safety (locations are City Park, Community Park, Lake Herman Park, and bottom of First Street). This program remains ongoing.	Parks and Community Services Dept. and Police Dept.
	2.31.D	Program	Coordinate with the Benicia Unified School District regarding safety concerns at joint use facilities.	O	Ongoing.	Parks & Community Services Dept.
	2.32	Goal	Expand the City's park system to accommodate future community needs.			
2.32.1	Policy	Establish new parks/recreation areas.				
Parks and Recreation	2.32.A	Program	Ensure that lands dedicated for park land are of sufficient in size to accommodate the uses and facilities proposed, graded for those uses, and free of hazardous and toxic waste materials for each park site.	O	Staff continually works on this. In addition, the General Plan provides standards for three categories of City Parks: Regional (10 acres per 1,000 people), Community (2.5 acres per 1,000 people), and Neighborhood (3.5 acres per 1,000 people).	Parks & Community Services Dept.
	2.32.B	Program	Regularly monitor County, State, and federal funding sources and apply for loans and grants to acquire, develop, and rehabilitate park land and facilities.	O	An interdepartmental City Grant Team regularly reviews grant opportunities for all City projects, including current and proposed park projects.	Parks & Community Services Dept.
	2.32.C	Program	Identify and incorporate the needs of neighborhoods in developing new parks and facilities.	O/1	The Parks Master Plan designates future park sites based on needs determined at the time the plan was prepared (completed July 1997). An update of Benicia's Parks, Trails & Open Space Master Plan was begun in November, 2020 and is expected to be completed by mid-2022.	Parks & Community Services Dept.
	2.32.2	Policy	Continue to develop and enhance recreational benefits of the shoreline and seek public access along the waterfront.			
	2.32.D	Program	Explore public access on private waterfront through collaborative planning or a development review process.	O	Staff collaborates with Planning Division staff when a project along the waterfront triggers a public access requirement and permit from the Bay Conservation and Development Commission. A short but key gap in the downtown waterfront trail was recently completed south of C Street.	Parks & Community Services Dept.
	2.33	Goal	Assure long-term maintenance of the State Parks.			
	2.33.A	Program	Develop a Strategic Plan for addressing State park issues.	O	Staff convene quarterly meetings with State Parks and other local stakeholder agencies to support Benicia State Recreation Area and Benicia Capitol State Historic Park.	Parks & Community Services Dept.
	2.33.B	Program	Work with the State to maintain and improve both parks and identify needed improvements. [For example, utility lines that cross the State Recreation Area should be re-routed.]	O	The City has a limited maintenance agreement with State Parks for maintenance of the Benicia Capitol State Historic Park lawn and landscapes fronting First Street and West G Street.	Parks & Community Services Dept.

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GP Section	No.	General Plan Statement Type	Statement	Priority	Status	Lead
Parks and Recreation	2.33.C	Program	Work with the State to keep the State Recreation Area open to the public for day use.	O	The seven agency Solano State Parks Committee continues to meet quarterly and advocates for both Benicia State Parks. Multiple Committee members have entered donor and/or maintenance agreements with State Parks, with the City and Benicia State Parks Association involved in both state parks. The City is evaluating climate change relate risks (sea level rise) to the State Recreation Area (SRA) as part of the City's Climate Adaptation Plan. The SRA is currently open to the public for daily use, with recent investments in core park infrastructure by the State and partners.	Parks & Community Services Dept.
	2.33.D	Program	Work with the State to assure that the Capital maintains maximum opening hours for public enjoyment and use.	O	City has continued the successful maintenance agreement to maintain the Capitol grounds. Benicia State Parks Association has an agreement to assist in the operation of the Capitol and Fisher Hanlon House. The Capitol State Historic Park is now open to the public four days per week.	Parks & Community Services Dept.
Schools	2.34	Goal	Ensure adequate school facilities to serve all residential areas.			
	2.34.1	Policy	Approve new residential projects only if adequate school facilities are available or will be available when needed.			
	2.34.A	Program	Continue to work with the School District to identify appropriate sites if needed for future expansion and new construction of public schools.	C/O	Staff enforces this program with any large residential application through the environmental review process, which requires evaluation of the project's impact on school capacities. In addition, the City Manager regularly meets and coordinates with the Benicia Unified School District.	Community Development Planning Division and City Manager's Office
	2.35	Goal	Cooperate with the School District to provide opportunities for citizen use of the schools.			
	2.35.1	Policy	Continue to seek innovative ways for the City to use school facilities and grounds jointly with the School District.			
	2.35.A	Program	Continue to maintain and implement the joint-use agreement between the City and BUSD.	O	Ongoing.	Parks & Community Services Dept.
	2.35.B	Program	Maintain zoning that, in the event any schools are closed or relocated, will support the reuse of closed school sites for public or quasi-public uses.	C/O	The Zoning Map designates existing school sites within the Public and Semi-Public Zoning District.	Community Development Planning Division
Water	2.36	Goal	Ensure an adequate water supply for current and future residents and businesses.			
	2.36.1	Policy	Approve development plans only when a dependable and adequate water supply to serve the development is assured.			
	2.36.2	Policy	Continue to pursue and secure adequate water sources of the highest quality available.			
	2.36.A	Program	Pursue use of reclaimed wastewater—especially for major industrial users—where feasible.	3	A feasibility study of the Water Reuse Project was completed in June 2017. The U.S. Bureau of Reclamation is in the process of preparing a Biological Assessment and Finding of No Significant Impact (FONSI) to comply with U.S. Fish and Wildlife Service requirements. This must be completed to receive federal grant funding. Three of the four State Prop 1 funding packages have been submitted to the State. The financial package is outstanding. The Water Reuse Project would provide approximately 2,000 acre-feet per year of recycled water for Valero's cooling tower. Recycled water would also be available for use by City landscape irrigation customers located near the pipeline route from the wastewater treatment plant to the refinery. The project could potentially reduce the City's potable water demand by 20-25%.	Public Works Waste Water Division
	2.36.3	Policy	Implement measures to reduce water consumption.			

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Water	2.36.B	Program	Initiate water conservation programs and conduct drought contingency planning.	O	The City continues to encourage conscientious water practices and will maintain compliance with the State's impending permanent regulations. The City replaced all mechanical water meters with advanced metering infrastructure. WaterSmart, an online water use dashboard, is available to all residential customers to help monitor consumption.	Public Works Water Quality Division
	2.36.C	Program	Continue to implement City-adopted water conservation Best Management Practices (BMP). (see Glossary)	O	The City partners with Solano County Water Agency to sponsor water conservation programs and complies with State Water Resources Control Board mandates.	Public Works Water Quality Division
	2.36.D	Program	Continue to require development to utilize adopted City standards for low-water-use landscaping.	O	Program implemented as part of development review and approval process. Funding (10 million) now available from agreement with Valero. New State Water Efficient Landscape Standards became effective January 2010.	Community Development Dept. Planning Division
	2.36.4	Policy	Encourage public and private uses to minimize water use and to recycle processed water whenever and wherever feasible.			
	2.36.E	Program	Promote the retrofitting of public buildings with water conservation features.	O	Water saving retrofits have been completed in most City facilities. Low water landscape retrofits have been completed outside several City buildings, as part of current PCS standard practice.	Community Development Dept. and Parks & Community Services Dept.
	2.36.F	Program	Assist hospitality-related businesses to actively promote water conservation.	O	Program is implemented through the Public Works Water Quality Division.	Public Works Water Quality Division
Water	2.37	Goal	Identify and preserve groundwater resources.			
	2.37.1	Policy	Work with the RWQCB to protect groundwater quality.			
	2.37.2	Policy	Ensure the cleanup of groundwater contamination resulting from the IT Panoche Hazardous Waste Facility.			
	2.38	Goal	Protect water quality.			
	2.38.1	Policy	Continue to require the use of feasible and practical Best Management Practices (BMP) to protect receiving waters from adverse effects of construction and urban runoff.			
	2.38.A	Program	Continue the Storm Water Pollution Prevention Program (SWPPP) and the Industrial Pretreatment Program and continue to implement the Erosion Control Ordinance.	O	The City is regulated by and complies with General Orders 2013-0001-DWQ and 2014-0057-DWQ.	Public Works Water Quality and Engineering Divisions
	2.39	Goal	Provide safe drinking water and improve its taste and odor.			
	2.39.1	Policy	Ensure that water quality goals are consistently met.			
	2.39.A	Program	Continue to cooperate in regional efforts by organizations such as the CALFED Program to improve the quality of the City's source water.	O	CALFED is defunct and many of its original functions are now carried out by the Delta Stewardship Council and the Department of Water Resources. Regional water resource efforts are primarily implemented through both the Solano County Water Agency.	Public Works Water Division
	2.39.B	Program	Continue to optimize treatment operations in conjunction with the implementation of the City's five- and 10-year Capital Improvements Programs.	O	Ongoing (with approved funding.)	Public Works Wastewater and Water Divisions
	2.39.C	Program	Educate the public about City efforts to improve the taste and odor of its drinking water.	O	The City prepares an annual water quality report by July 1st. Customers are notified via postcard that the report is available on-line or a paper copy can be mailed upon request.	Public Works Water and Water Quality Division
	2.40	Goal	Ensure adequate wastewater treatment capacity to serve all development shown in the General Plan.			
	2.40.1	Policy	Approve changes in land use designations for new development only if adequate wastewater treatment capacity is assured.			
	2.40.2	Policy	Promote use of reclaimed wastewater where feasible.			

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Water	2.40.A	Program	Prepare, adopt, and implement a sewer maintenance and replacement program.	O	As a result of the River Watch Settlement, the CCTV (Closed Circuit Television) Critical Condition Assessment within 200 feet of waterways was completed in September 2017. Total system condition assessment is ongoing. The adopted sewer rates for Fiscal Year 16/17 through 20/21 provide funding for maintenance and repair of sewer lines.	Public Works Wastewater and Field Maintenance Divisions
	2.40.B	Program	Continue to implement the City's Wet Weather Management Plan.	O	Through routine surveillance, maintenance, and repair/replacement infiltration and inflow is reduced.	Public Works Wastewater and Field Maintenance Divisions
	2.40.3	Policy	Encourage developments with projected high strength discharges to reduce pollutants directly to the City's wastewater system.			
	2.40.C	Program	Educate developers about recycling and other technological methods where feasible.	O	Managed by the City Manager's Office, supported by Fire Dept., in conjunction with solid waste and recycling contractor.	Fire Dept.
	2.40.D	Program	Continue to pursue the City's Pollution Prevention Program for all users of the City's wastewater system including commercial, industrial, and residential.	O	Ongoing.	Public Works Water Quality Division
	2.40.E	Program	Continue to pursue the City's pretreatment program for industrial dischargers.	O	Ongoing.	Public Works Water Quality Division
	2.41	Goal	Minimize WWTP operational upsets, potential discharge of inadequately treated wastewater, and the emission of odor and noise.			
	2.41.1	Policy	Continue efforts to replace the gaseous chlorine system with a less hazardous chemical (such as a liquid chlorine system) that will address the potential safety impacts to the neighborhood surrounding the WWTP.			
	2.41.2	Policy	Continue to work with neighbors to implement programs that minimize odor, noise, and potential safety impacts to the neighborhood surrounding the WWTP.			
	2.42	Goal	Enhance the recycling of solid waste.			
2.42.1	Policy	Strive to accomplish the mandated objectives of the California Integrated Waste Management Act.				
Recycling	2.42.A	Program	Adopt and implement a Source Reduction and Recycling Plan (SRRP) and Hazardous Household Waste Plan (HHWP) which include components for waste characterization, source reduction, recycling, composting, special waste diversion, education, public information, disposal facility capacity, funding, and the safe use, disposal, and recycling of household hazardous materials.	C	Completed	Fire Dept.
	2.42.B	Program	Encourage local recycling facilities to be available to the public.	C	Completed	Fire Dept.
	2.42.C	Program	Pursue establishment of curbside service that would pick up and compost yard waste and make it available to City residents for a reasonable cost.	C	Completed	Fire Dept.
Utilities	2.43	Goal	Allow installation of telecommunications equipment and distribution networks that maintain and protect health, safety, and quality of life and avoid visual clutter.			
	2.43.1	Policy	Minimize the visual impacts of siting exposed commercial antenna structures in scenic corridors and residential and historic districts.			
	2.43.A	Program	Establish design requirements for commercial antennas and associated equipment and distribution networks.	C/O	Benicia's Wireless Telecommunications Ordinance was adopted in 2006 and sets forth requirements for design.	Community Development Planning Division
	3.1	Goal	Maintain and enhance Benicia's historic character.			
	3.1.1	Policy	Encourage reuse of historic buildings; if feasible, encourage relocation rather than demolition.			

