# CONSERVATION ELEMENT AND ACTION PROGRAM

# FOR THE

# CITY OF EAST PALO ALTO GENERAL PLAN

December 1986

**CITY OF EAST PALO ALTO**

City Council

Barbara A. Mouton, Mayor
James E. Blakey, Jr., Vice-Mayor
Ruben Abrica, Council Member
John Bostic, Council Member
Warnell Coats, Council Member

Planning Commission

Melvin Harris, Chairman
Tikisa Anderson, Vice-Chairman
Onyango Bashir
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John Chavez
Midge Dorn
Joseph Goodwill
Makini Roach, Alternate

Staff

Frederic A. Howell, City Manager
Robert W. Johnson, City Attorney
Rod D. Barger, Senior Planner/Zoning Hearing Officer

Approved

Planning Commission: September 22, 1986

City Council: December 15, 1986

**RESOLUTION NO. 00357**

**A RESOLUTION ADOPTING THE EAST PALO ALTO GENERAL PLAN CONSERVATION ELEMENT AND ACTION PROGRAM**

**WHEREAS**, the Conservation Element of the East Palo Alto General Plan has been prepared, in part, to respond to changes in State requirements and guidelines, and, in part, to reflect changes in local land use conditions and policies; and

**WHEREAS**, the Conservation Element is a key part of the periodic update of the East Palo Alto General Plan; and

**WHEREAS**, the Conservation Element was reviewed at a Public Hearing and approved by the East Palo Alto Planning Commission on September 22, 1986; and

**WHEREAS**, the Conservation Element was also the subject of a Public Hearing by the East Palo Alto City Council and was approved on December 15, 1986; and

**WHEREAS**, Negative Declaration #22-86, for this Element, was also approved at the above-referenced hearings.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of East Palo Alto that the Conservation Element and Action Program, attached hereto, are hereby adopted into the East Palo Alto General Plan.

**PASSED AND ADOPTED** by the City Council of the City of East Palo Alto this 15th day of December, 1986, by the following vote:

AYES: ABRICA, BLAKEY, BOSTIC, COATS, and MOUTON

NOES: NONE

ABSENT: NONE

Barbara A. Mouton
Mayor

ATTEST:

Frederic A. Howell
City Clerk

**CONTENTS**

## INTRODUCTION

Concentrations of people often result in noise, congestion and the loss of a more natural environment. Relief from these pressures is necessray for the physical and psychological well being of residents. A primary factor in determining the livability of an urban area is the approach a community takes in dealing with these problems. The Conservation Element of the East Palo Alto General Plan addresses techniques for conserving natural resources within the City that are considered to be essential for maintaining a high quality of life.

Section 65302(d) of the Government Code requires the General Plan to include:

> "A conservation element for the conservation, development, and utilization of natural resources including water and its hydraulic force, forests, soils, rivers and other waters, harbors, fisheries, wildlife, minerals, and other natural resources. That portion of the conservation element including waters shall be developed in coordination with any countywide water agency and with all district and city agencies which have developed, served, controlled or conserved water for any purpose for the county or city for which the plan is prepared. The conservation element may also cover:
>
> (1) The reclamation of land and waters.
>
> (2) Flood control.
>
> (3) Prevention and control of the pollution of streams and other waters.
>
> (4) Regulation of the use of land in stream channels and other areas required for the accomplishment of the conservation plan.
>
> (5) Prevention, control, and correction of the erosion of soils, beaches, and shores.
>
> (6) Protection of watersheds.
>
> (7) The location, quantity and quality of the rock, sand and gravel resources."

This statue serves as the guideline for the creation of the City of East Palo Alto's Conservation Element. Although different in emphasis from the Open Space Element, the Conservation Element nonetheless is interelated with it. Many of the factors presented here directly relate to the important considerations in maintaining open space areas within the City.

Since not all factors such as air and water resources of a conservation element lend themselves to graphic portrayal, the main thrust of the East Palo Alto Conservation Element lies within the policy text which establishes the objectives and policies necessary for effective action programs. The following sections of this report discuss the major natural resources within the City of East Palo Alto and the programs deemed appropraite to ensure their conservation.

