

Excerpt from 1994 Brisbane General Plan

CHAPTER II

THE PLANNING AREA

Central Brisbane

Central Brisbane contains the primary residential area of the City. It also serves as the town center, with businesses along Visitacion and San Bruno Avenues, the Brisbane Village Shopping Center, access to the post office, a library, a community center and three churches. An elementary school, middle school and pre-school provide facilities such as playgrounds, playing fields, a gymnasium and indoor space for public meetings and events. Numerous protected heritage trees enhance the natural beauty of the subarea. Several mini-parks, walkways and natural canyons, some with intermittent streams, provide open space, pedestrian access and recreational opportunities for residents. A large triangular vacant parcel at the foot of Visitacion and San Bruno Avenues, which was the site of a deteriorated motel that was demolished in December 1986, is under construction as a community park.

This subarea rises from what was originally the shoreline of the Bay to more than halfway up the northeastern slope of San Bruno Mountain to an elevation of approximately 350-400 feet above sea level. Vacant parcels are scattered throughout.

Two intersections at Bayshore Boulevard provide access and egress for Central Brisbane: Old County Road and San Bruno Avenue. Within Central Brisbane, several streets are dead-ended. Bottlenecks due to narrow street width and on-street parking constrict traffic at numerous points throughout the area. This problem is particularly prevalent on the upper hillsides, where the streets' narrow widths, steep slopes and sharp curves make emergency vehicle access difficult and the homes interface with wildland vegetation.

Aging sewer lines in Central Brisbane present ongoing maintenance problems due to root intrusion, joint separation and sagged pipes. Joint separation in steep terrain is also reported for the storm drain system. Private sewer laterals that traverse private properties continue to present maintenance problems.

Soils in Central Brisbane are subject to a moderate-to-high rate of erosion, with erosion and slippage potential increasing on the steeper slopes. Susceptibility to non-seismically induced

landsliding in most of the subarea is low, increasing in steeper terrain. The subarea's susceptibility to seismically induced landsliding ranges from high in portions of the upper slopes to very low at the base of the bowl, with a larger area in the middle elevations where susceptibility to such landsliding is moderate. The base of the subarea is subject to liquefaction and intense ground-shaking during earthquakes.

Although residential areas, particularly on the hillsides, are generally quiet, noise contours of CNEL 65 dB within 250 feet of Bayshore Boulevard are generated by traffic on that roadway and affect the extreme northeastern corner of the subarea.

There are many existing zoning nonconformities, such as buildings that do not meet current setback or parking requirements and residential densities that do not comply with current zoning regulations. The great variety of building styles and site improvements contribute to the unique character of the area. Several of the commercial buildings downtown are deteriorated. Many are not used commercially.

Crocker Park

Crocker Park, a 355-acre business park, is located northwest of Central Brisbane. Developed during the 1960s and designed by architect Lawrence Halprin as the first garden-style industrial park in the United States, Crocker Park was annexed to the City of Brisbane in 1983. The Park contains various warehousing, distribution, service, manufacturing and offices uses. A recent survey identified 163 businesses operating within 70 buildings and regularly employing approximately 3,800 people within the Park. These businesses provide a substantial portion of the City's income. For fiscal years 1984-1990, 54% of the City's sales taxes and nearly one-third of all General Fund revenues came from Crocker Park. However, in the past three years, as leases have expired, key businesses have left Crocker Park and City revenues have declined.

There is almost no vacant land left in Crocker Park to develop, although there is potential for existing structures to enlarge and businesses to intensify. There is no direct street access between Crocker Park and Central Brisbane, although a connection is planned via improvement of Quarry Road, and an emergency access route has been secured. Bus service within the Park is limited, and no sidewalks or bus shelters are provided. The streets in Crocker Park are privately owned and in need of repairs. Streets are to be upgraded and dedicated to the City as a

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condition of the Northeast Ridge development. Railroad spurs, which are no longer used, traverse the Park. Landscaping, a key element to the Park's character, is now mature.

Crocker Park is served by the GVMID water distribution system. A study is currently underway to evaluate whether additional water storage capacity is needed to meet contemporary fire protection standards. The Park is also served by the GVMID drainage system. Localized flooding in the area of Valley Drive and Bayshore Boulevard has been known to occur during heavy rains and high tides. The eastern portion of Crocker Park is subject to liquefaction and very intense ground-shaking during earthquakes.(5)

Noise contours of CNEL 65 dB or more within 200-250 feet of Valley Drive and North Hill Drive are generated primarily by the truck traffic associated with warehouse and distribution operations and the nearby Quarry. Traffic on Bayshore Boulevard generates noise contours of CNEL 65 dB or more within 225 feet of the roadway.