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Historic Preservation	3.1.A	Program	Continue to maintain a current inventory of historic and architectural resources in the city.	C/O	An updated Historic Resources Inventory was approved in 2009 by the City Council. In addition, a grant funded Historic Context Statement was adopted in 2011. In 2013 and 2016 City Council approved the addition of 251 West G Street and 818 First Street as contributing buildings to the Downtown Historic Overlay District, respectively.	Community Development Planning Division	
	3.1.2	Policy	Enhance the economic potential of historic and architectural assets.				
	3.1.3	Policy	Preserve historic trees and landscapes. (Refer to the Arsenal Historic Conservation Plan, November 1993, for guidance on historic trees and landscaping.)				
	3.1.B	Program	Become a Certified Local Government (CLG) by applying to the State Department of Historic Preservation.	C	Benicia was granted CLG status in 2007 and currently maintains its status and submits required annual reports to the State Office of Historic Preservation.	Community Development Planning Division	
Historic Preservation	3.1.C	Program	Define the boundaries necessary to preserve the historical significance of the Camel Barn complex.	3	Not part of the current work program. May require outside resources.	Community Development	
	3.1.D	Program	Continue to work and cooperate with the Benicia Historical Society on historic preservation issues.	O	Staff regularly coordinates with the Benicia Historical Society. Staff supported the Historical Society's successful nomination of the Von Pfister General Store and Southern Pacific Depot to the National Register of Historic Places. In 2019, the City established a standing meeting with Historical Society representatives to review matters relating to historic preservation and coordinated directly on multiple projects including the Accessory Dwelling Unit (ADU) ordinance, Objective Planning Standards, Downtown Design Guidelines, and Eastern Gateway study.	Community Development Dept. Planning Division and Parks & Community Services Dept.	
	3.1.4	Policy	Promote the preservation and enhancement of historic neighborhoods, commercial areas, and governmental districts.				
	3.1.5	Policy	Permit new development, remodeling and building renovation in historic districts when consistent with the policies of the applicable Historic Conservation Plan.				
	3.1.6	Policy	Promote restoration of public and privately-owned historic and architecturally significant properties.				
	3.1.E	Program	Develop a program for inspections of historic structures.	O	City staff conducts annual inspections of historic homes that are under a Mills Contract Agreement with the City. All other structures are not inspected. Regular inspections of city facilities for protection and maintenance are customary. No funds currently available to develop a Historic Structures Report.	Community Development Planning Division and Parks & Community Services Dept.	
	3.1.F	Program	Seek public and private funding for historic preservation and maintenance.	O	Staff actively researches funding opportunities to implement historic preservation efforts. In 2020, \$800,000 of settlement funds were made available to support preservation of city-owned historic properties.	Community Development Planning Division and Parks & Community Services Dept.	
	3.1.G	Program	Develop a program for property tax incentives.	C/O	Benicia established a Mills Act Program for owners of historic properties in 2003. In 2016, two new contracts were approved for a total of 40 properties that are participating in the Mills Act Program (One property, the Union Hotel, is currently phasing out of the program due to voluntary cancellation).	Community Development Planning Division	
	Preservation	3.1.H	Program	Consider waiving or reducing building permit fees for qualified work necessary to rehabilitate or restore historic structures.	O	Implemented on a case-by-case basis as determined by the Community Development Director. A comprehensive program would require outside resources.	Community Development Planning Division

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Historic Preservation	3.1.I	Program	Publicize opportunities and incentives for historic preservation to owners of historic buildings.	C/O	In 2014, the Historic Preservation Review Commission (HPRC) and staff created a brochure highlighting the City's historic preservation program. The City participates in and supports National Preservation Month in May, has attended Benicia's Farmers Market to distribute information, and routinely collaborates with Benicia Main Street, Benicia Historical Society, and Benicia Historical Museum to promote historic preservation.	Community Development Planning Division
	3.1.J	Program	Continue to assist owners of historic homes in lower-income areas with low interest loans through Community Development Block Grants (CDBG), when available.	O	The City is currently administering a CDBG grant for the Benicia Housing Authority to fund improvements to its senior living facility, Casa de Vilarrasa.	Community Development Planning Division
	3.1.K	Program	Establish a Historic Preservation Commission.	C	The Historic Preservation Review Commission (HPRC) was established in 2005. Meetings are conducted regularly, on the fourth Thursday of each month.	Community Development Planning Division
	3.1.L	Program	Adopt and maintain a landmarks ordinance.	3	Regulations for landmarks are embedded in the Zoning Ordinance (BMC 17.54 H Overlay), but a separate, stand-alone, ordinance is currently not part of the Department's work program and no funding has been allocated for this purpose.	Community Development Planning Division
	3.1.M	Program	Inform title companies that properties in Benicia may be affected by historic preservation regulations.	PC/3	A complete list of historic properties by address and parcel number has been compiled. A disclosure was recorded in 2009 and appears on title search. The Planning Division routinely provides support to title companies and Realtors regarding historic designation.	Community Development Planning Division
Archaeology	3.2	Goal	Protect archaeological (including underwater) sites and resources.			
	3.2.1	Policy	Ensure the protection and preservation of artifacts in known, and as yet unidentified, areas.			
	3.2.A	Program	Work with the California Archaeological Inventory to develop an inventory of existing and potential archaeological sites.	3	Not part of the current work program.	Community Development Planning Division
	3.2.B	Program	Refer development proposals that may adversely affect archaeological sites to the California Archaeological Inventory.	O	Staff implements this program as needed/required.	Community Development Planning Division
	3.2.C	Program	Develop City regulations regarding inspections, code enforcement, and regulation of pot hunters.	3	Not part of the work program. Depending on other department priorities, may require outside consultant resources.	Community Development Planning and Building Divisions, Fire Dept.
3.2.D	Program	Require that all sites with archaeological resources likely to be disturbed by a proposed project be analyzed by a qualified archaeologist and an appropriate program developed to mitigate any impacts from the project.	O	Staff implements this program as needed/required.	Community Development Planning Division	
	3.3	Goal	Increase public awareness of cultural resources and activities.			
	3.3.1	Policy	Preserve and enhance cultural organizations, resources and activities.			
	3.3.A	Program	Utilize the City's web page and other information sources to advertise cultural activities.	O	Information is found on the Library's website and on the homepage of the Arts & Culture Commission.	Library Dept.

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Cultural	3.3.B	Program	Continue City funding of cultural activities and the Camel Barn Museum.	O	Ongoing.	Library Dept.	
	3.3.C	Program	Require periodic reports of the results of City funding.	O	Six nonprofit organizations received funds in 2015-2016 and 2016-2017, and five received funds in 2017-2018.	Library Dept.	
	3.3.D	Program	Investigate the creation of a City-appointed cultural commission.	C	The Arts & Culture Commission was established in 2009 through City Council passage of Ordinance 09-15. Their charge is to support and promote art and cultural programs and activities.	Library Dept.	
	3.3.E	Program	Develop promotional materials that increase community awareness of the Camel Barn museum.	O	The Library works closely with the Historical Museum to provide information on its programs and services. In 2015, the Museum became part of the Library's "This Pace Has History" project. In addition, the Museum provides passes that can be checked out at the Library, allowing free access to the Museum.	Library Dept.	
	3.3.F	Program	Expand the museum to include other historic buildings.	O	Ongoing.	Parks & Bldg. Maintenance	
	3.4	Goal	Support the library and the services it provides to the community.				
3.4.1	Policy	Maintain and expand library services.					
Cultural	3.4.A	Program	Keep the library up-to-date with electronic and other technological developments.	O	Ongoing. The Library now provides 1 gigabyte of access through the CalREN/CENIC network to public computers. A variety of digital materials are available, including downloadable audio-books, magazines, and books. E-readers and Playaway digital readers are also available. In 2017, the Library added Link+ borrowing to provide access to materials from libraries throughout California.	Library Dept.	
	3.4.B	Program	Plan for expanding library services into existing unfinished lower level, with space allocated according to the needs of the community.	3	On hold pending funding.	Library Dept.	
	3.4.2	Policy	New development will be required to underwrite additional materials.				
	3.4.C	Program	Maintain an adequate "book fee." (See Glossary for definition.)	O	Fee is charged per dwelling. The fee for a single-family unit has been raised to \$291 and will be increased to \$348 in 2022. The fee for a multi-family unit has been raised to \$253 and will be increased to \$270 in	Library Dept., Finance Department	
	3.5	Goal	Promote events with wide community attraction.				
	3.5.1	Policy	Support community-wide and special events, such as arts in the park, a farmers' market, and open studios.				
3.5.2	Policy	Plan special events while keeping in mind the need to minimize noise and traffic congestion.					
Art	3.6	Goal	Support and promote the arts as a major element in Benicia's community identity.				
	3.6.1	Policy	Attract and retain art-related businesses.				
	3.6.2	Policy	Continue to allow and encourage live/work spaces for artists.				
	3.6.A	Program	Evaluate where live/work spaces are allowed and what restrictions are placed on them.	PC/3	The Zoning Ordinance identifies locations where work/live units are allowed by zoning district. Further evaluations for work/live and accompanying regulations were done during the development of the Downtown Mixed Use Master Plan (adopted 2007) and the Draft Lower Arsenal Specific Plan (not adopted).	Community Development Planning Division	
3.6.B	Program	Encourage expansion of art retailing on First Street.	PC/3	The City continues to be the lead in our annual Art Walk program where the City highlights are local First Street Galleries on the Second Saturday during the summer months. This event is also sponsored by the Downtown Benicia Alliance. In response to the COVID-19 pandemic, the City has implemented several initiatives to maintain	City Manager's Office		

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	3.6.3	Policy	Enhance public places with art.			
	3.6.C	Program	Work with developers and builders to incorporate public art into projects, where applicable.	O/3	The potential for public art is evaluated in concert with project applications, e.g. recent projects include the Waterfront Enhancement and Master Plan approved by City Council in December 2014, which incorporated public art in the plan. There is currently no budget to create a comprehensive program and funding mechanism. Work on the Parks Master Plan will include a Public Art component.	Community Development Planning Division, Parks & Community Services Dept. and Library Dept.
Visual Character	3.7	Goal	Maintain and reinforce Benicia's small-town visual characteristics.			
	3.7.1	Policy	Ensure that new development is compatible with the surrounding architectural and neighborhood character.			
	3.7.2	Policy	Encourage "place-making"—the arrangement of built elements to create indoor or outdoor spaces that are recognizable and suitable for a specific function or functions.			
	3.7.A	Program	Develop design guidelines for public works and private development that encourage place-making.	O	The City has adopted plans with design guidelines for private property including the Downtown Historic Conservation Plan (guidelines only), Downtown Mixed Use Master Plan (place-making zoning requirements), Arsenal Historic Conservation Plan (guidelines), and Industrial Design Guidelines. Public realm is addressed by the Downtown Streetscape Plan.	Community Development Planning Division and Public Works Engineering Division
	3.7.B	Program	Prepare a citywide urban design plan that addresses landscaping, street trees, landmarks, gateway definitions, vista preservation/enhancement, and protection of shoreline and hillsides.	3	Not part of the current work program. Depending on other Department priorities, may require outside consultant resources.	Community Development Planning Division, Public Works Engineering Divisions and Parks & Community Services Dept.
	3.7.C	Program	Develop citywide requirements for screening service entrances and equipment.	PC/3	Zoning Ordinance contains regulations requiring mechanical screening. There are not requirements to screen service entries and this is not part of our current work program.	Community Development Planning Division
	3.7.D	Program	Develop a schedule and financing plan for undergrounding power and telephone lines.	O	Designated Rule 20A monies are utilized to incorporate undergrounding projects into Capital Infrastructure Projects when major arterials are reconstructed.	Public Works Engineering Division
	3.7.3	Policy	Encourage consistent street tree planting, other types of landscaping, and neighborhood gardens.			
	3.7.E	Program	Advertise the existence of guidelines for tree preservation, planting, and removal guidelines.	O	Ongoing.	Parks & Community Services Dept.
	3.7.4	Policy	Where feasible, install and maintain landscape (planter) strips that separate sidewalks from the streets.			
	3.7.F	Program	Establish an adequate minimum width for landscape strips so that plant materials (especially trees) do not damage the sidewalk, curb, or gutter.	C	The Zoning Ordinance sets design standards for parking lots adjoining street property lines, including minimum widths for landscape strips.	Community Development Planning Division
	3.7.G	Program	Modify the City's street improvement standards to accommodate landscape strips.	PC	Included in the City Neighborhood Traffic Calming Program toolbox.	Public Works Engineering Division
	3.7.5	Policy	Preserve the grid pattern of Benicia streets.			

