

OPEN SPACE 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
Duane Bay
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: November 10, 1986
City Council: December 15, 1986

RESOLUTION NO. 00359

A RESOLUTION ADOPTING THE EAST PALO ALTO
GENERAL PLAN OPEN SPACE AND ACTION PROGRAM

WHEREAS, the Open Space 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 Open Space Element represents a key part of the completion of the East Palo Alto General Plan; and

WHEREAS, the Open Space Element was reviewed at a Public Hearing and approved by the East Palo Alto Planning Commission on November 10, 1986; and

WHEREAS, the Noise 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 #23-86, for this Element, was also approved at the above-reference hearings.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of East Palo Alto that the Open Space Element and Action Program, attached hereto, is 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

	Page
INTRODUCTION	3-1
THE EXISTING SITUATION	3-3
DEFINITIONS	3-4
OPEN SPACE INVENTORY	3-5
Old Ravenswood High School Site	3-5
Cooley Landing	3-5
Open Space Marsh Land Area	3-6
Salt Pond	3-6
Hetch-Hetchy Aquaduct	3-6
Pacific Gas and Electric Company Utility Easement	3-6
San Francisquito Creek	3-7
Bell Street Water Tower Site	3-7
Bell Street Park	3-7
Jack Farrell Park	3-7
Martin Luther King Park	3-7
GOALS AND POLICIES	3-8
Goal I: To Protect East Palo Alto's Open Space Resources from Development Encroachment.	3-8
Goal II: To Preserve East Palo Alto's Existing Open Space Resources	3-8
Goal III: To Ensure Accessibility to East Palo Alto Open Space Resources	3-9
Goal IV: To Expand and Enhance East Palo Alto's Open Space Resources	3-9
ACTION PROGRAM	3-11
Open Space Inventory Location Maps	
Map 1 Old Ravenswood High School Site	3-12
Map 2 Cooley Landing	3-13
Map 3 Open Space Marsh Land Area	3-14
Map 4 Salt Pond	3-15
Map 5 Hetch-Hetchy Aquaduct	3-16
Map 6 Pacific Gas and Electric Company Utility Easement	3-17
Map 7 San Francisquito Creek	3-18
Map 8 Bell Street Water Tower Site	3-19
Map 9 Bell Street Park	3-20
Map 10 Jack Farrell Park	3-21
Map 11 Martin Luther King Park	3-22

INTRODUCTION

The State of California, in recognizing the growing environmental awareness of the public and the need for local governments to take specific actions to preserve their environments, has made the preparation of open space elements of the General Plan mandatory for counties and cities. Section 65560 of the California Government Code has defined open space as "...any parcel or area of land or water which is essentially unimproved and devoted to an open space use" as any of the following:

- (1) Open space for the preservation of natural resources including, but not limited to, areas required for the preservation of plant and animal life, including habitats for fish and wildlife species; areas required for ecologic and other scientific study purposes; rivers, streams, bays and estuaries; and coastal beaches, lakeshores, banks of rivers and streams, and watershed lands.
- (2) Open space used for the managed production of resources, including but not limited to, forest lands, rangelands, agricultural lands and areas of economic importance for the production of food or fiber; areas required for recharge of ground water basins; bays, estuaries, marshes, rivers and streams which are important for the management of commercial fisheries; and areas containing major mineral deposits, including those in short supply.
- (3) Open space for outdoor recreation, including but not limited to, areas of outstanding scenic, historic and cultural value; areas particularly suited for park and recreation purposes, including access to lakeshores, beaches, and rivers and streams; and areas which serve as links between major recreation and open-space reservations, including utility easements, banks of rivers and streams, trails, and scenic highway corridors.
- (4) Open space for public health and safety, including, but not limited to, areas which require special management or regulation because of hazardous or special conditions such as earthquake fault zones, unstable soil areas, flood plains, watersheds, areas presenting high fire risks, areas required for the protection of water quality and water reservoirs and areas required for the protection and enhancement of air quality.

The legislature further declared in Section 65561 that:

- (a) The preservation of open space land is necessary not only for the maintenance of the economy of the state, but also for the assurance of the continued availability of land for the production of food and fiber, for the enjoyment of scenic beauty, for recreation, and for the use of natural resources.
- (b) Discouraging premature and unnecessary conversion of open-space land to urban uses is a matter of public interest and will be of benefit to urban dwellers because it will discourage noncontiguous development patterns which unnecessarily increase the costs of community services to community residents.
- (c) The anticipated increase in the population of the state demands that cities, counties, and the state at the earliest possible date make definite plans for the preservation of valuable open-space land and take positive action to carry out such plans by the adoption and strict administration of laws, ordinances, rules and regulations as authorized by this chapter or by other appropriate methods.
- (d) In order to assure that the interests of all its people are met in the orderly growth and development of the state and the preservation and conservation of its resources, it is necessary to provide for the development by the state, regional agencies, counties and cities, including charter cities, of statewide coordinated plans for the conservation and preservation of open-space lands.
- (e) For these reasons this article is necessary for the promotion of the general welfare and for the protection of the public interest in open-space land.