## THE EXISTING SITUATION

### Air Quality

East Palo Alto is located in the southern half of the San Francisco Air Basin. The meteorology of the basin is dominated by the Pacific Ocean and San Francisco Bay, which acts as a trap for air pollutants. Local air quality is strongly influenced by global weather patterns. When strong jet stream winds or storm tracks dominate the air basin, air pollution concentrations are low. Conversely, when high pressure systems dominate, pollution concentrations are high. The dispersion of pollutant concentrations is dependent upon the wind speed and the amount of vertical mixing. A thermal inversion occurs when air temperatures rise at higher altitudes, preventing the normal flow of air upward. Consequently, pollutants in varying concentrations become trapped near the ground.

The conditions which make for the mild climate in this area also establish a stable stratification of air, which makes the area susceptible to air contamination and smog. A high altitude subsidence inversion "cap" cools marine air over the San Francisco Bay practically all summer and about 15% of the winter. Warm, dry air, riding above the cool marine air at heights varying from 300 to 1,400 feet, creates a layering effect in the atmosphere that is extremely stable vertically.

Radiation inversions, a second type of thermal inversion, frequently occur on clear nights, especially in winter, when the air is not too humid and the earth's surface loses heat at a rapid rate. As the ground cools, the air in contact with it also cools, but upper layers still retain heat. Once formed, this radiation inversion behaves like any other inversion as far as its "capping" effect is concerned.

When thermal inversions create an atmospheric lid over the area, the volume of air into which pollutants can be dispersed is severely limited. Weak ocean breezes may provide too little ventilation to offset the rate at which generates area emitting pollutants. Since the low marine air cannot normally penetrate the lid, neither can the pollutants injected into this air near the earth's surface. In such circumstances, the concentration of contaminants in the air must increase.

The other factor influencing pollution concentrations is wind speed. A 20-mile per hour wind will disperse twice the pollution of a 10-mile per hour wind. The prevailing wind directions in East Palo Alto are from the west and northwest and occur approximately 50% of the time. Southerly wind patterns occur about 15% of the time, other directions about 10% of the time and calm conditions prevail 25% of the time. These wind directions reveal the patterns of dispersal of pollutants in the air basin. Pollutants are "driven" to the south and southeast by normal wind flow and stagnate during periods of inversion.

The poor ventilation achieved during the summer months creates the "smog season" and air pollution becomes very apparant. Five pollutants are measured by the Bay Area Air Quality Management District (BAAQMD) at the nearest monitoring station, located in Redwood City. Table 1 provides a summary of air quality measurements from this station between 1975 and 1980. Only ozone, carbon monoxide, and suspended particulates reach levels high enough to violate air quality standards. Ozone concentrations have exceeded BAAQMD's standards over a dozen time a year during the recent past. Carbon monoxide also exceeds BAAQMD's 8-hour standards a number of times each year, and suspended particulates exceed standard levels a few days a year. Ozone and carbon monoxide reach their highest levels in late fall and winter.

The current air quality in East Palo Alto is not readily distinguishable from other urban Peninsula locations, except that the area is subject to breezes from the Bay and thus may be marginally less polluted than more urbanized land areas. This is especially true when viewing air quality in the regional context. On the other hand, when viewed in isolation, the City has experienced a dramatic increase in pollutants from traffic along the Dumbarton Bridge corridor and U.S. Highway 101.

Despite increased smog prevention actions by federal, state, and regional agenciess, air quality in East Palo Alto has continued to decline because of the increase in population and automobiles. In addition, the City has fast become a major hub of surface transportation due to the recent opening of the Dumbarton Bridge. Within the City, University Avenue can take one directly to U.S. Highway 101 or the Dumbarton Bridge. This has served to make East Palo Alto a more regional City, but at the cost of increased air pollution due to increased traffic. The improvement of other major vehicle corridors such as Bay Road and Pulgas Avenue all serve to make the City a more automobile-dependent community and thus experience increased air pollution.

The pollution problem is not merely a local one. More involvement and guidance at the regional, state, and federal levels, is necessary to tackle the problem.