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Visual Character	3.7.H	Program	Require that land use and circulation plans for property along arterials minimize the need for sound walls.	C/O	Development applications are reviewed for consistency with General Plan policies and programs. This program would apply to large-scale projects with the potential to generate considerable noise from stationary or non-stationary noise sources or to the siting of noise sensitive land uses.	Community Development Planning Division and Public Works Engineering Division
	3.8	Goal	Preserve First Street as the community focal point of Benicia.			
	3.8.1	Policy	Design new and renovated buildings along First Street to accommodate ground level retail commercial.			
	3.8.A	Program	Develop urban design improvements to unify Solano Square with City Park and the Civic Center.	PC/1	Grant funded improvements to the intersection of First Street and Military have been completed; includes enhanced crossings to Solano Square and installation of new sidewalk along driveway entrance to Solano Square. In addition, Solano Square is part of Benicia's Priority Development Area, which will make the area eligible and more competitive to receive grants for future planning endeavors.	Community Development Planning Division and Public Works Engineering Division
	3.8.2	Policy	In the transition areas east and west of First Street, encourage the adaptive re-use, rather than replacement, of existing residential structures.			
	3.9	Goal	Protect and enhance scenic roads and highways.			
	3.9.1	Policy	Preserve vistas along I-780 and I-680.			
	3.9.A	Program	Inventory scenic resources along I-780 and I-680.	3	Not part of current work program. Depending on other Department priorities, may require outside consultant resources.	Community Development Planning Division
	3.9.B	Program	Investigate and apply for State Scenic highway designation of Interstate Highways I-780 and I-680.	C	Based on Caltrans criteria, both I-680 and I-780 are most likely not eligible to be designated. However, I-780 has been designated a "Landscape Freeway".	Public Works Engineering Division
	3.9.C	Program	Develop a sign enforcement program along the freeways.	3	An electronic billboard was permitted with a use permit in 2018, together with a City Council-approved lease agreement. The lease was part of a larger strategy towards decreasing the number of billboards along the freeway. Sign enforcement occurs through a complaint-based approach.	Community Development Planning Division and City Attorney's Office
	3.9.2	Policy	Work with the State to complete and maintain landscaping of I-680 and I-780.			
	3.9.D	Program	Preserve the trees on the northern edge of former Pine Lake.	C/O	Some of the trees are dead, though some are still alive. Improved plantings might be required in conjunction with a future development application for this property. The City of Benicia was in communication with the landowner, Benicia Industries, regarding the condition of landscaping at Pine Lake in 2018.	Community Development Planning Division and Parks & Community Services Dept.
	3.9.3	Policy	Orient individual building/business signage toward city streets, not toward I-780.			
	3.9.4	Policy	Develop the City's five identified gateways to provide a sense of entry and exit.			
Visual Character	3.9.E	Program	Prepare land use and design guidelines to direct the nature and character of development at the city's five gateways.	3	The Planning Commission evaluated the city's gateways (2011) and developed a process and recommendation to Council. Subsequent planning efforts have focused on coordinated wayfinding for the Industrial Park (Transportation and Employment Center Plan) and future development of the East Fifth Street area (Eastern Gateway Study, ongoing)	Community Development Planning Division
	3.9.5	Policy	Establish definable neighborhoods in future development and revitalization projects.			
	3.10	Goal	Enhance the streetscape along Military East and West.			

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Visual Character	3.10.A	Program	Develop a concept and streetscape plan for Military.	PC/O	Three significant projects have been completed: Western Gateway, Benicia High School Signal, and Downtown intermodal, all of which include improvements along this major west-east spine of Benicia.	Community Development Planning Division and Public Works Engineering Division
	3.11	Goal	Enhance the East Side.			
	3.11.1	Policy	Focus public investment toward undergrounding utilities, completing sidewalks, adding walking paths, park amenities, landscaping, and street trees on the East Side.			
	3.12	Goal	Improve the appearance of the Industrial Park.			
	3.12.1	Policy	Encourage additional attractive, quality development in industrial areas.			
	3.12.A	Program	Continue to implement and revise as necessary the Industrial Design Guidelines.	C/O	Adopted in 1989. The Planning Division routinely enforces these guidelines with industrial development applications. Wholesale revision of the guidelines is not part of the current work program and would likely require outside consultant resources.	Community Development Planning Division
	3.12.B	Program	Adopt an ordinance establishing minimum standards for outdoor storage and yard maintenance within public view.	C	Outdoor storage is regulated in the Zoning Ordinance. For yard maintenance, the City regulates through its Neighborhood Nuisance Code, Weed and Rubbish Code, Property Maintenance Code; and landscape standards require all landscaped areas to be permanently maintained.	Community Development Planning Division
	3.13	Goal	Improve urban design qualities of the waterfront and public access to the shoreline.			
	3.13.1	Policy	Enhance waterfront vistas.			
	3.13.A	Program	Incorporate public visual areas in new development.	C/O	This is implemented at the time of application submittal. Planning staff coordinates with the Bay Conservation and Development Commission (BCDC) to ensure public access is provided as set forth in Special Area Plan No. 3: Benicia Waterfront, San Francisco Bay Plan (adopted 1977). Recent projects where the city collaborated with BCDC include: 127-131 First Street (Tannery Building).	Community Development Planning Division
	3.13.2	Policy	Improve pedestrian amenities along waterfront streets and walkways.			
	3.13.3	Policy	Take advantage of water orientation for recreation and industrial uses.			
	Visual Character	3.13.B	Program	Develop a plan for public and pedestrian access to and along the waterfront and shoreline.	PC/1	Both the Downtown Streetscape Master Plan and the Special Area Plan No. 3: Benicia Waterfront, San Francisco Bay Plan provide guidance and direction to ensure public access is provided. The Urban Waterfront Enhancement and Master Plan for the area between First Street and the Marina was adopted in 2014. The Transportation Employment Center Plan of 2017 includes plans for enhanced shoreline access in the Benicia Industrial Park. Staff worked with regional trail partners to develop a Vision Plan for the shared shoreline trail alignment around the Carquinez Strait, including the Benicia shoreline. The Parks, Trails & Open Space Master Plan will provide additional review and direction regarding shoreline access.
3.13.C		Program	Complete the pathway system from Point Benicia along the entire shoreline to the intersection of West Second and G Street.	3	Not part of the current work program. May require outside resources to develop a plan and determine legal and liability issues. C Street Park and the Tannery pathway were both completed in 2016, completing the shoreline pathway from C Street to the Peninsula Pier.	Community Development Planning Division and Parks & Community Services Dept.

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	3.13.D	Program	Use privately dedicated walkways to link to the waterfront.	3	Not part of the current work program. May require outside resources to develop a plan and determine legal and liability issues. Projects where private walkways link to waterfront include Anderson Lane and Semple Crossing housing developments.	Community Development Planning Division
Regional/Subregional Open Space/Trails	3.14	Goal	Provide a buffer between Benicia and adjacent Communities.			
	3.14.1	Policy	Continue to implement the provisions of the Tri-City and County Cooperative Plan for Agriculture and Open Space Preservation and the 1979 Benicia/Vallejo Memorandum of Understanding to Preserve the Buffer (often referred to as the Benicia-Vallejo Open Space Buffer).			
	3.15	Goal	Provide buffers throughout the community.			
	3.15.1	Policy	Preserve and protect, through a variety of methods, a pattern of open space buffers and greenbelts throughout the Planning Area.			
	3.15.A	Program	Identify and evaluate open spaces (by function, location, size, connectivity, and views of open space).	C/O	The City's shared GIS software with Solano County provides mapping and data capabilities for each parcel in Benicia, including all land zoned Open Space.	Community Development Planning Division and Parks & Community Services Dept.
	3.15.B	Program	Adopt an open space preservation program aimed at acquiring or assisting in acquiring rights to open space within the Planning Area.	O/3	This is not part of the current work program and is not budgeted. However, the Sky Valley Open Space Committee meets when necessary to discuss other implementation options, e.g. CA Rangeland Trust assistance with conservation easements.	Community Development Planning Division and Parks & Community Services Dept.
	3.15.C	Program	Utilize existing land trusts.	O/3	Staff continues to collaborate as needed with the Solano Land Trust.	Community Development Planning Division and Parks & Community Services Dept.
	3.15.2	Policy	Preserve public views of public open space and maintain existing vistas (including the Northern Area vistas) wherever possible.			
	3.15.D	Program	Where applicable, require that new developments include view corridors that allow viewing open space from public roadways and public use areas.	C/O	This program is implemented at the time of a development application.	Community Development Planning Division
	3.15.3	Policy	Avoid creating difficult-to-use residual open space in new development areas.			
	3.15.E	Program	Evaluate each proposed open space area to ensure it is large enough to meet its intended purpose.	O	Ongoing as needed.	Parks & Community Services Dept.
	3.15.4	Policy	Use open space as a buffer against natural or man-made hazards.			
	3.15.F	Program	Require open space buffers around known hazardous areas, such as the Exxon Refinery and the IT site.	C/O	The General Plan Land Use Diagram indicates a 200-foot buffer, in the form of Open Space Zoning, between lands owned by Valero and adjacent residential uses. The buffer extends from East 2nd above Tennys Drive, to the north past Rose Drive and north of the Water's End subdivision. Open Space buffers are shown around the IT site as the surrounding area is outside of the City limits.	Community Development Planning Division
	3.15.5	Policy	Encourage the landscaping of existing open spaces, and landscape new open spaces with native plants.			
	3.15.6	Policy	Restore and maintain natural landscapes in a natural manner.			
3.15.G	Program	Develop a landscape master plan for open space areas.	3	Not part of the current work program. This will require outside resources. May be able to move this forward as one element of the proposed update of the Parks, Trails & Open Space Master Plan.	Parks & Community Services Dept. and Community Development Planning Division	
3.16	Goal	Preserve key land forms which separate Benicia physically and visually from adjacent communities.				