Finally, Section 65562 states that the contents of the Open Space Element must include:

- o An inventory of privately and publicly owned open-space lands listed in Government Code Section 65560;
- o Goals and policies for preserving and managing open-space lands; and,
- o A program of specific measures which the legislative body intends to pursue in implementing its open-space goals and policies.

These statutes serve as guidelines for the creation of the City of East Palo Alto's Open Space Element. Although different in emphasis from the Conservation Element, the Open Space Element is nonetheless interrelated with it. The factors presented here directly relate to all of the important considerations in conserving existing open space within the City and to expanding these resources to the greatest extent possible.

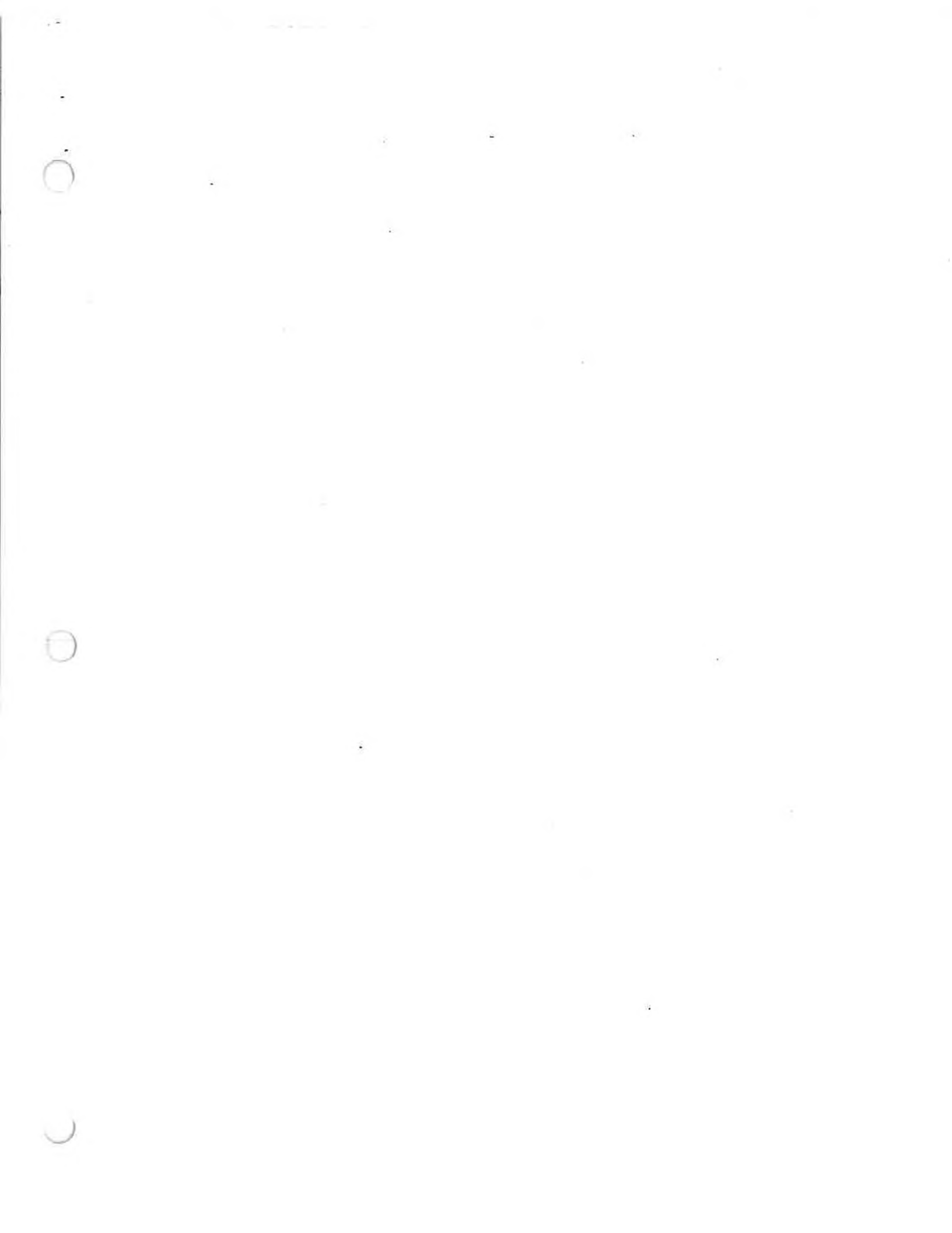
Some factors related to open space resources do not lend themselves to graphic portrayal and, therefore, the main thrust of the East Palo Alto Open Space Element lies within the text which establishes the objectives and policies necessary for effective action programs. The following sections of this document describe the major open space resources within the City of East Palo Alto and the programs deemed appropriate to ensure their proper utilization.