**TABLE 1**
**SUMMARY OF RECENT AIR QUALITY IN PROJECT AREA**
(Redwood City Monitoring Station)

| Pollutant Occurrence | Year 1975 | 1976 | 1977 | 1980 | Bay Area Standard | Measurement Units |
|---|---|---|---|---|---|---|
| Ozone - Maximum | 13.0 | 17.0 | 14.0 | 15.0 | 8**** | pphm*, 1-hour |
| Exceedances | 14.0 | 16.0 | 3.0 | 2.0 | 1 | days/year |
| Carbon Monoxide-Maximum | 10.1 | 10.2 | 8.1 | 8.2 | 35 | ppm**, 1-hour |
| Exceedances | 2.0 | 10.0 | 0.0 | 0.0 | 1 | days/year |
| 8-hour Exceedances | 2.0 | 10.0 | 0.0 | 0.0 | 1 | days/year above 9 ppm** average |
| Nitrogen Dioxide-Maximum | 24.0 | 21.0 | 15.0 | 15.0 | 25 | pphm*,1-hour |
| Exceedances | 0.0 | 0.0 | 0.0 | 0.0 | 1 | days/year |
| Sulfur Dioxide-Maximum | 14.0 | 7.0 | 5.0 | 0.0 | 50 | pphm*, 1-hour |
| Exceedances | 0.0 | 0.0 | 0.0 | 0.0 | 2 | percent days/year |
| Total Suspended particulates - Mean | 42.0 | 59.0 | 52.0 | 46.0 | 60 | ug/m3***, Annual Geometric Mean |
| Maximum Exceedances | 1.7 | 13.0 | 1.9 | 1.0 | 2 | percent days/year above 100 ug/m3*** |

Source: Bay Area Air Pollution Control Distirct, San Francisco.

* Parts per hundred million
** Parts per million.
*** Micro-grams per cubic meter
**** in 1979, this standard was revised to 12 pphm for 1 hour.

Note: The year 1975, 1976, and 1977 reprsent worst-case situations which had not been surpassed up to 1982.

## Water Quality

Water is a highly valuable resource which needs to be protected and properly utilized. Water pollution is caused primarily by surface runoff which carries pesticides and other contaminants into streams, wells, and San Francisco Bay. These contaminants kill off wildlife in and around the Bay while damaging valuable fresh water supplies.

Table 2 contains a summary of typical water quality problems related to surface runoff.

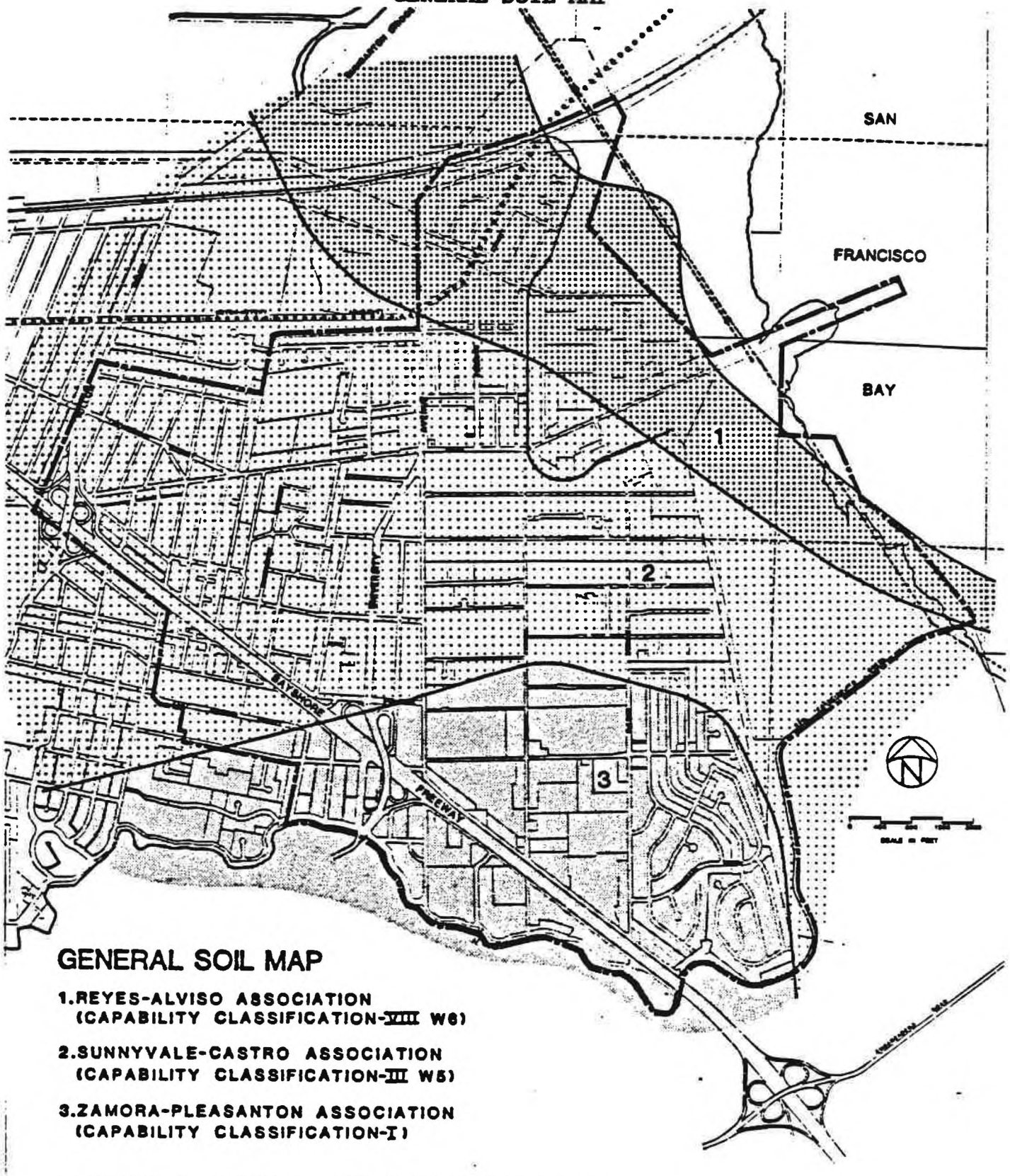
The quality of ground water in the community is considered poor due to contamination from local industry. Currently in East Palo Alto, ground water resources are being used by approximately 600 private domestic and irrigation wells. Following several years of low precipitation, increased ground water use, extensive polluting and channelization of stream beds, the ground water levels have dropped, allowing sea water to filter into some lower aquifers beneath the East Palo Alto area. Although ground water is used only to a limited degree, its value is becoming more important. The economic importance of ground water resources cannot be overlooked. The continued urbanization of East Palo Alto in combination with the occurrence of water shortages will ultimately place a premium on the ground water supply. However, it will be useless if it continues to be polluted.