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Regional/Subregional Open Space & T	3.16.1	Policy	Maintain visual and physical separation from Vallejo and Fairfield.			
	3.16.A	Program	Use the westernmost parcels designated as open space to provide a buffer with Vallejo.	C	Parcels along the western edge of City Limits are zoned Open Space.	Community Development Planning Division
	3.16.2	Policy	Work with Vallejo to minimize visible development along the Boundary Hills			
	3.16.3	Policy	Allow no additional access roads between Columbus Parkway and Lake Herman Road.			
	3.17	Goal	Link regional and local open spaces.			
	3.17.1	Policy	Attempt to link existing regional and local open spaces using trails and open space corridors.			
	3.17.A	Program	Acquire open space corridors that link existing regional and local open spaces, where feasible.	PC/3	Dedicated linkages exist amongst a majority of local and regional open space areas. However, there is no budget to formally acquire all of these areas; the linkages that do exist within City boundaries are protected through zoning land use limitations. Continued partnerships with regional non-profits will be key to extending regional trail linkages through the Urban Growth Boundary, State, County, and land trust	Community Development Planning Division and Parks & Community Services Dept.
	3.17.B	Program	Construct trails in open space corridors linking regional and local open spaces.	O/3	Additional connector trails in open space may be considered when the Parks, Trail, and Open Space Master Plan is updated.	Parks & Community Services Dept.
	3.18	Goal	Protect agricultural use.			
	3.18.1	Policy	Preserve rangeland north of Lake Herman Road.			
3.18.A	Program	Investigate land trusts and other mechanisms to ensure continuity of agricultural uses in the northern portion of the Planning Area.	O/3	The Sky Valley Open Space Committee was established in 2004 to protect agricultural uses and the watershed north of Lake Herman Road through conservation easements and land acquisition. The Committee meets quarterly to discuss this issue. The Committee has worked with the California Rangeland Trust and the Solano Land Trust to ensure protection of open space, particularly in the form of conservation easements. This effort depended largely on property owner interest and consent. However, there is no interest and no budget for acquisition.	Community Development Planning Division	
Biotic Resources	3.19	Goal	Preserve and enhance habitat for special-status plants and animals.			
	3.19.1	Policy	Protect essential habitat of special-status plant and animal species.			
	3.19.A	Program	Require biological assessments in sensitive habitat areas as part of environmental review of proposed development.	C/O	The Planning Division routinely implements this program with projects that may impact sensitive habitat areas. A biological assessment would typically be incorporated into an Initial Study or Environmental Impact Report.	Community Development Planning Division
	3.19.B	Program	Require retention of essential habitat for special status species. If infeasible, require adequate mitigation for loss of special status species and/or habitat in compliance with State and federal regulations.	C/O	The Planning Division routinely enforces this program with projects that may impact sensitive habitat areas. Staff routinely consults with the Department of Fish and Wildlife and the US Fish and Wildlife Service on these types of projects regarding necessary mitigation measures to avoid or compensate for any impacts to sensitive habitats caused by the project.	Community Development Planning Division
	3.20	Goal	Protect and enhance native vegetation and habitats.			
	3.20.1	Policy	Protect native grasslands, oak woodlands, and riparian habitat.			
	3.20.2	Policy	Restore native vegetation, such as birch grasses and oaks, wherever possible for open spaces of existing developed areas.			

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Biotic Resources	3.20.A	Program	Encourage community groups to carry out native plant restoration efforts.	3	The California Native Plant Society, Solano County Chapter, "Willis Linn Jepson", established the Forrest Deaner Native Plant Botanic Garden at the Benicia State Recreation Area, which is now managed by the Benicia State Parks Association. PCS has partnered with Benicia Tree Foundation to plant native oaks and buckeyes at Lake Herman Regional Park, Park Solano, Francesca Terrace Park, and along the Rose Drive pathway.	Community Development Planning Division and Parks & Community Services Dept.
	3.20.B	Program	Limit the loss of native vegetation or require mitigation, or both.	C/O	Planning staff routinely implements this program with projects that may remove vegetation. The City assessed the extent to which marshland/vegetation could be lost do to sea level rise and the Adaptation Plan included strategies to address this issue.	Community Development Planning Division
	3.20.C	Program	Require native and compatible non-native plant species, especially drought-resistant species, to the extent possible in landscaping new development and public areas.	3/O	The City does not have mandates to require plants to be native/drought-tolerant; however, with the 2015 State Model Landscape Ordinance (updated from 2010), this is encouraged through development review process. Parks and Community Services continues to prioritize drought tolerant plantings in new and restored landscapes in City parks and facility landscapes.	Community Development Planning Division and Parks & Community Services Dept.
	3.20.3	Policy	Encourage preservation of existing trees. Especially preserve and protect mature, healthy trees whenever practicable, particularly where such trees are of significant size or are of significant aesthetic value to the immediate vicinity or to the community as a whole.			
	3.20.D	Program	Strive to incorporate existing mature, healthy trees into proposed developments.	C/O	The Planning Division implements this program with projects that may impact mature trees. In the event trees must be removed, replacement trees are a required condition of approval. In addition, the City has a Trees and Street Trees Ordinance that requires a Tree Removal Permit and complete compliance with the Ordinance.	Community Development Planning Division
	3.20.4	Policy	Require protection of movement corridors.			
	3.20.E	Program	Require preservation of open space corridors between Lake Herman, Sulphur Springs Mountain, the Northern Area, the northeast hills, the Benicia State Recreation Area, and the marshlands east of I-680.	3	Not part of the current work program. May require outside resources, including legal counsel. Would require land purchase or purchase of conservation easements to secure corridors, possibly by partner agencies or non-profit organizations.	Community Development Planning Division and Parks & Community Services Dept.
	3.21	Goal	Permanently protect and enhance wetlands so that there is no net loss of wetlands within the Benicia Planning Area.			
	3.21.1	Policy	Encourage avoidance and enhancement of sensitive wetlands as part of future development.			
	3.21.A	Program	Continue to require wetland delineation and mitigation as part of environmental review of proposed development.	C/O	The Planning Division implements this program with projects that may impact wetlands. Staff consults with Department of Fish and Wildlife and the US Fish and Wildlife Service on these types of projects regarding necessary mitigation measures to avoid or compensate for any impacts to wetlands caused by the project.	Community Development Planning Division
	3.21.2	Policy	Require replacement for wetlands eliminated as a result of development at a higher wetlands value and acreage than the area eliminated.			
	3.21.B	Program	Continue to coordinate with the California Department of Fish and Game, United States Fish and Wildlife Service, and the United States Army Corps of Engineers in reviewing proposed wetland modifications.	C/O	Staff coordinates with these entities on applicable projects.	Community Development Planning Division
	3.21.3	Policy	Encourage development of a Suisun Marsh interpretive center near the I-680/Lake Herman Road interchange.			

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Biotic Resource	3.21.C	Program	Work with responsible agencies to develop the Suisun Marsh interpretive center near Lake Herman Road and I-680.	3	Not part of the current work program. May require outside resources.	Community Development Planning Division and Parks & Community Services Dept.
	3.21.4	Policy	Restore and increase marshland areas.			
	3.21.D	Program	Prepare a Local Protection Program (LPP) for the portion of the Suisun Marsh Secondary Management Area within the Benicia General Plan Planning Area.	3	The Bay Conservation Development Commission (BCDC) completed a review of the Suisun Marsh Protection Plan (SMPP) in 2019. An update to the plan is anticipated. Benicia will evaluate its obligations and work program capacity to adopt a Local Protection Plan in accordance with the SMPP and this program.	Community Development Planning Division
	3.21.E	Program	Identify small wetlands and require their protection, restoration, and enhancement as part of open space dedication in proposed development and in citywide open space improvements.	C/O	Staff routinely enforces this program with any development application that may affect wetlands. Similarly, if a wetland were in an area being dedicated for open space, it would be preserved and protected. If this program requires a separate study to identify wetlands, a consultant would need to be retained.	Community Development Planning Division and Parks & Community Services Dept.
Water	3.22	Goal	Preserve water bodies.			
	3.22.1	Policy	Avoid development that will degrade existing lakes and streams.			
	3.22.A	Program	Require that all development in watersheds flowing into lakes and unchannelized streams include features to preserve run-off water quality.	C/O	In accordance with the City's adopted stormwater pollution prevention policies (BASMAA Manual), staff requires preparation of a Stormwater Pollution Prevention Plan and/or Erosion and Sediment Control Plan for new development applications.	Community Development Planning Division
	3.22.B	Program	Require a minimum setback of 25 feet from the top of bank of streams and ravines. Do not allow development within the setback.	C/O	City Council passed Ordinance 01-6 in 2001 making this a requirement in the Zoning Ordinance, BMC 17.70.340. The regulations were updated in 2018 to clarify definitions for "development" and "top of bank" in concert with the General Plan glossary.	Community Development Planning Division
	3.23	Goal	Preserve Lake Herman as a municipal water resource.			
	3.23.1	Policy	Ensure the biological, chemical, and physical integrity of Lake Herman.			
	3.23.A	Program	Continue to monitor water quality in Lake Herman and at upstream sources of potential pollution.	O	Ongoing.	Public Works Water Quality Division
	3.23.2	Policy	Prohibit uses that would adversely affect water quality (such as motorized boats or swimming).			
	3.24	Goal	Protect watersheds.			
3.24.1	Policy	Identify the Benicia watersheds to preserve.				
Resources	3.25	Goal	Conserve and, where appropriate, develop the mineral resources of regional significance within the Planning Area.			
	3.25.1	Policy	Maintain in open space the mineral resource area of regional significance designated on Sulphur Springs Mountain until mineral resource extraction and reclamation plan that addresses all potentially significant impacts of extraction has been approved by the responsible agencies.			
	3.26	Goal	Minimize environmental impacts of mineral production.			
	3.26.1	Policy	Minimize exposure of the quarry face from residential areas.			
	3.26.2	Policy	Allow extraction of mineral resources within the Planning Area but beyond the currently permitted quarry area on Sulphur Springs Mountain, only upon approval by the appropriate agencies.			
	3.26.3	Policy	Maintain a variable ridgeline and natural landform representative of the scenic character of the Planning Area.			

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Mineral	3.26.A	Program	Work with adjacent jurisdictions to establish mineral resource management measures.	O/3	The City reviews and responds to projects within its Planning Area and in 2013 collaborated with Solano County to review and comment on the proposed Syar Quarry Expansion project.	Community Development Planning Division
	3.26.4	Policy	Prohibit extraction of mineral resources outside the State-designated mineral resource area, and permit extraction of mineral resources inside the State-designated mineral resource area only if applicable policies, mitigation measures, performance standards, rules, and regulations are met.			
	3.26.5	Policy	Require mitigations, setbacks, buffers, and screening.			
	3.26.6	Policy	Require that residential buildings to be constructed within 2,000 feet of the ultimate mineral extraction boundary be analyzed by a qualified engineer to ensure economically feasible measures that minimize the amplification of ground vibration.			
Energy	3.27	Goal	Improve energy efficiency.			
	3.27.1	Policy	Promote energy conservation in all new development and during rehabilitation of existing homes.			
	3.27.A	Program	Distribute information on weatherization and energy conservation.	C/O	Information about weatherization and energy conservation is available in the Community Development Department, online at SustainableBenicia.org and through existing water/energy programs like the Benicia Home Efficiency Program.	Community Development Planning and Building Divisions
	3.27.B	Program	Implement State energy conservation requirements in new housing.	C/O	The Building Division requires compliance with state energy requirements for all building permit applications. The California Green Building Standards Code, 2016 Edition, was adopted by reference in Title 15 of the Municipal Code in 2019.	Community Development Building Division
Healthy Community	4.1	Goal	Make community health and safety a high priority for Benicia.			
	4.1.1	Policy	Strive to protect and enhance the safety and health of Benicians when making planning and policy decisions.			
	4.1.2	Policy	Promote a wide range of health-related services.			
	4.1.A	Program	Develop a citizen input planning process with the Human Services Fund Board to address locally identified community health and health-related concerns.	O	Human Services Fund Board is now called the Human Services Board (HSB). The Request For Funding (RFF) process is an opportunity for the public to apply and provide feedback on community health and health-related concerns. HSB revised the RFF Application in 2020 to streamline the application processes and encourage more organizations to apply.	City Manager's Office
	4.1.3	Policy	All City departments should attempt to address the underlying causes of health, social, and safety issues.			
	4.1.B	Program	Promote measurable health goals and work with health-related agencies to monitor their implementation.	3/O	Developed on an as needed basis with city employees.	Human Resources Division
	4.1.4	Policy	Compile available information pertinent to the health and safety of Benicians.			
	4.1.C	Program	Require the Human Services Fund Board to report annually to the City Council and public on the health, well-being, and safety of the community, along with recommendations for improvements.	O	To be reviewed.	City Manager's Office
	4.1.5	Policy	Clarify City role in providing health services.			
	4.1.D	Program	Inventory health needs, identify holes in the network, and focus on those issues not being addressed.	3/O	Day-to-day basis with city employees.	Human Resources Division
	4.1.E	Program	Delegate a formal group (e.g., Human Services Fund Board) to be responsible for community health promotion, and require the group to coordinate with a broad range of community representatives.	O	The Board conducts annual site visits for each grant recipient and conducts meetings with community stakeholders on an ongoing basis.	City Manager's Office
	4.1.F	Program	Expand the role of the City staff person liaison to the Human Services Fund Board, as needed to support additional tasks assigned to the Board.	O	Ongoing.	City Manager's Office
	4.2	Goal	Improve access to medical, mental health, and social services for all Benicians, including the elderly and low-income.			