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CHAPTER IV

LOCAL ECONOMIC DEVELOPMENT

GOALS:

Brisbane will be a place where economic development...

Stabilizes and diversifies the tax base;

Serves the community by encouraging convenient and beneficial commercial development;

Provides sufficient revenues for necessary City services;

Facilitates employment of residents; and

Sees sustainable growth as dependent on preservation and replenishment of natural resources.

LOCAL ECONOMIC DEVELOPMENT

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CHAPTER IV

LOCAL ECONOMIC DEVELOPMENT

IV.1 A BRIEF ECONOMIC OVERVIEW

"My initial interpretation of the goals of the leaders of Brisbane was that they wanted self determination for their own future ... I'm not ashamed to say that I tried to be not only active but aggressive in getting as much of the unincorporated land as I could for Brisbane... We were able to put some financial muscle into the City of Brisbane."

Lanier "Len" Brady
First Brisbane City Manager
Brisbane City of Stars⁽¹⁾

The first City Council of Brisbane, John Turner, Jess Salmon, Ernest Conway, James Williams and Ed Schwenderlauf, saw that Brisbane's biggest problem in the years to come was going to be a lack of municipal revenues. It was clear that property taxes on homeowners were not likely to supply the funds needed for major municipal operations and improvements. Through the efforts of the City Council and City Manager, in late 1962 both Southern Pacific and PG&E announced that they would request Brisbane to annex their property. Together, the Southern Pacific and PG&E properties, which totaled over 700 acres, doubled the land area of Brisbane. Since Southern Pacific's property lines extended into the Bay, Brisbane also greatly increased the amount of water acreage within its jurisdiction. The annexation increased Brisbane's tax base tremendously. The City's locally assessed valuation tripled, going from \$3 million to \$9 million overnight.

The issues of self-determination and financial independence led a subsequent City Council composed of Don Bradshaw, Art Montenegro, Jeanine Hodge, Fred Smith and William Lawrence and its City Manager, Brad Kerwin, in 1979 to actively seek the annexation of the Northeast Ridge and Crocker Park into the City. The president of Crocker Land Company, which owned the Northeast Ridge and developed Crocker Park, wanted the property to go to Daly City. He described Brisbane as lacking sufficient staff and financial resources. The City Council and City Manager won the annexation in 1983 by arguing that the impacts of any development would profoundly affect Brisbane and revenues from the Park would allow the financing of necessary capital improvements and operating expenses. As a result of the annexation of Crocker Park, the locally assessed property valuation rose from \$47 million to \$113 million and sales tax revenues jumped dramatically from \$900 thousand to \$3 million.

The City of Brisbane has always recognized the importance of its economic health, which is dependent upon maintaining a dynamic economic climate. The City must maintain adequate revenue sources if it is to provide a satisfactory level of service to its residents and businesses. Cities in the next decade face a world of declining revenues and higher citizen expectations. A recessionary economy has slowed the growth of local government revenues; local costs have been driven up by inflation; State and Federal regulations increasingly require that particular services be provided or expenditures made; and the State legislature, in order to balance its own budget, has taken away "traditional" city and county revenues. Meanwhile, Federal and State aid to cities has been reduced or eliminated, and voters have imposed legal limits - such as Proposition 4 and Proposition 13 - that restrict spending or taxes. At the same time, the costs of growth have been polluted waterways, soil and air, the irreplaceable loss of non-renewable resources, and the continuing failure to replenish renewable resources.

Communities are faced with the challenge of guiding and controlling economic growth and expansion, while maintaining the quality of the environment and non-renewable and renewable resources. Communities are also faced with such problems as lagging growth rates, unemployment, a declining tax base, reduced municipal services, and an aging infrastructure that is costly to maintain and replace.

For the City of Brisbane, its financial resources have been declining, and the future economic indicators are mixed. However, the land use alternatives, especially along Bayshore Boulevard and west of Highway 101, provide opportunities for guiding any future growth to meet the long-range economic as well as environmental policies. This chapter provides local economic development policies. It is divided into three general areas. However, these areas should not be viewed as independent of one another; they are interactive and interdependent and together constitute a continuous economic policy and process.