## Mineral Resources

East Palo Alto is underlain by alluvial sediments, consisting of clays, sands, and gravels. Surficial soils found in the community generally fall within three categories: Zamora-Pleasanton Association, Sunnyvale-Castro Association, and the Reyes-Alviso association (Figure 1). Development of remaining open areas is generally feasible from an engineering and geologic viewpoint following invididual site investigations.

The primary mineral resources in the area are sand, gravel, rock and salt. In the past, some salt evaporaters did exist in the area adjacent to San Francisco Bay, but now are all abandoned. Given the fact that better and more economically feasible deposits of these materials are available elsewhere in the region, the significance of East Palo Alto's mineral resources are relatively minor. However, the destruction of the natural beauty of Cooley Landing, in which these deposits are located, make utilization of local mineral resources an unacceptable alternative. The City must make certain that mining and excavation of these resources never occurs.

**FIGURE 1**
**GENERAL SOIL MAP**




## GENERAL SOIL MAP

1. REYES-ALVISO ASSOCIATION
   (CAPABILITY CLASSIFICATION-VIII W6)
2. SUNNYVALE-CASTRO ASSOCIATION
   (CAPABILITY CLASSIFICATION-III W5)
3. ZAMORA-PLEASANTON ASSOCIATION
   (CAPABILITY CLASSIFICATION-I)

SOURCE: U.S.D.A. SOIL CONSERVATION SERVICE 1974

## TABLE 2

## TYPICAL WATER QUALITY PROBLEMS RELATED TO SURFACE RUNOFF IN SAN MATEO COUNTY

| PROBLEM | EFFECT | CAUSE |
|---|---|---|
| SILTATIONS/ EROSION | Makes water more turbid. Covers fish spawning beds. Generally clogs streams. Reduces reservoir capacity. | Improper construction or agrigulural practices. Any practice which exposes bare soil to rain and runoff or any soil to excessive runoff. |
| GREASE & OIL | Unsightly. Coats birds and aquatic life. Makes recreational use undesirable toxic to aquatic life. | Industrial activity. Traffic. Dumping of motor oil and other floating substances. |
| DEBRIS & LITTER | Unsightly. Coats birds and aquatic life. Makes recreational use undesirable. | Improper dumping and refuse disposal and general littering where material can be washed off. |
| BACTERIAL CONTAMINATION | Indicative or presence of fecal material. Contact/ingestion can cause disease. Contaminates aquatic life in specific areas, especially shellfish. Eliminates recreational uses depending on level of contamination. | Deposit of animal fecal matter in areas subject to funoff. Cross connections with sanitary sewers. Malfunctioning septic tanks. |

| | | |
|---|---|---|
| NUTRIENT/ ALGAE GROWTH | Algae can cause taste & odors in drinking water. Can results in low concentrations of dissolved oxygen. Some is good; too much is bad. Hard to control once started in relatively confined water. | From natural organic material, fertilizers, industrial runoff, traffic. |
| HEAVY METALS PESTICIDES AND OTHER TOXIC CHEMICALS | Toxic to aquatic life. Tendency to magnify in food chain, i.e., lower forms have relatively low concentrations in body tissue, higher forms (fish & aquatic birds) have high concentrations. | Automobile operation, runoff from industrial uses. Runoff from refuse and garbage. Leaching of mine tailings. |