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Healthy Community	4.2.1	Policy	Fully utilize and coordinate available resources and efforts through the City's Human Services Fund Board and other governmental and non-governmental agencies.			
	4.2.A	Program	Work with existing health care providers, neighboring cities, and the county, State and federal governments.	3/O	On an as-needed basis.	Human Resources Division
	4.2.B	Program	Provide and maintain affordable transportation services to and from health facilities (in and out of town), especially for the elderly and disabled.	C/O	SolTrans Paratransit, General Public Dial-a-Ride, and Route 20 provide transit within Benicia, and SolTrans' Yellow Line and FASTs Blue Line provide transit connections from Benicia to BART and the Vallejo Ferry Terminal.	Finance Dept.
	4.3	Goal	Attract additional health services to Benicia.			
	4.3.1	Policy	Promote preventive health care in line with the Child and Adult Preventive Care Guidelines published by the US Public Health Service (1994).			
	4.3.A	Program	Support the development of a "Center for Human Services".	O	On Hold Pending Resource.	Finance Dept.
	4.3.2	Policy	Evaluate the need for and feasibility of new medical facilities in Benicia including a branch of the County Health and Social Services Department.			
	4.3.B	Program	Promote prenatal care, health care for children, teen activities, education and counseling, and intergenerational activities.	O	Several health-related/nutritional courses offered by Community Services.	Parks & Community Services Dept.
	4.3.C	Program	Investigate the feasibility of utilizing existing City buildings to deliver health-related services, and expand the scope of the buildings' uses in conjunction with established neighborhood groups.	C	The Community Center (formerly Mills Elementary School) offers CPR classes, a myriad of physical fitness courses, and nutritional/healthy cooking classes to the community.	City Manager's Office
	4.3.3	Policy	Promote establishment of demonstration gardens at schools, churches, fire stations, and other sites.			
4.3.D	Program	Consider utilizing vacant City property for gardening of fruits and vegetables.	O	Since 2000, the City has had a lease agreement with Heritage Presbyterian Church to allow the Swenson Community Garden to be worked and managed by Benicia Community Gardens, Inc. Subsequently, the City has also partnered with BCG to provide insurance for the Downtown community garden	City Attorney's Office	
4.4	Goal	Reduce the incidence of substance abuse and strive for a drug-free community.				
4.4.1	Policy	Support the development of the education of all age groups in the prevention of substance abuse.				
Healthy Community	4.4.A	Program	Include law enforcement, the School District, and proprietors of nicotine, alcohol, and prescription drugs in planning and operating substance abuse prevention programs.	O	The department conducts education and "sting" operations to reduce the availability of ATOD and works with Solano County's ATOD Reducing Rates Strategic Plan. In 2018, the City received additional tobacco enforcement and educational grant through the Department of Justice, including creating an interactive educational trailer "Hidden in Plain Sight" that teaches guardians about tobacco and other drug use in children. In 2019, a new tobacco ordinance and tobacco retail license fee were successfully passed by council. In January 2021, the Police Department was once again awarded a	Police Dept.
	4.4.B	Program	Identify at-risk populations and work to develop programs and services to address their needs.	O	Implementation through Family Resource Center and a family intervention counselor to work with at-risk families. In 2018, the Police Department implemented a homeless outreach coordinator as an ancillary duty. The office works closely with Solano County Homeless Intervention Team to address county-wide homeless issues. In 2019, the City went into contract with Shelter Solano to ensure a guaranteed bed each month for Benicia. The program remains ongoing.	Police Dept.
	4.4.2	Policy	Promote safe driving by youth.			
	4.5	Goal	Establish after-school programs and other constructive activities for youth.			

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Healthy Community	4.5.A	Program	Work with the School District on appropriate after-school youth activities.	O	Ongoing.	Parks & Community Services Dept.
	4.6	Goal	Prevent and reduce crime in the community.			
	4.6.1	Policy	Encourage building designs that help to reduce crime.			
	4.6.A	Program	Review the design of new and rehabilitated buildings for ways to increase resident safety.	O	Staff attends Project Review Group meetings scheduled by the Planning Division to review proposed projects. Police Officer(s) are provided training in "Crime Prevention Through Environmental Design" (CPTED).	Police Dept. and Community Development Dept.
	4.6.2	Policy	Develop a corrective action plan to deal with high crime areas.			
	4.6.B	Program	Strengthen and expand neighborhood watch programs. Include businesses.	O	Continue working to expand the City's Neighborhood Watch Program. Working closely with local business organizations (i.e. Benicia Chambers of Commerce, Benicia Main Street, and Benicia Industrial Park Association). This program remains ongoing.	Police Dept.
	4.6.C	Program	Promote the education of citizens on how not to be a victim.	O	Continue to expand a robust social media presence, which includes public education to avoid and deter crime. The Police Department joined Nextdoor in 2019 to focus on dispersing information specifically to Benicia residents. Host classes to the public as needed. This program remains ongoing.	Police Dept.
4.6.3	Policy	Maintain an adequate officer-to population ratio in all areas, as approved by the City Council.				
Community Hazards	4.7	Goal	Ensure that existing and future neighborhoods are safe from risks to public health that could result from exposure to hazardous materials.			
	4.7.1	Policy	Actively recruit industries and businesses that sustain environmental quality and have sound, responsible environmental practices and policies, such as "best available control technology" (BACT), source reduction, reduced use of hazardous materials in production, and reduced waste.			
	4.7.2	Policy	Establish a "Community Right-to-know" program to promote general public understanding of Benicia's toxics problems as they affect current and future generations.			
	4.7.A	Program	Using documents that are already publicly available, make available in the Library a list of all known contaminated sites in Benicia, their chemical contents and conditions, and how contamination occurred.	C	There is not a comprehensive list of all contaminated sites at the Benicia Library. Reports on sites such as the Braito Landfill, Tourtelot, IT, Lower Arsenal, and monitoring of the Valero Refinery are available at the Library and/or the City of Benicia website.	City Attorney's Office and Community Development Dept.
	4.7.B	Program	Provide readers with easy directions on how to access information about contaminated sites in Benicia.	O		Library Dept.
	4.7.C	Program	Consider establishing an ad hoc environmental task force to collect and disseminate information on environmentally sensitive sites in Benicia.	3	Not part of the current work program. Funding has not been allocated to this program.	Community Development Dept.
	4.7.D	Program	Identify, inventory, and then update sources of hazards in Benicia.	O	Joint jurisdiction with Solano County Environmental Management. Part of the fire code inspection program and County program.	Fire Dept.
	4.7.E	Program	Assess and evaluate Benicia's preparedness to respond to hazard emergencies.	O	Continual evaluation of response priorities by the Fire Department.	Fire Dept.
4.7.3	Policy	Protect existing and future development from contaminated sites, hazardous landfill waste and debris, chemical spills, and other hazards including unexploded ordnance and explosive waste.				

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Community Hazards	4.7.F	Program	Work with state and federal agencies to require that unauthorized hazardous substances be removed from neighborhoods or that other appropriate measures are taken to ensure that such substances do not present health risks to the neighborhood.	O	The Fire Department is involved as requested. An example would be the Dept.'s involvement in the cleanup of the Tourtelot property.	Fire Dept.
	4.7.4	Policy	Promote enforcement of regulatory requirements over the entire term of monitoring of identified hazardous sites within the City Limits, especially sites located in residential neighborhoods and near school playing fields and parks.			
	4.7.5	Policy	Require that all sites known or suspected to have unexploded ordnance and/or a toxic history be tested and remediated before any development can occur.			
	4.7.6	Policy	Prohibit residential development on any land formerly operated as landfill or dump, including land formerly owned or used by the military for military wastes, until the waste and contamination is removed with proper agency oversight, or remediated as required by the appropriate regulatory agencies.			
	4.7.7	Policy	Where environmental testing has been required by State regulatory agencies but is not yet completed withhold City approvals for site grading and other construction activities until a site evaluation is available that provides a reasonable basis for determining that it is safe to commence such activities.			
	4.8	Goal	Protect sensitive receptors from hazards.			
	4.8.A	Program	Identify sensitive receptors in the community and develop methods of protection.	3	Not part of the current work program. May require consultant resources and partnership with other public agencies. Note: Page 175 of the General Plan identifies major sensitive receptors in the community with regards to noise exposure.	Community Development Planning Division
	4.8.B	Program	Establish guidelines to separate sensitive receptors from those who carry, use, process, store or generate hazardous material, including ordnance.	O	Implemented through fire code enforcement program.	Fire Dept.
	4.8.1	Policy	Evaluate potential hazards and environmental risks to sensitive receptors before approving development.			
	4.9	Goal	Ensure clean air for Benicia residents.			
Community Hazards	4.9.1	Policy	Establish whether a significant air pollution problem exists in Benicia and the City's role in resolving it.			
	4.9.A	Program	Prepare a review of existing air quality information and data sources, the quality and extent of this data, and existing regulatory requirements.	PC/O	In 2007, the City Council authorized a baseline emissions inventory, a forecast, and adopted emission reduction targets. In 2009, a Climate Action Plan (CAP) was adopted by the Council; it contains strategies to reduce greenhouse gas emissions at both city and community-wide levels. The City is also engaged with the Air District and Valero to determine City-specific air quality and emissions levels, and to develop a method for reporting that information to the public.	Community Development Planning Division
	4.9.B	Program	Consult with the staff of the BAAQMD and prepare recommendations for actions that the City will take to reduce identified air quality problems toward meeting ambient air quality standards.	PC/O	Excellent air quality is an overarching goal of the Climate Action Plan. A 2003 Settlement Agreement with Valero Refinery required Valero to conduct specific air quality monitoring; a 2010 Amendment to that agreement requires continuing/ additional monitoring; reports are generated by Valero and Valero Advisory Panel. -A 2010 greenhouse gas emissions (GHG) inventory was completed in 2013. The City accepted an Adaptation Plan in 2016 that identifies resiliency strategies that also improve air quality.	Community Development Planning Division
	4.10	Goal	Support improved regional air quality.			

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GP Section	No.	General Plan Statement Type	Statement	Priority	Status	Lead
Community Hazards	4.10.A	Program	Coordinate air quality planning efforts with other local, regional, and State agencies.	O	With the passage the Global Warming Solutions Act (AB32), and specifically with SB375 (Sustainable Communities Strategy and Climate Protection Act), the Planning Division closely coordinates regional planning efforts with ABAG/MTC, specifically in preparing a Sustainable Communities Strategy for the 9 county Bay Area. The City participated in programs offered by ABAG/MTC, such as FOCUS and the designation of (two) Priority Development Areas. The City supports the reduction of greenhouse gas emission and does its part through sustainable planning. The City coordinates with BAAQMD to determine if funds are available for community air monitoring programs and meets with the air district when necessary. The City participated and provided feedback to the ARB when it updated the AB 32 Scoping Plan	Community Development Planning Division
	4.10.B	Program	Require that projects with identified significant air quality impacts include all feasible mitigation measures needed to reduce impacts to less than significant levels.	C/O	Staff routinely enforces this program with any development application by requiring the development to comply with and provide Best Available Management Practices. An example of this is the extensive air quality mitigations required of the Valero VIP project.	Community Development Planning Division
	4.10.2	Policy	Encourage designs and land use strategies that reduce automobile use and promote mixed use, jobs/housing balance, telecommuting, bicycle, and pedestrian facilities, and transit.			
	4.11	Goal	Minimize harm from geologic hazards.			
	4.11.A	Program	Require geotechnical engineering reports to address site stability and building foundation integrity for projects involving substantial grading.	O	Soils reports are required for tentative parcel map applications. For other projects, staff requires soils or geotechnical reports on an as needed basis.	Community Development Planning Division and Public Works Engineering Division
	4.11.B	Program	Develop guidelines for site-specific geologic and geotechnical reports.	3	Regulated by the Subdivision Map Act and local standards.	Public Works Engineering Division
	4.11.C	Program	Require peer review of geotechnical engineering reports if it is determined that City staff does not have the technical expertise to review such reports.	O	The City requires peer review of these reports on an as needed basis and has on-call Geotechnical engineers to assist when necessary.	Community Development Planning Division and Public Works Engineering Division
	4.11.D	Program	Prepare a planning-level geologic hazards map of the Planning Area as needed.	3	Not part of the current work program. May require outside resources. However, FEMA's HAZUS-MH Map series program regularly updates geologic conditions, e.g. earthquake, liquefaction, flood, and is readily available online. The City received a Coastal Conservancy grant to assess local hazards that will be exacerbated by climate change. A list of hazards was included in the Vulnerability Assessment portion of the Adaptation Plan accepted in 2016. Updated hazards maps are included in the Local Hazard Mitigation Plan (LHMP) which must be updated every five years per FEMA requirements.	Community Development Dept. Planning Division and Public Works Engineering Division