IV.2 THE CITY'S TAX BASE AND GENERAL FUND REVENUES

In order to support its other economic development strategies, the City recognizes the need to maintain adequate revenues to provide essential support services to residents and businesses. Without a well-maintained infrastructure, emergency services, and a range of recreational and cultural activities, the City loses its ability to attract new businesses and to retain the quality of life of its current residents. In order to provide these services, the City must receive revenues that keep pace with increasing costs. Recognizing that tax rate increases are not a viable solution to this challenge, the City is committed to maintaining a tax base that provides the necessary revenues. In addition to its goal of preserving property values, the City will seek to generate needed revenues through increased retail activity without losing sight of the need to maintain a retail presence that is in keeping with Brisbane's small size and character.

The changing revenue stream to cities finds Brisbane increasingly reliant on sales tax revenues. In 1992-93, over 40% of Brisbane's General Fund, which is the general revenue for traditional

governmental services, was comprised of sales taxes. Therefore, if current revenue sources remain, promotion of retail sales is of central importance in maintaining the resources of government. Revenues generated by property taxes, amounting to a little less than 20% of the General Fund, are also important, if they are not overshadowed by new service costs to the City associated with development. Local hotels do provide revenues for some cities adjacent to Brisbane that exceed 25% of General Fund revenues. Hotel transit occupancy taxes are locally enacted and collected and, on the County average, are 8-10% of room charges.

Policy 8 Maintain and diversify the City's tax base, consistent with community character, in order to generate adequate revenues for City Government and sustain a healthy local economy.

Program 8a: Assess service costs and revenues associated with proposed developments on a short and long-term basis.

Program 8b: Maintain information on available or potential sites for economic development and seek to conserve suitable locations for appropriate uses.

Program 8c: Encourage local equity ownership in local development in order to retain more economic benefits within the community.

Program 8d: Prepare informational and promotional materials to encourage desired development.

Program 8e: Encourage the Chamber of Commerce to develop promotional materials and to actively solicit businesses that benefit the City.

Program 8f: Investigate available programs which assist in rehabilitation, seismic upgrade or repair of businesses.

Program 8g: Develop economic programs including incentives available under the Community Redevelopment Act to encourage and facilitate the development of appropriate retail activity and hotels.

Program 8h: Use Redevelopment Agency funds, as appropriate, to assist in the construction of planned public improvements in the project's areas.

Program 8i: Promote attractive retail development in planned areas instead of in strip areas adjacent to an arterial highway or freeway corridor.

Program 8j: Consider mixed-use zoning, which would encourage a combination of business and commercial uses, making sites more responsive to market conditions.

IV.3 EMPLOYMENT OPPORTUNITIES

Essential to any economic development strategy is the creation of jobs within the community. The census estimates that of persons over 18 years old, 58.7% have some college education, 24.1% completed high school, 14% had some high school education but not a diploma, and 3.3% had less than 9th grade education. Among Brisbane residents, the most frequent occupations are administrative support (24%), executive and managerial (15.9%), precision production, craft and repair (13.8%), professional specialty (11.7%), operators and laborers (11.4%), sales (10.6%), service (9.6%), and technicians (2.9%). Regrouping these categories and comparing with results of earlier census data (GP-2 & 3), the trend toward increasing white collar employment replacing blue collar employment is apparent:

TABLE 3

Employment Distribution

	<u>1970</u>	<u>1980</u>	<u>1990</u>
Administrative/Professional/Technician/Sales/Clerical	49%	62%	65%
Production/Industrial	37%	27%	25%
Food/Protective/Other Service	13%	9%	10%
Farming/Forestry/Fishing	0%	2%	0%

The primary objective of economic development policies is to provide jobs that are matched with the skill and training level of community residents so as to maximize and retain the wealth generated by the expansion in employment. Also, in human terms, unemployment or underemployment has severe repercussions on individuals, children, families, the local economy and the social fabric of the community. While recognizing the importance of generating employment for local residents, the City is aware that the needs of the small and diverse labor force in Brisbane cannot overcome market forces, which dominate job creation. Brisbane currently has more jobs within its borders than residents that work. An increase in the proportion of Brisbane residents hired by Brisbane employers can both help unemployment and reduce commuting and its effects on individuals and the environment.