Source: Association of Bay Area Governments, San Francisco Bay Area Environmental Management Plan, Vol. 1, June, 1978.

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**Agriculture**

In the past, agriculture (especially orchard and flower crops) played an important role in East Palo Alto's economy. Now however, only a relatively small amount of the community's prime agricultural land remains. Although the economic return from agriculture is small, the significance of this agricultural use is in the fact that it provides open space within the community. Conversely, agricultural lands under Williamson Act Contract produce lower property tax revenues to the City. Some agricultural preserves shoud be maintained to ensure that these lands are utilized for open space.

**Wildlife**

Despite urbanization, the East Palo Alto area still possesses a considerable variety of wildlife. Most qualitative evaluations of the abundance of each species of amphibians, reptiles, birds, and mammals area relative and subjective. Nevertheless, the following general comments can be made about each classification:

1. Amphibians - the amphibians that reside in East Palo Alto do not comprise a great portion of the fauna. However, the Baylands do provide for their living space, and therefore must be maintained.

2. Reptiles - the numbers of reptiles are low compared to birds and mammals; however, various species of garter snakes and lizards are not uncommon.

3. Birds - birds are the most common animal found in East Palo Alto. Although in relative abundance, migratory patterns and nesting characteristics vary greatly among species. Local residents are fortunate to have several hundred species of resident and migratory birds. In addition, the Baylands represents the main area for bird residents.

4. Mammals - no mammal is endemic to East Palo Alto's environs. However, the encroachment of human habitation restricts the movements and territories of existing mammals. Only those species which tolerate man's aggression toward them proliferate. Several species exist readily in man's presence, living on his wastes and in niches provided by various types of developments.

In order to maintain the community's wildlife, it is necessary to preserve those areas critical to the natural habitats of the species. Of particular importance is the maintenance of the Bayland and open space corridors which allow wildlife a means of entering and leaving the area. Isolated islands of open space do not allow the various species of wildlife to replenish their numbers when decimated by dogs, cats, hunters, cars, and people. At present, a number of natural corridors exist along the major ridge areas of East Palo Alto where development and roads should not be allowed to penetrate and sever these corridors. These include San Francisquito Creek, The Hetch Hetchy Right-of-Way, the Pacific Gas and Electric Company Right-of-Way, and the Baylands including Cooley Landing.

Also important to the maintenance of wildlife is the preservation of the salt ponds and natural streams which provide the water supply critically needed to sustain certain species. Development should not be allowed to destroy these water sources nor isolate them from the wildlife corridors. Those areas of East Palo Alto with high wildlife values have been identified and will be used as one of the factors determining open space preservation. But wildlife preservation will focus on two rare and endangered wildlife species in East Palo Alto: the California clapper rail and salt marsh harvest mouse. Both are protected by State (California Endangered Species Act, 1970) and Federal (Endangered Species Act of 1973) protective legislation.

(1) Definitions

The Federal definition of Endangered Species is; "any species which is in danger of extinction throughout all or a significant portion of its range, other than a species of Class Insecta determined by the Secretary to constitute a pest whose protection under provision of this act would present an overwhelming and overriding risk to man."

The following are the California Departament of Fish and Game's defniitions:

Endangered Wildlife are animals "declared endangered by the California Fish and Game Commission because their continued existence is jeopardized by one or more causes, including loss of habitat, change in habitat, over exploitation, predation, competition or disease."

Rare wildlife are animals "declared rare by the California Fish and Game Commission, because although not presently threatened with extinction, they are in such small numbers throughout their range that they may become endangered if their environments worsen."

(2) Salt Marsh Harvest Mouse

The salt marsh harvest mouse is known to inhabit the salt marshes of East Palo Alto. Its endangered status is due to the loss of habitat through diking and filling of the tidal marsh on which the mouse is dependent for cover. The salt marsh harvest mouse has Federal "Endangered" designation and a State "Rare and Endangered" designation.