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GP Section	No.	General Plan Statement Type	Statement	Priority	Status	Lead
Community Hazards	4.11.E	Program	Update the geologic hazards map as new information becomes available.	C/3	Not part of the current work program. May require outside resources. However, FEMA's HAZUS-MH Map series program regularly updates geologic conditions, e.g. earthquake, liquefaction, flood, and is readily available online. Updated hazards maps are included in the Local Hazard Mitigation Plan (LHMP) which must be updated every five years per FEMA requirements.	Community Development Planning Division and Public Works Engineering Division
	4.11.F	Program	Develop a Planning Area data base of geologic information for use when making planning decisions and as a resource for the community.	C/3	Not part of the current work program. May require outside resources. However, FEMA's HAZUS-MH Map series program regularly updates geologic conditions, e.g. earthquake, liquefaction, flood, and is readily available online.	Community Development Planning Division and Public Works Engineering Division
	4.11.G	Program	Continue and expand the Unreinforced Masonry Building Program (URM).	3	Chapter 15.60 of the Municipal Code describes the measures taken by the City to identify URM buildings within the City and the URM owners' required responsibilities to inform future tenants, owners, and occupants. This section of the Code was incorporated in 1989 and does not require buildings to be retrofitted. The 2016 California Building Code addresses requirements for voluntary retrofits and establishes thresholds for requiring retrofits when certain occupancy classifications are changed. When reroofing 25% or more of a URM roof, it triggers parapet retrofitting. Expansion of this program is not budgeted, and is not part of the work program at this time. The Local Hazard Mitigation Plan (LHMP) calls for an URM ordinance.	Community Development Building Division
	4.11.H	Program	Consider financial assistance for retrofitting of unreinforced masonry buildings.	3	This is not part of the current work program and no funds are currently budgeted.	Community Development Building Division
	4.11.1	Policy	Promote public awareness of earthquake-related hazards and safety that includes training the populace to provide stop-gap emergency services following earthquakes.			
	4.11.I	Program	Consider implementing a citizen earthquake response system based on the San Francisco model.	O	The Fire Department manages the Benicia Community Emergency Response Team (CERT). This is a current and active community outreach program; since 2001 the program has trained over 500 residents. Community classes are offered. As part of the adaptation planning process, staff and consultant team held a public workshop to educate the public about climate related hazards including earthquakes, fire, flooding, sea level rise, and temperature change. The City maintains a webpage where the public can review information and be alerted to upcoming classes.	Fire Dept.
Community Hazards	4.12	Goal	Accommodate runoff from existing and future development.			
	4.12.1	Policy	Regulate runoff from new development so that post-development site peak flow rates are no greater than pre-development levels.			
	4.12.2	Policy	Upgrade existing drainage facilities as necessary to correct localized drainage problems.			
	4.12.3	Policy	Ensure that new development pays its fair share cost of drainage system improvements.			
	4.12.A	Program	Prepare a new citywide storm drain master plan.	PC	Will be completed in FY 20-21 and funded through Measure C.	Public Works Engineering Division

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GP Section	No.	General Plan Statement Type	Statement	Priority	Status	Lead
Community Hazards	4.12.B	Program	Adopt a combination of drainage improvement fees and other mechanisms to fund drainage improvements.	C/O	Revised inspection fees were adopted in 2017. Revenue generating options are currently being explored.	Public Works Engineering Division and Community Development Building Division
	4.12.C	Program	Accelerate implementation of the existing Storm Drain Master Plan.	O	City Council approved the creation of a storm improvement fund for implementation of Measure C storm water management plan and the construction of needed drainage system improvements. Funding available for the St. Augustine Project for construction in 2017.	Public Works Engineering Division
	4.12.4	Policy	Where practicable, discourage the use of storm drain systems, and promote stormwater management strategies which maximize opportunities for absorption of rainfall, overland conveyance of runoff, non-reservoir surface storage, and other measures that reduce development-induced impacts on peak flow rates.			
	4.13	Goal	Prevent property damage caused by flooding.			
	4.13.1	Policy	Continue to implement the floodplain management policy currently followed by the City.			
	4.13.A	Program	Require all potential developers in the Sulphur Springs Creek floodplain to provide flood hazard mitigation measures that ensure the subject properties are not at risk of flooding during the FEMA-designated 100-year base flood.	C/O	Staff routinely enforces this program and would require any development occurring in this area to be built (i.e. raised) above the floodplain. The Adaptation Plan identifies additional strategies that developers could use to mitigate flooding.	Community Development Planning Division
	4.13.2	Policy	Promote non-structural solutions to flood problems, where feasible.			
	4.13.B	Program	Where appropriate, promote the use of stormwater retention basins rather than standard engineering modifications to natural channels.	C/O	Staff routinely enforces this program with applicable development applications. On-site filtration treatment is the preferred methodology. The City operates under the Water Board's Phase II NPDES Permit, which requires these.	Public Works Engineering Division and Community Development Planning Division
	4.13.C	Program	Encourage use of meandering drainage channels in all new developments and wherever channels are replaced.	C/O	Staff considers this option as part of its review of development applications. On-site filtration is the preferred methodology. The City operates under the Water Board's Phase II Stormwater Permit.	Public Works Engineering Division and Community Development Planning Division
	4.14	Goal	Prevent ground and surface water contamination.			
	4.14.A	Program	Inform businesses and the public of current technology and standards for preventing ground and surface water contamination, and regulations governing hazardous material use, storage, and disposal, plus agency reporting requirements.	O	Ongoing as part of Phase II Stormwater Permit	Public Works Engineering Division
	4.14.B	Program	Continue to communicate with State, regional, and local agencies and legislatures to relay information on Benicia's current and potential water quality contamination concerns, particularly regarding hazardous waste sites, existing and closed landfills, new and existing waste-generating industries and commercial operations, and City waste disposal and water/wastewater treatment facilities.	O	Ongoing.	Public Works Water Quality, Wastewater, and Water Divisions
	4.14.1	Policy	Implement non-point source pollution strategies.			

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GP Section	No.	General Plan Statement Type	Statement	Priority	Status	Lead	
Community Hazards	4.14.C	Program	Provide information to the public on provisions of the City's Stormwater Pollution Prevention Plan (SWPPP) program and preparation of SWPPPs for all construction projects of five acres or more. Implement Best Management Practices (BMPs) for stormwater runoff and erosion controls for all development.	O	Implemented through MS4 Phase II NPDES Storm Water Permit which established a minimum threshold of 2,500 square feet. In addition, the Planning Division is charged with distributing information to applicants of all development projects.	Public Works Water Quality and Wastewater Divisions and Community Development Planning Division	
	4.14.D	Program	Conduct an outreach program to industry and residents on how to reduce storm water-related pollution.	O	Implementing through public education outreach and Bay Area Stormwater Management Agencies Association Phase II Group.	Public Works Engineering Division	
	4.15	Goal	Reduce fire hazards.				
	4.15.1	Policy	Promote the creation and maintenance of natural and artificially constructed firebreaks between development and open space areas through the use of fire resistive landscaping, weed abatement, discing, and other methods.				
	4.15.A	Program	Develop a Fire Hazards Response Plan for the urban wild land interface area.	C	The response to urban/wildland areas was modified in 2009.	Fire Dept.	
	4.15.B	Program	Conduct a fire-hazard outreach program to neighborhood groups, the elderly, and the handicapped.	O	Continue annual efforts to provide public education on fire safety and defensible space.	Fire Dept.	
	4.15.C	Program	Continue and expand routine fire inspections for businesses for compliance with the Uniform Fire Code and the California Fire Code.	O	Fire Inspector of Fire and Life Safety Division along with a company inspection program conducts fire and life safety inspections.	Fire Dept.	
	4.15.D	Program	Continue the yearly vegetation management program.	O	This program is administered by the Fire Dept.	Fire Dept.	
	4.15.2	Policy	Promote the use of fire-resistant landscaping in public and private developments.				
	4.16	Goal	Require hazardous materials and hazardous waste management handling and disposal procedures that are protective of human health and the environment.				
Community Hazards	4.16.1	Policy	Support the Solano County Hazardous Waste Management Plan and its goals, policies, and implementation guidelines for hazardous waste reduction, hazardous waste facility siting, hazardous waste handling and disposal, public education and involvement, and program coordination with regulatory requirements.				
	4.16.A	Program	As part of the permitting process, ensure that the County reviews the design and operating plans for handling and disposal of hazardous wastes for existing and proposed new businesses.	O	Joint jurisdiction with Solano County Environmental Management.	Fire Dept.	
	4.16.B	Program	Contact the Solano County Environmental Management Department annually to confirm that hazardous waste generators in Benicia have been granted permits for handling hazardous substances in compliance with federal and State laws, that they dispose of their wastes in accordance with applicable laws, and that they have filed Hazardous Materials Management Plans and Risk Management and Prevention Plans.	O	Joint jurisdiction with Solano County Environmental Management.	Fire Dept.	
	4.16.C	Program	Continue reviewing monitoring records for new and existing hazardous waste storage areas for compliance with federal and State law.	O	Joint jurisdiction with Solano County Environmental Management. The Fire Dept. works closely with County staff through inspections of these sites.	Fire Dept.	
	4.16.2	Policy	Continue, promote, and expand the City's Household Hazardous Waste Program.				

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GP Section	No.	General Plan Statement Type	Statement	Priority	Status	Lead
Community Hazards	4.16.D	Program	Promote use of Benicia's and Pacheco's [now Republic Services] "drop-off" facilities.	O	The Public Work's Department administers this program and works in conjunction with Republic Services.	Public Works Admin Division
	4.16.3	Policy	Control water runoff that comes from hazardous substance handling or that enters hazardous substance handling areas.			
	4.16.E	Program	Investigate the potential for the collection and testing of industrial area surface runoff prior to discharge to prevent discharge of hazardous substances into the environment.	O	Implemented through the City's Storm Water Management Program.	Public Works Engineering Division
	4.17	Goal	Minimize hazardous waste generation.			
	4.17.1	Policy	Ensure enforcement of Title 22, §67100 of the California Code of Regulations regarding preparation and implementation of source reduction plans by hazardous waste generators.			
	4.17.A	Program	Contact the Solano County Environmental Management Department each September to confirm that new businesses have filed their source reduction plans, if applicable.	O	Implemented in cooperation with Solano County Environmental Management.	Fire Dept.
	4.17.B	Program	Situate all new hazardous material storage and handling areas to minimize the possibility of environmental contamination in the event of an accidental spill.	O	Implemented through the Fire Dept.'s inspection program and in cooperation with Solano County Environmental Management. The City is developing strategies to reduce this risk as part of the Adaptation Plan process.	Fire Dept.
	4.17.C	Program	Enclose areas where hazardous liquids are handled to minimize any rain or moisture coming into contact with hazardous substances.	O	Implemented through the Fire Dept.'s inspection program.	Fire Dept.
	4.18	Goal	Ensure the proper and thorough clean-up of hazardous waste sites including the Rose Drive/Braitto landfill area.			
	4.18.1	Policy	Monitor and participate in the remedial planning process for major hazardous waste sites within the City and monitor implementation of any selected remedial actions to ensure that human health and the environment are protected over the long term.			
	4.18.A	Program	Continue to work with the California Department of Toxic Substances Control (DTSC) to expedite the proper and thorough clean-up of waste in the Rose Drive area.	C	Cleanup of Rose Drive was completed in 2002.	City Attorney's Office
	4.19	Goal	Ensure the best possible closure of IT, considering the long-term health effects upon sensitive receptors in the community.			
	4.19.A	Program	For the IT site, continue to communicate Benicia's position that the only acceptable closure plan is a groundwater-divide-based alternative (i.e., a closure plan based on removing waste and contamination that lie outside the main site drainage).	O/2	The City continues to retain an outside consultant who serves as the City's liaison for monitoring, and oversees IT operations.	Community Development Dept. and City Manager's Office
	4.20	Goal	Reduce health and safety hazards associated with hazardous materials users, hazardous waste generators, and hazardous waste disposal sites and toxic air contaminants.			
	4.20.1	Policy	Establish buffer zones between sensitive land uses and those land uses which involve the significant use, storage, or disposal of hazardous materials, hazardous waste, or toxic air contaminants.			
	4.20.A	Program	Maintain and designate land along East Second Street for nonresidential purposes.	C	Lands west of East 2nd Street are within the Limited Industrial Zoning District and further bounded by land zoned Open Space, which serves as a buffer. Lands to the east of East 2nd Street are within the General Industrial Zoning District, which meets the City Limit Line.	Community Development Planning Division