Studies of job creation in San Francisco and environs have found that small businesses create the majority of new jobs. Small businesses also contribute to economic diversity, which expands workers' job opportunities and provides some resilience during economic turndown. Locally owned businesses provide economic strength because they are more likely than outside firms to seek local sources of materials and to reinvest locally.

Policy 9 Seek fuller employment of Brisbane residents.

Program9a: Encourage the City and other Brisbane employers to give consideration to residency of equally qualified applicants and to advertise jobs locally in order to strengthen the economic and social health of the community.

Program9b: Provide, as applicable, incentives to businesses that provide jobs for unemployed sectors of Brisbane's labor force.

Program9c: Encourage small and locally owned businesses.

IV.4 ENVIRONMENT AND NATURAL, RESOURCES

Quality of Life

Over time, the economic health of Brisbane will depend also on its environmental sensitivity and the ability to preserve and restore its natural resources. Increasingly, cities are measured by their "livability," and that measure reflects their appeal to businesses and residents.

As a City, and as a community that is greatly influenced and defined by its surrounding physicality, such as San Bruno Mountain and the San Francisco Bay, Brisbane is keenly aware of the need to respect and preserve the natural environment. It is this environment that helps make Brisbane such a unique and desirable place to live and work. But while the City is committed to protecting its natural resources to maintain the living environment, it is also committed to preserving and restoring the environment as an economic development strategy in itself.

Sustainable Economic Welfare

Just as a healthy environment is necessary for people to live and thrive, a healthy environment is necessary for the long term success of business. This holds true whether the environment is viewed as a source of raw materials, as a place where people can actively pursue consumption, or as a "sink" into which commercial wastes are disposed and recycled. The bottom line is that without preserving and renewing the natural environment, there is no economic development strategy that can bring prosperity to a community.

While it would be easy to argue that because of Brisbane's small size, no matter how its environment is treated the larger environment would not be affected and resources could be obtained elsewhere, the City takes the view that it must do at home what must be done on a state, national and global scale. Recognizing that its resources are finite, the City seeks to encourage renewable uses and the preservation and restoration of its truly unique natural features. Development decisions are to be analyzed so as not to overwhelm the long-term environment and in a manner that provides for sustainable development. Such sustainable development has been defined as "development that meets the needs of the present without compromising the ability of future generations to meet their own needs." ⁽²⁾ Using incentives and the CEQA environmental process, the City will strive to protect the natural environment and

make clear that in Brisbane, environmental protection means good business as much as it denotes quality of life.

Policy 10 **Establish environmental welfare as a major objective of the City's economic development policy.**

Program 10a: Develop an environmental strategy for economic development. The strategy should include methods of encouraging the use of renewable resources and the preservation and restoration of the unique features of the community for future generations.

FOOTNOTES

1. H1-2, pp. 1b-18.
2. Raymond C. Miller, "In Order to Save the World for Human Habitation, We Must Stop Teaching Economics!" *School of Education Review, San Francisco State University, Vol. 4* (Spring 1992), pp. 41-55, quoting from World Commission on Environment and Development, *Our Common Future* (Oxford: Oxford University Press, 1987).

CHAPTER XII

POLICIES AND PROGRAMS BY SUBAREA

The following policies and programs apply to the 13 subareas that comprise the General Plan planning area described in Chapter II. Subarea policies are to be considered in addition to those that apply City-wide when using the General Plan as a policy guide to decision-making. The subarea policies are designed to make City-wide direction more specific to the unique circumstances found in the subareas or to emphasize certain issues that are particularly pertinent to these locations. Headings for the policies are keyed to the preceding chapters in this Plan.

XII.5 CENTRAL BRISBANE

Local Economic Development

Policy 248 Encourage the establishment of small stores and shops that would diversify the City's revenue base and provide services to residents.

Policy 249 Support economic opportunities for artists, craftsmen and small entrepreneurs by providing for live-work spaces and home occupations.

Policy 250 Consider ways to enhance the commercial area to promote successful small businesses, which will provide a social and service center for residents.

Program 250a: Consider amendments to the Sign Ordinance to simplify the process and otherwise address the needs of small businesses, as well as balancing other community needs and objectives.

Policy 251 Work with the Chamber of Commerce to encourage local residents to patronize local businesses and to promote Central Brisbane as a good place to establish new businesses.