(3) California Clapper Rail

In the tidal salt marshes of East Palo Alto and environs, the California clapper rail inhabits the pickleweed and cordgrass. Like the harvest mouse its endangered status is due to loss of habitat throughout the Bay. The California clapper rail has both Federal and State "Endangered" designation.

**Vegetation**

East Palo Alto's residential areas are characterized by a large number of mature trees. Most of these were introduced with urban development. Planting is random throughout the community, giving the appearance of natural groves. With urbanization, the once present native species characteristic of grassland and estuarine habitats have been eliminated except for a few vacant areas. Non-native vegetation is generally of little habitat value except for species tolerant of human activity which includes a large variety of birds, rodents, reptiles and insects.

Areas of natural vegetation serve a number of functions: (1) they aid in preventing soil erosion; (2) they retard surface water runoff, thereby aiding in flood prevention; (3) they replenish the oxygen supply of the atmosphere; (4) they help to purify the air of pollutants; and (5) they serve as a food source and shelter for much of the native wildlife.

As might be expected, the areas having the highest natural vegetation values coincide to a great degree with the high wildlife value areas. Thus, the areas of East Palo Alto containing the most important stands of vegetation are included in the areas to be preserved in the open space element.

Preservation of significant wildlife and vegetative communities affords numerous opportunities for nature oriented educational activities seldom found in urban areas. A wide variety of flora and fauna exists in the undeveloped lands, one species of which is endangerd.

The California Native Plant Society has inventoried rare and endangered plants in California to develop information toward the goal of protection. Included in the inventory are plants native to California and rare in California. An endangered plant "is one threatened with extinction and is not likely to survive if causal factors now at work continue operating."

The only known endangerd plant in East Palo Alto is the Pt. Reyes bird beak. Throughout California, this plant is described as follows:

> Rarity: Occurrence confined to several populations or one extended population.
>
> Endangerment: Endangered in part.
>
> Vigor: Stable or increasing.
>
> General distribution: Rare outside California.

In East Palo alto, the collection of the Pt. Reyes bird beak was taken prior to 1945 and the location is not precisely known, but it did occur on Cooley Landing. With continual filling of the area since that time, its status is not known.

**Scenic Beauty**

Although the concept of natural scenic beauty may be somewhat subjective its impact upon the liveability and desirability of a community is very real. East Palo Alto is fortunate in possessing a great deal of natural beauty in the form of the Baylands. San Francisco Bay is a major natural resource for East Palo Alto. Not only does it provide beautiful open vistas, but

it functions as a natural air conditioner for the temperate climate of the region. The City should always strive to preserve the scenic and natural qualities of the Baylands.

## GOALS AND POLICIES

Air quality standards are set by both the state and federal government. The Bay Area Air Quality Management District (BAAQMD) has the responsibility to monitor and enforce the standards in the Bay Area. Planning for compliance with the federal air quality standards has been assumed in part by the Association of Bay Area Governments (ABAG) which, with the Bay Area Air Quality Management District and the Metropolitan Transportation Commisison (MTC), prepared the Air Quality Management Plan (AQMP) for the San Francisco Bay Region. The Air Quality Management Plan focuses on hydrocarbons and oxidants. Among the actions recommended by the AQMP are many policies and programs which local governments can undertake to help achieve improvements in air quality.

While air quality is often regarded as a regional problem, it is fundamental that the land use and growth decisions which the cities and county control will have a profound effect on the success of whatever technology is available regionally to combat air pollution. The land use, economic development, transportation, energy and environment policies which form the foundations of this plan are all considered of vital importance if the quality of the air in the county is to be protected, especially:

- staging orderly growth in urban service areas,
- balancing of growth rates and improvements to the transportation system,
- reducing long distance commuting,
- increasing use of public transit, carpools and vanpools,
- preserving open lands outside of urban service areas.

**GOAL I: TO PRESERVE AND MAINTAIN AIR QUALITY**

**POLICIES**

1. Development projects shall be located and designed in a manner which will conserve air quality and minimize direct and indirect emissions of air contaminants; e.g. direct emissions should be reduced through energy conserving construction which minimizes space heating; indirect emissions should be reduced from motor vehicle travel generated by the project.

2. Development projects which, separately or cumulatively with other projects, would cause air quality standards to be exceeded or would have significant adverse air quality

effects through direct and/or indirect emissions, would not be approved unless the City of East Palo Alto, after consultation with the Bay Area Air Quality Management District, explicitly finds that the project incorporates feasible mitigation measures or that there are overriding reasons for approving the project.