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GP Section	No.	General Plan Statement Type	Statement	Priority	Status	Lead	
Community Hazards	4.20.B	Program	Follow siting criteria for Treatment, Storage, and Disposal (TSD) facilities contained in the Solano County Hazardous Waste Management Plan. (22 California Code of Regulations (CCR)§66260-18; State Health and Safety Code §25201.)	O	Joint jurisdiction with Building Division and Solano County Environmental Management	Fire Dept.	
	4.20.C	Program	Evaluate the potential for requiring risk assessment for any new TSD facility, and if indicated by the risk assessment, require a larger buffer zone that will be protective of human health.	O	Joint jurisdiction with Building Division. If an application for a TSD facility is received by the City, it would be routed to the various involved City departments for review and comment. During this stage of the application review process, environmental review and the need for a formal risk assessment would be determined. Mitigations to remedy environmental impacts or reduce the degree of risk to the community would be imposed as conditions of project approval.	Fire Dept.	
	4.20.D	Program	Review building applications for any proposed Treatment, Storage, and Disposal (TSD) facilities to ensure that the requirements of the Solano County Hazardous Waste Management Plan are met.	O	Implemented through fire code enforcement program.	Fire Dept.	
	4.20.E	Program	Coordinate with Solano County Environmental Management Department to ensure enforcement of community Right-to know laws (Chapter 6.95 of the Health and Safety Code, §25500, et seq.).	O	Ongoing.	Fire Dept.	
	4.20.F	Program	Enforce the Hazardous Waste Property and Border Zone Property Law (Health and Safety Code, Article 11, §25520 through §25241).	O	Joint jurisdiction with the Building Division	Fire Dept. and Community Development Dept.	
	4.21	Goal	Reduce significant hazards associated with pipelines, and high voltage transmission lines.				
Community Hazards	4.21.A	Program	Continue to implement existing adopted policies governing development near pipelines.	C/O	Staff routinely enforces this program with any development application in the vicinity of either the Valero Refinery pipelines or the City's water transmission line. Examples of this are the conditions imposed by the City on the Kinder Morgan Pipeline project, a portion of which was located adjacent to the City's water transmission line.	Community Development Planning Division	
	4.21.B	Program	Set back all residential uses, schools, and public buildings at least 150 feet from the edge of 230 kilovolt electric transmission line easements.	C/O	The City Council adopted Ordinance 01-6 in 2001 setting this standard in place within the Zoning Ordinance, BMC 17.70.330.	Community Development Planning Division	
	4.22	Goal	Update and maintain the City's Emergency Response Plan.				
	4.22.1	Policy	Provide an early community alert and notification system and safe evacuation plan for emergency incidents.				
	4.22.A	Program	Provide the public with information and training on what to do until help arrives in emergency situations.	O	Part of the community outreach program and Benicia Community Emergency Response Training (CERT); the City is also informing/training the public on strategies to reduce climate change related risks like flooding, sea level rise, and temperature increases. An update to the City's Emergency Operations Plan (EOP) is in progress with community education and engagement.	Fire Dept.	
	4.22.B	Program	Develop a siren system to alert and notify the community in an emergency.	C	The City installed the CAN system in February 2001. Two additional sirens were located and installed in 2004 along with other miscellaneous upgrades. Upgrades to the system were completed in 2016.	Fire Dept.	

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GP Section	No.	General Plan Statement Type	Statement	Priority	Status	Lead
Community Hazards	4.22.C	Program	Request voluntary donations from identified sources of hazards to implement the Emergency Response Plan.	C	The City installed the CAN system in February 2001; includes CAN system support.	Fire Dept.
	4.22.D	Program	Consider a City radio station to inform residents in the event of an emergency.	C	The City completed this in February 2001. With technological challenges and insufficient resources, this is no longer operational. This technology has been replaced with a more robust community alerting system, Alert Solano, utilizing the Everbridge platform.	Fire Dept.
	4.22.2	Policy	Develop at least two exit routes, where feasible, for new developments. One of the exits could be a pedestrian route.			
	4.22.3	Policy	Provide the public with information on specified emergency evacuation routes.			
	4.22.E	Program	Provide an evacuation route from the Arsenal in addition to Military East.	1	The Evacuation Annex was added to the Emergency Operation Plan in 2020, and there are now mapped evacuation routes throughout the city.	Fire Dept. and Police Dept.
Noise	4.23	Goal	Reduce or eliminate the effects of excessive noise.			
	4.23.1	Policy	Evaluate the compatibility of proposed projects with respect to existing and future transportation noise levels by utilizing Tables 4-3 and 4-4.			
	4.23.A	Program	Investigate and implement techniques to reduce traffic noise.	O	Part of the City's Traffic Calming Program.	Public Works Engineering Division
	4.23.2	Policy	Use noise dampening building standards, site design, landscaping, and setbacks instead of sound walls, wherever possible.			
	4.23.3	Policy	Use available techniques such as building insulation, berms, building design and orientation, buffer yards, and staggered operating hours to minimize noise at the source.			
	4.23.4	Policy	Control development of noise-sensitive land uses in areas exposed to existing or projected noise which exceed the levels specified in Tables 4-3 and 4-4 unless the project includes specific, effective mitigation measures to reduce interior and exterior noise levels to those specified in Tables 4-3 and 4-4.			
	4.23.B	Program	Investigate conditioning construction of live/work units with a requirement to record a "notice of special restrictions" which would acknowledge the noisy nature of existing adjacent industrial uses.	O	The applicability of this program would be evaluated at the time of development review.	Community Development Planning Division
	4.23.5	Policy	Accommodate roadway improvement projects for build-out of the General Plan by recognizing that existing noise-sensitive uses may be exposed to increased noise levels from roadway repairs, increased traffic, and increased travel speeds. When it is not practical to reduce traffic noise levels to those in Table 4-4, the following criteria will be used as a test of significance for the environmental review of roadway improvement projects: (a) Where existing noise levels are less than 60 dB Ldn at the outdoor activity area of a noise-sensitive use, a 5 dB Ldn increase in noise levels due to a roadway improvement project will be considered significant; (b) Where existing noise levels range between 60 and 65 dB Ldn at the outdoor activity area of a noise-sensitive use, a 3 dB Ldn increase in noise levels due to a roadway improvement project will be considered significant; and (c) Where existing noise levels are greater than 65 dB Ldn at the outdoor activity area of a noise-sensitive use, a 1.5 dB Ldn increase in noise levels due to a roadway improvement project will be considered significant.			
	4.23.C	Program	If needed, revise the City's noise ordinance and consider incorporating the noise level performance standards in Table 4-4.	C	The noise ordinance (Chapter 8.20) was updated in 2018 and incorporates the performance standards of Table 4-4.	Community Development Planning Division
4.23.6	Policy	Attempt to reduce noise in areas already highly impacted by excessive noise.				

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GP Section	No.	General Plan Statement Type	Statement	Priority	Status	Lead
Noise	4.23.D	Program	Identify sources of noise in the community (such as flight patterns, construction noise, traffic, railroads, industrial, and amplified sound). Develop measures to reduce excessive noise to acceptable levels.	C/O	The Noise Element of the General Plan identified noise sources and established standards for maintaining acceptable noise environments for existing and new development. Title 24 addresses noise between shared tenant spaces in attached units by requiring sound transmission measures to be installed between units to reduce noise from neighbors. In addition, there are requirements for exterior sound transmission control from sources such as highways and airports.	Community Development Planning and Building Divisions

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Note: "*" indicates an optional field
 Cells in grey contain auto-calculation formulas

Table A2 Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units																												
Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement							Affordability by Household Incomes - Building Permits														
1					2	3	4							5	6	7							8	9				
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits	Very Low-Income Deed Restricted			
Summary Row: Start Data Entry Below							0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	3	8	0
0088-011-070	2321 Old Suisun Road	20BLD-00278	ADU	R											0													
0083-331-120	577 Primrose Lane	20BLD-00163	ADU	R											0								8/14/2020		1			
0088-114-030	60 Wingfield Way	19BLD-01308	SFD	O											0								7/2/2020		1			
0088-114-040	40 Wingfield Way	19BLD-01295	ADU	R											0								4/23/2020		1			
0089-034-150	306 West I Street	19BLD-01180	SFD	O											0								6/25/2020		1			
0088-171-460	461 Rinconada Court	19BLD-00268	ADU	R											0								7/15/2020		1			
0088-051-110	69 Vista Grande	19BLD-00175	ADU	R											0								8/19/2020		1			
0087-292-040	207 Dundee Way	19BLD-00113	ADU	R											0										0			
0086-101-130	1047 West K Street	18BLD-01060	SFD	O											0										0			
0087-074-160	123 E. N Street	18BLD-00250	2 to 4	R											0								8/31/2020		2			

Affordability by Household Incomes - Certificates of Occupancy							Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions	Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Notes			
10						11	12	13	14	15	16	17	18	19	20			21
Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) <u>Date Issued</u>	# of Units issued Certificates of Occupancy or other forms of readiness	How many of the units were Extremely Low Income?*	Was Project APPROVED using GC 65913.4(b)? (SB 35 Streamlining) Y/N	Infill Units? Y/N*	Assistance Programs for Each Development (see instructions)	Deed Restriction Type (see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/Destroyed Units*	Demolished or Destroyed Units*	Demolished/Destroyed Units Owner or Renter*	Notes*
0	0	0	0	3	1		4	0	0						0	0	0	
							0		N	Y			ADU					
							0		N	Y			ADU					
							0		N	Y								
							0		N	Y			ADU					
							0		N	Y								
				1		2/26/2020	1		N	Y			ADU					
				1		10/8/2020	1		N	Y			ADU					
				1		1/3/2020	1		N	Y			ADU					
					1	9/28/2020	1		N	Y								
							0		N	Y			ADU					

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This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
 Please contact HCD if your data is different than the material supplied here

Table B													
Regional Housing Needs Allocation Progress													
Permitted Units Issued by Affordability													
		1	2									3	4
Income Level		RHNA Allocation by Income Level	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	94			1							1	93
	Non-Deed Restricted												
Low	Deed Restricted	54	1	2								3	51
	Non-Deed Restricted												
Moderate	Deed Restricted	56										16	40
	Non-Deed Restricted					3	8	5					
Above Moderate		123	2	1	8		5	3				19	104
Total RHNA		327											
Total Units			3	3	9	3	13	8				39	288

Note: units serving extremely low-income households are included in the very low-income permitted units totals
 Cells in grey contain auto-calculation formulas

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	Benicia		
Reporting Year	2020	(Jan. 1 - Dec. 31)	
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Program 1.01	Work/Coordinate with the Housing Authority	2015-2023	The City disbursed \$592,951 of CDBG grant funds to the Housing Authority for the rehabilitation of Casa de Vilarrasa, an age-restricted affordable housing community in Benicia, which was subject to approval from the California Housing and Community Development Department. The City of Benicia is in ongoing coordination with the Housing Authority and local housing advocates on development of Objective Planning Standards.
Program 1.02	Support the Benicia Housing Authority in their administration of the Section 8 housing voucher program.	2015-2023	This is an ongoing effort between the City and the Benicia Housing Authority whereby the City provides support when eligible.
Program 1.03	Consider joining a consortium for source of funding, mortgage revenue bonds/credit certificates, to develop affordable housing and first time homebuyer assistance.	2015-2023	The City began to investigate the feasibility, however, when staff resources were reduced this effort was placed on hold. Investigating the feasibility of joining a housing consortium will continue.
Program 1.04	Leverage financial resources and partner with the development community to assist first-time homebuyers with down payments. Apply for Community Development Block Grant (CDBG) funding annually for this purpose.	2015-2023	This is an ongoing effort and the City will continue to seek CDBG funding as eligible.
Program 1.05	Work with Public Works Department (City's water and sewer provider) in order to ensure adequate services to accommodate the housing needs.	2015-2023	Ongoing.
Program 1.06	Provide information at City Hall, other public locations, and on the City's website (www.ci.benicia.ca.us) to promote private, State, and federal homebuyer assistance programs to the public.	2015-2023	Ongoing, the information available through the City directs inquires to the Benicia Housing Authority.
Program 1.07	Provide pre-application technical assistance to affordable housing providers to determine project feasibility and address zoning compliance issues in the most cost-effective and expedition manner possible.	2015-2023	Ongoing, pre-application review of all development projects including those pertaining to housing is regularly provided and coordinated through the Planning Division staff.