Program 251a: Work with the Chamber of Commerce to develop a program to assist new and existing businesses to market their services.

Program 251 b: Work with the Chamber of Commerce to analyze the constraints and opportunities for downtown revitalization.

Program 251c: Work with the Chamber of Commerce to find how the City can be more facilitative of meeting the needs of small businesses.

Land Use

Policy 252 **Keep the existing scale, character and intensity of use of Residential/Commercial Districts.**

Program 252a: Encourage a modest scale and density character to residential development through standards established in the Zoning Ordinance.

Program 252b: Look always to encourage innovative uses and structures to provide for greater economic return and community benefit.

Policy 253 **Encourage diversity and individual expression in residential and commercial construction.**

Program 253a: Study the impacts of off-street parking requirements on residential and commercial site and structural design.

Program 253b: Revise the Zoning Ordinance to facilitate the upgrading and proper maintenance of structures with legal nonconformities.

Program 253c: Evaluate the aesthetic, psychological and social losses that could result from zoning ordinances which would discourage diversity and individual expression in residential construction.

Policy 254 **Strongly encourage property owners and businesses to upgrade, rehabilitate and improve the appearance, usability and safety of existing structures. (See Policy 24.)**

Policy 255 **Retain the intimate small-town character of Central Brisbane.**

Program 255a: Consider revisions to the Zoning regulations to discourage overbuilding of residential parcels.

Program 255b: Study regulatory approaches to view and solar protection while protecting foliage and tree cover. (See Program 19c.)

Transportation and Circulation

Policy 256 **Develop and improve pedestrian paths and walkways to connect Central Brisbane to all areas of the City and with the San Bruno Mountain State and County Park. (See Program 86a.)**

Policy 257 In conjunction with subdivision and other development applications, require private roadways to be upgraded and maintained to City standards and offered for dedication to the City. (See Policies 74, 76, 78.)

Program 257a: In conjunction with the City's development review process and Capital Improvement Program, examine ways to improve existing bottlenecks and cul-de-sacs and improve safety in the upper residential streets. (See Policies 45, 46.)

Program 257b: Develop municipal off-street public parking lots.

Program 257c: Develop a direct street connection between Central Brisbane and Crocker Park.

Policy 257.1 Work with residents on a block-by-block basis to develop programs to relieve congestion caused by on-street parking.

Policy 258 Retain open areas in residential zones through setback, lot coverage and landscape requirements in the Zoning Ordinance.

Open Space/Recreation and Community Services

Policy 259 Seek input from residents and business people on how public/community facilities in this subarea can be more effectively utilized.

Program 259a: Identify, through signage, parks and recreation facilities and the hours they are open to the public.

Policy 260 Refine the ordinance that establishes requirements for the protection of heritage trees to allow flexibility and to consider factors, including, but not limited to, the tree's effect on surrounding residences.

Policy 261 Encourage private investment in landscape improvement and maintenance consistent with the City's Street Tree Program. (See Policy 124.)

Policy 262 Preserve the canyons and other open space in Central Brisbane and require development to be set back from intermittent streams. (See definition of Open Space in Chapter VII.)

Policy 262.1 Actively identify a site and plan for a Community Center in Central Brisbane.

Conservation

Policy 263 Require water and energy conserving features in new construction and renovation, as appropriate.

Program 263a: Facilitate utilization of grant and assistance programs for retrofitting existing structures.

Program 263b: Take into account the unique constraints of older structures in applying requirements for conservation measures.

Program 263c: Assemble educational reference materials to be provided to permittees when conditions are imposed requiring drought tolerant landscaping or water conserving irrigation.

Policy 264 **Demonstrate water and energy conservation materials and techniques by utilizing them, with appropriate descriptive signage, in and around public facilities.**

Policy 265 **Encourage recycling through public and private programs.**

Program 265a: Study the possibility of developing green merchant and green resident programs.

Program 265b: Consider improvements to the Franchise Agreement to include a more comprehensive collection program, consistent with the City's Source Reduction and Recycling Element.

Program 265c: Consult with local merchants to seek ways to augment or enhance their compliance with recycling programs.

Policy 266 **Facilitate carpooling and the use of public transit.**

Program 266a: Seek input from merchants and the public on how Sam Trans service might be made more useful.