3. Encourage transportation modes which minimize single passenger motor vehicle use and the resulting contaminant emissions. Alternate modes to be encouraged include: public transit, ridesharing, shortened and combined motor vehicle trips to work and to services, use of bicycles and walking. (Also in Circulation Element.)

4. Encourage employers to foster employer-based transportation control measures such as ridesharing, use of public transportation, bicycling, and walking for employees. (Also in Circulation Element).

5. Encourage new residential development to include housing affordable to employees of work places in East Palo Alto and its immediate environs in order to minimize commuting and the motor vehicle emissions generated thereby. (Also in Housing Element.)

6. This plan shall be interpreted and implemented consistently with the Bay Area Regional Air Quality Management Plan, as updated from time to time.

7. Guidance* of the Bay Area Air Quality Management District shall be sought in the review of major or significant projects, through the referral to BAAQMD of such Environmental Impact Reports and Negative Declarations for consultation.

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* Amended June 18, 1986, see attached Table 3, listing thresholds for referral.

**TABLE 3.**
**THRESHOLDS FOR REFERRAL OF ENVIRONMENTAL DOCUMENTS TO BAAQMD**

| Land Use Category | Size Unit | Threshold Levels, See Note A |
|---|---|---|
| Housing | | |
| Single Family | dwelling | 200 units |
| Apartments | unit | 300 units |
| Parking space | 250 spaces | |
| Shopping Center | | |
| Regional | square feet | 60,000 $ft^2$ |
| Neighborhood | floor area, | or 6 acres |
| Individual Store | or acres | of land area |
| Industry - See Note B | | |
| Undifferentiated | acre | 15 acres |
| Mass Production | acre | 15 acres |
| Industrial park | acre | 20 acres |
| Administration | acre | 20 acres |
| Warehouse | acre | 20 acres |
| Research & Development | acrea | 40 acres |
| Office Building | square fet | 100,000 $ft^2$ |
| Govt. Buildign | square feet | 30,000 $ft.^2$ |
| Motel | | unit200 units |
| Restaurant | | |
| Full-serve | | seat700 seats |
| fast-food | employee | 40 employees |
| drive-in | square feet | 4,000 $ft^2$ |
| Theater | | |
| Any Facility Attracting or Generating: (1000 vehicles in and out) | | 2000 motor trips/day |
| Any Airport, Port or Marina, Sports Stadium, Hospital, Major Road Project, Major Transportation Project. | | |

Note A. These values are abridged from Table III-A-1 of the BAAQMD Report titled AIR QUALITY AND URBAN DEVELOPMENT; GUIDELINES FOR ASSESSING IMPACTS OF PROJECTS AND PLANS, November 1985.

NOTE B. Industrial sources typically are direct emitters of air contaminants and may require a permit from the BAAQMD. Developers should contact the Bay Area Air Quality Management District, Permit Services Division, (415) 771-6000

**GOAL II: TO IMPROVE AND MAINTAIN WATER QUALITY**

**POLICIES**

1. As a means of controlling both air and water pollution, heavy industrial uses should be discouraged in the City's industrial zones and light industrial uses should be encouraged.

2. Maintain some agricultural land within the City to the greatest extent possible.

3. Actively monitor and help to enforce water discharge requirements of the Regional Water Quality Control District.

4. In order to utilize the available water supply more effectively, the City should make greater use of native plant materials in landscaping public lands and should encourage private landowners and residents to also do so.

5. An education program should be started to make the general public aware of how utilization of pesticides and fertilizers for yards and gardens pollutes the natural streams.

**GOAL III: TO PRESERVE AND PROTECT THE CITY'S MINERAL RESOURCES**

**POLICIES**

1. Mining uses shall be discouraged within the City.

**GOAL IV: TO MAINTAIN A REASONABLE BALANCE OF AGRICULTURAL LAND WITHIN THE URBAN ENVIRONMENT**

**POLICIES**

1. The City shall attempt to retain some portions of its agricultural lands for open space purposes. (Also in the Open Space Element).

2. The City shall carefully review all applications for cancellation of Williamson Act Contracts to ensure that open space, industrial, and fiscal objectiives are reasonably met.

**GOAL V: TO PROTECT THE COMMUNITY'S WILDLIFE**

**POLICIES**

1. A spay and neuter education program should be put into action as a means of controlling the pet population and easing the impact of pet attacks on wild animals.