Appendix B

Program 1.08	Continue to educate the public on affordable housing through annual reporting to the Planning Commission and City Council.	2015-2023	Ongoing; the Housing Element annual report and General Plan Annual Report are presented to the Planning Commission and City Council each year prior to submittal to state agencies by the April 1 deadline. Periodic updates are provided to the Planning Commission and City Council regarding changes to State housing law (ex: ADUs, SB35).
Program 1.09	Amend the Zoning Ordinance to comply with changes in the State Density Bonus law.	Completed November 2016	Ordinance 16-10 was adopted November 1, 2016 amending the Affordable Housing Density Bonus section, BMC 17.70.270, to be consistent with State law.
Program 1.10	To encourage the development of second units, amend the Zoning Ordinance for second units (accessory dwelling units) and reduce fees.	2015-2023	The City most recently amended the Accessory Dwelling Unit (ADU) section of the Zoning Ordinance in 2020 to reflect changes to state ADU laws. The City also created an ADU webpage on the City of Benicia website to clearly communicate the permitting process for ADU's. An impact fee study was completed in 2020 and the resulting streamlined fee schedule reflects fee waivers/reductions for ADU's that meet certain criteria, consistent with state law.
Program 1.11	Investigate the feasibility of developing second unit prototype or model plans for homeowners to use.	2015-2023	This is currently being investigated.
Program 1.12	Amend the Benicia Municipal Code to include language directing the City Council to consider waving or reducing fees when a project provides affordable housing units.	Dec-22	The Community Development Department and Economic Development Division work closely with the development community. This is an ongoing effort subject to the specifics of individual development proposals.
Program 1.13	Provide developer incentives such as expedited permit processing and fee deferrals for low-income units.	2015-2023	The Community Development Department and Economic Development Division work closely with the development community. This is an ongoing effort subject to the specifics of individual development proposals. The City does adhere to the state-specified permit review times for ADU's and qualifying multifamily projects.
Progra, 2.01	Evaluate the inclusionary ordinance and consider changes that would encourage the construction of affordable housing units; such as expedited permit processing and fee deferrals for units that are affordable to lower income households.	2018	Planning Staff will continue to work on evaluation of the inclusionary ordinance as time and resources permit.
Program 2.02	Include SB375 in General Plan Update for high density near transit.	Next GP Update	The City prepared a Climate Action Plan in 2009 which established the community's goal to reduce greenhouse gas emissions 10% below 2000 levels by year 2020. This program will be further implemented in the City's next General Plan update.
Program 2.03	Maintain a housing trust fund for inclusionary housing in-lieu fees.	2015-2023	The housing trust fund has been established and its maintenance is ongoing.
Program 2.04	Consider affordable housing linkage fee to support the development of workforce housing.	2022	Evaluation of the program determined that use regulations in the CG zone do not present a constraint to accommodate affordable housing. This program was removed from the 2015-2023 Housing Element update.
Program 2.05	Evaluate the sites inventory to ensure available land to accommodate the RHNA.	Annually	Planning staff continues to monitor development activity to ensure our ability to accommodate the RHNA.
Program 2.06	Monitor funding sources for the development of second- and third story residential units along First Street in downtown.	2015-2023	The City continues to monitor available funding sources and updates the contact information as necessary. This is an ongoing effort.

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Program 2.07	Apply for financial assistance for projects in the Priority Development Areas.	2007-2014	The City had previously designated a Downtown PDA (Priority Development Area) that corresponds with the Downtown Mixed Use Master Plan Area. In 2020 the City also designated a PDA around the intersection of Military East and East Fifth, an area that corresponds to the current Eastern Gateway Planning Study area. The City intends to pursue PDA funding.
Program 3.01	Amend Zoning Ordinance to allow for emergency shelters by right.	Completed January 2015	This program was completed. A revision to the Zoning Ordinance was adopted in December 2014 to allow emergency shelters by right.
Program 3.02	Amend the Zoning Ordinance for transitional and supportive housing.	Completed January 2015	This program was completed. A revision to the Zoning Ordinance was adopted in December 2014 for transitional and supportive housing.
Program 3.03	Adopt a reasonable accommodations ordinance.	Completed November 2016	This program was completed. A revision to the Zoning Ordinance was adopted in December 2014 to address reasonable accommodations.
Program 3.04	Provide assistance to the Community Action Council.	2015-2023	The City promotes the services provided by the CAC and the Benicia Housing Authority on the City's website and will continue to provide information as requested.
Program 3.05	Refer persons in needs of transitional housing assistance to the Community Action Council.	Annually	Ongoing; the City will continue to work with the CAC to identify housing needs and ensure that social services are provided.
Program 3.06	Provide social services in all City funded affordable housing projects.	2015-2023	There are currently no city-funded affordable housing projects; however, social services would be provided if such a project were to happen in the future.
Program 3.07	Facilitate the establishment of shared housing.	2015-2023	Ongoing; the City will continue to work with the development community to provide shared housing.
Program 3.08	Encourage housing for persons with disabilities.	2015-2023	Ongoing; the City will continue to coordinate with agencies such as North Bay Regional Center, North Bay Housing Coalition, and other local agencies to pursue funding to maintain housing affordability for persons with disabilities.
Program 4.01	Expand the use of existing Housing Rehabilitation Loan Program.	2015-2023	Ongoing.
Program 4.02	Implement procedures applicable to inclusionary for sale units.	2015-2023	Ongoing; City staff continues to monitor inclusionary housing to maintain affordability. In addition, any development project which includes inclusionary housing is reviewed for such requirements.
Program 4.03	Work with Benicia Housing Authority to prevent conversion of affordable housing.	2015-2023	Ongoing; staff continues to coordinate with the Housing Authority as necessary.
Program 4.04	Work with mobile home parks to ensure maintenance, upkeep, and compliance with State regulations.	Completed December 2016	This program was completed. Outreach was conducted in December 2016 in the form of a "Future Plans and Status" survey and was followed up in early 2017.
Program 4.05	Investigate ways to meet housing needs through rehabilitation and preservation of existing units.	2015-2023	This is an ongoing effort subject to the specifics of individual development proposals. The City recently contributed CDBG funds to the Housing Authority's rehabilitation and roof replacement for an existing senior affordable housing complex.
Program 4.06	Maintain a record of affordable housing units.	2015-2023	Ongoing.
Program 5.01	Implement the complaint referral process.	2015-2023	Ongoing; the City Attorney's Office manages this program and maintains this information in their office and on the City's website.
Program 5.02	Continue to provide brochures on universal design for the public.	2015-2023	Ongoing; the City will continue to provide brochures and consider writing development standards to encourage use of universal design in home design, such as the brochure completed in 2013.
Program 6.01	Implement the California Green Building Standards Code, 2013 edition.	2015-2023	Ongoing; the City adopts updated Building Codes on a 3-year cycle. The Code is implemented by the Building Division during the building permit process.

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Program 6.02	Implement the Home Efficiency Program and Solar Rebate program.	2015-2023	The City's Community Development Department applied for additional grant funding so that it could launch Phase II of the Residential Solar Rebate Program. In 2015, the Community Sustainability Commission awarded the Department \$50,000. In November 2015, the City launched Phase II with the help of local solar contractors. MCE assists with promotion of the program. Two solar vendors, Solar City and Sun Power, have signed MOU's with the City to match rebates. The Benicia Home Efficiency Program (managed by WattzOn) ended in October 2016. The City also joined an additional four Property Assessed Clean Energy (PACE) programs and required that all program providers in the City (five total) sign a Collaborative Services Agreement, which clearly outlines the roles and responsibilities of providers including regular reporting to the City on outreach activities, total financing, and the number and type of home and business upgrade projects. Finally, the City continues to partner with the Solano County Water Agency to provide rebates for the Turf Replacement Program. The current rebate is \$0.50 per square foot, up to \$1500, for replacing grass with water-wise landscaping (SCWA rebate is \$1/sf plus the \$0.50 enhanced rebate from the CSC grant of \$60,000 awarded in August 2015).
Program 6.03	Provide brochures from PG&E and others detailing energy conservation methods.	2015-2023	Ongoing; brochures are available at City Hall from the Community Development Department.
Program 6.04	Provide public education on energy efficiency and sustainable materials.	2007-2014	Ongoing; brochures, display boards and other information is available at the Community Development Department in City Hall.

Jurisdiction	Benicia	
Reporting Period	2020	(Jan. 1 - Dec. 31)

NOTE: This table must only be filled out if the housing element sites inventory contains a site which is or was owned by the reporting jurisdiction, and has been sold, leased, or otherwise disposed of during the reporting year.

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Table G						
Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of						
Project Identifier						
1				2	3	4
APN	Street Address	Project Name⁺	Local Jurisdiction Tracking ID⁺	Realistic Capacity Identified in the Housing Element	Entity to whom the site transferred	Intended Use for Site
Summary Row: Start Data Entry Below						

Jurisdiction	Benicia		Note: "+" indicates an optional field Cells in grey contain auto-calculation formulas
Reporting Period	2020	(Jan. 1 - Dec. 31)	

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Housing Element Implementation
 (CCR Title 25 §6202)

Table H

Locally Owned Surplus Sites

Parcel Identifier				Designation	Size	Notes
1	2	3	4	5	6	7
APN	Street Address/Intersection	Existing Use	Number of Units	Surplus Designation	Parcel Size (in acres)	Notes
Summary Row: Start Data Entry Below						

Jurisdiction	Benicia	
Reporting Year	2020	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT Local Early Action Planning (LEAP) Reporting (CCR Title 25 §6202)					
<i>Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.</i>					
Total Award Amount	\$ 150,000.00				
Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
Automation - Secure Consultant(s)	\$ 10,000.00		Completed		Reimbursement not requested because state has approved application, but has not generated contact for proposed work and reimbursement
Automation - Online Plan Submission	\$ 10,000.00		In Progress		
Automation - Upgrade Permitting Software	\$ 30,000.00		In Progress		
Housing - Project Initiation/Assessment	\$ 9,000.00		In Progress		
Housing - Housing Analysis	\$ 33,000.00				
Housing - Prepare Housing Element	\$ 24,000.00				
Housing - Adoption	\$ 28,000.00				
Housing - State Review and Certification	\$ 6,000.00				

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		0
Total Units		0

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	5
Above Moderate		3
Total Units		8

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	3
Above Moderate		1
Total Units		4

Jurisdiction	Benicia	
Reporting Year	2020	(Jan. 1 - Dec. 31)

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	5
Above Moderate		3
Total Units		8

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

Housing Applications Summary	
Total Housing Applications Submitted:	8
Number of Proposed Units in All Applications Received:	8
Total Housing Units Approved:	8
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Cells in grey contain auto-calculation formulas