Program 266b: Support continued development and improvement of shuttle service for Sierra Point, Crocker Park and future development in areas such as the Baylands, and consider ways to extend such service into Central Brisbane.

Program 266c: Consider modifications to signal timing to relieve lunch-hour congestion at the entrance to Central Brisbane.

Policy 267 **Encourage the use of bicycles and walking for transportation and recreation.**

Program 267a: Provide bicycle racks at public meeting facilities and public offices.

Program 267b: Develop and implement a plan for providing benches at key locations for pedestrian rest stops.

- Policy 267.1** Encourage the conservation of the historic character of buildings and places in Central Brisbane.
- Policy 267.2** Recognize the use of new technologies and innovative use of materials to incorporate conservation measures into construction to the extent allowable under State building codes.

Community Health and Safety

- Policy 258** Increase structural and seismic safety through sensitive code enforcement, taking into consideration the unique constraints of older structures and the prudent use of up-to-date techniques and materials.
- Policy 269** Keep truck routes out of Central Brisbane.

XII.8 CROCKER PARK

Local Economic Development

Policy 280 **Strengthen communications with and within the business community.**

Policy 281 **Develop ties with the residential community through such activities as:**

- developing directories and a map of businesses in cooperation with the Chamber of Commerce;**
- patronizing local businesses;**
- developing cooperative efforts on safety programs and emergency preparedness; and**
- encouraging business involvement in youth and educational programs.**

Land Use

Policy 282 **Encourage uses that benefit the community, providing jobs, revenues and services.**

Policy 283 **Encourage attractive new construction and the remodel of existing buildings to respect the architectural character of the Park through the development of design guidelines.**

Program 283a: In developing design guidelines, study options for the use of color and materials, the screening of mechanical equipment, and the use of landscape to make rooftops more attractive when seen from above.

Program 283b: In developing design guidelines, study the impacts of the relationship of structure parking to building design, land coverage and floor area ratio.

Program 283c: Develop and implement a sign program.

Policy 283.1 Encourage employers to provide outdoor spaces for employees.

Policy 284 Retain heavy landscape screening along Bayshore Boulevard to provide noise attenuation and to screen structures.

Transportation and Circulation

Policy 285 Improve the streets to City standards and dedicate them to the City as set forth in the conditions of approval for the Northeast Ridge Development Project.

Policy 286 Improve pedestrian access through the development of sidewalks and trails, including but not limited to those set forth in the conditions of approval for the Northeast Ridge Development Project.

Policy 287 Add bike paths to the circulation system.

Policy 288 Connect Crocker Park to the rest of the City and the San Bruno Mountain State and County Park through pedestrian and vehicular circulation improvements.

Policy 289 Review development plans to assure adequate parking/loading on site.

Policy 290 Retain adequate street width for movement of large vehicles.

Policy 291 Investigate opportunities to change rails to trails, fire access, parking, or landscaping when rail spurs are abandoned.

Conservation

Policy 292 Retain the garden-industrial park landscape concept and upgrade plant materials as landscape materials age.

Policy 293 Omitted.

Policy 294 Provide appropriate non-invasive landscape planting at interfaces with habitat lands.

Policy 295 In any upgrade of the landscape and entrance signage, reflect the historic architectural character of the Park, the first garden-style industrial park designed by Lawrence Halprin.

Policy 296 Review landscape plans and irrigation programs to encourage efficient use of water.

Policy 297 Promote participation in recycling programs.

Policy 298 Require plans for new construction to incorporate energy and water conserving features and maximize solar access.

Community Health and Safety

Policy 299 Provide the opportunity for a property owner to request police review of plans for new construction and remodeling to provide suggestions for the control of vandalism and theft.

Policy 300 Retain emergency access to Central Brisbane.

Policy 301 Require sound insulation, as appropriate, in conjunction with the installation of industrial equipment.

Policy 302 Monitor truck activity and maintain routes that minimize noise impacts.

Policy 303 Contain major business activities inside buildings.

Policy 304 Upgrade and maintain existing infrastructure, including water, sewer and storm drains.

Policy 305 Require the upgrade and maintenance of street lights, as set forth in the conditions of approval for the Northeast Ridge.

Policy 306 Study fire water storage requirements and investigate opportunities to upgrade storage if necessary.

Policy 306.1 Continue to work closely with responsible agencies to monitor the use and storage of hazardous materials in accordance with State law.