**GOAL VI: TO PRESERVE MAJOR VEGETATION**

**POLICIES**

1. The City shall encourage the maintenance of trees and other major forms of plant life to the greatest extent possible through the Design Review and Public Hearing Process.

2. The City shall vigorously enforce provisions of the Heritage Tree Ordinance.

**GOAL VII: TO MAINTAIN AND ENHANCE THE CITY'S SCENIC BEAUTY.**

**POLICIES**

1. The City will work together with the Mid Peninsula Open space District to create a specific plan to protect the Baylands.

2. Channelization of creeks shall be limited. They shall be left in their natural states.

## CONSERVATION ELEMENT ACTION PROGRAM

Implicit in the policies for each goal listed in the Conservation Element are various actions that will be undertaken by City's Staff on an ongoing basis. Additionally, the specific actions listed below will be implemented to ensure maximum conservation of the City's resources.

1. The Heritage Tree Ordinance should be reviewed and upgraded as necessary to ensure maximum protection for the City's major vegetation.

2. An inventory of the City's current biological and mineral resources will be developed for inclusion in the next amendment to the Conservation Element of the General Plan.

3. The City shall investigate other programs for resource conservation and work with other appropriate jurisdictions for their implementation.

# CITY OF EAST PALO ALTO

**COMMUNITY DEVELOPMENT DEPARTMENT**

**NEGATIVE DECLARATION**

**A notice, pursuant to the California Environment Quality of 1970, as amended (Public Resources Code 21,000, et seq.) that the project for a** Adoption of the Conservation Element of the East Palo Alto General Plan

**when implemented will not have a significant impact on the environment.**

**PLANNING APPLICATION NO.:**

**OWNER:** City of East Palo Alto

**APPLICANT:**

**ASSESSOR'S PARCEL NO.:** N/A

**PROJECT DESCRIPTION AND LOCATION**

The proposed project involves adoption of the Conservation Element of the East Palo Alto General Plan. The project affects all property within the City's corporate boundaries.

**FINDINGS AND BASIS FOR A NEGATIVE DECLARATION**

**The Community Development Department has reviewed the initial study for the project and, based upon substantial evidence in the record, finds that:**

1. **The project will not adversely affect water or air quality or increase noise levels substantially;**

2. **The project will not have adverse impacts on the flora or fauna of the area;**

3. **The project will not degrade the aesthetic quality of the area;**

4. **The project will not have adverse impacts on traffic or land use;**

5. **In addition, the project will not:**

   a **Create impacts which have the potential to degrade the quality of the environment.**

   b. **Create impacts which achieve short-term to the disadvantage of long-term environmental goals.**

c. Create impacts for a project which are individually limited, but cumulatively considerable;

d. Create environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly.

The City of East Palo Alto has, therefore, determined that the potential environmental impact of the project is insignificant.

**MITIGATION MEASURES** (if any) included in the project to avoid potentially significant effects.

None.

**RESPONSIBLE AGENCY CONSULTATION**

Not applicable.

**INITIAL STUDY**

The East Palo Alto Community Development Department has reviewed the Environmental Evaluation of this project and has found that the probable impacts are potentially insignificant. A copy of the initial study is attached.

**REVIEW PERIOD:** September 11, 1986 to September 22, 1986

All comments regarding the correctness, completeness,, or adequacy of this Negative Declaration must be received by the City Community Development Department, 2415 University Avenue, East Palo Alto, no later than 5:00 p.m., September 22, 1986

**CONTACT PERSON:**

Rod Barger

J6G00100
Form G001
10/85

**TABLE OF IMPACTS AND MITIGATION MEASURES**
**FOR** Adoption of the Conservation Element of the East Palo Alto General Plan

| Area of Impact | Scale of Impact before mitigation | | | | Mitigation Measures* | Scale of Impact After mitigation | | |
|---|---|---|---|---|---|---|---|---|
| | None | Minor | Moderate | Major | | None | Minor | Moderate |
| 1. Land suitability and geology | X | | | | | X | | |
| 2. Vegetation and wildlife | X | | | | | X | | |
| 3. Physical resources | X | | | | | X | | |
| 4. Air quality, water quality, sonic | X | | | | | X | | |
| 5. Traffic and transportation | X | | | | | X | | |
| 6. Land Use and General Plan | | X | | | 6(L) | X | | |
| 7. Aesthetic, cultural and historic | X | | | | | X | | |

*See attached listing of numbered mitigation measures.