THE EXISTING SITUATION

East Palo Alto is fortunate to have some land that remains in its natural state. This open space is of great importance to the City and it reflects a broad variety of values including recreational, educational, scenic, ecological, and economic. The values are interrelated throughout the community in numerous ways which make preservation of open space of utmost importance to the well-being of the City residents. However, the permanence of open space and its value to the community has never been guaranteed.

The most important uses of open space are those which treat it as a valuable resource and provide substantial public benefits. Ideally, development of open space should be limited to the purposes of education, recreation and conservation of scenic and natural resources. However, as the population in East Palo Alto increases, pressure to develop open space lands for urban uses could also increase. Open space land is particularly vulnerable to urban encroachment for several reasons:

- (a) Open space land, particularly when still owned in large parcels, is generally much cheaper to acquire than vacant, passed-over land within urban areas;
- (b) Large, open-space areas are less expensive to develop due to the potential for achieving economics of scale in construction; and
- (c) Most of the open space land in the City is in relatively attractive locations and, therefore, more desirable to developers.



The citizens of East Palo Alto have frequently expressed their desires for preserving the quality of their environment. Nevertheless, the following concerns need to be addressed before the City's open space resources can be effectively protected:

- (a) existing techniques of open space preservation are limited in their ability to preserve a comprehensive system of open spaces;
- (b) existing local government financing makes it very difficult to purchase large open space areas;
- (c) the desire of individual property owners to develop land in the future could lead to exploitation of open space resources and inhibit the potential for local government to control the development and use of open land.

With these concerns identified, the direction of the Open Space Element can be formulated.

East Palo Alto has approximately 321 acres of designated open space land. These vary from the wetlands in Cooley Landing to portions of the Ravenswood High Site and to scattered sites throughout the City. Since these lands are the last remaining properties uncommitted to urban uses, it is imperative that the City establish policies that facilitate the long-term use of these properties as open space to the greatest extent possible.

DEFINITIONS

The following list provides definitions of the various types of open space in the City:

Neighborhood Parks

Neighborhood Parks can be defined as open space and recreational areas, including facilities such as playlots for pre-school children, play apparatus areas for older children, wading pools, shelter houses with toilet facilities, shaded passive areas, open lawn areas, small gardens and picnic areas, all designed to serve a neighborhood within a half-mile radius of the site.

Community Park

Community Parks can be defined as open space and recreational areas, including facilities such as game courts for tennis, volleyball, handball, basketball, horse shoes, shuffleboard and other games; playfields for sports such as baseball, softball, football, and soccer; a children's playground; outdoor swimming pools, shelter building with toilet facilities, picnic areas, and open lawn areas, all designed to serve the community within a 2-mile radius of the site.

Regional Open Space

These normally large unimproved open space areas have regional significance in that not only do they serve the recreational and open space needs of East Palo Alto residents, but they also provide a resource to the surrounding region, including but not limited to other local jurisdictions. These lands are typically used as habitats for fish, plants, and animal wildlife and include rivers, marshes, range lands, forests, streams, bays, estuaries, beaches, lakeshores, banks of rivers and streams, and watershed lands.

Open Space Easements

These open space areas are specially managed and regulated, and are usually owned by entities that provide a public service to the community such as utilities. Open spaces that fall into this category include, but are not limited to, public utility easements, reservoirs, and fire protection trails.

OPEN SPACE INVENTORY

The Open Space Inventory identifies various open space resources in the City, provides a description of each, and indicates the specific type of open space it could be defined as.

1. Old Ravenswood High School Site Of the approximately 29.6 acres of land area once occupied by Ravenswood High School, 10.3 acres have been earmarked as the City's new Civic Center site while 19.2 acres have been earmarked for open space uses. The land that will be utilized for open space represents a significant portion of the City's total open space lands. The lands here contain facilities for various recreational activities including tennis, football, baseball, and track and field. These lands can be defined as a community park.
2. Cooley Landing This unimproved open space area located in the north eastern quadrant of the City at the end of Bay Road represents one of the most valuable unimproved open space resources in the community. This area consists of baylands, marshes, salt ponds, tidal zones, and is home to various flora and wildlife. It provides natural scenic beauty along the northeastern rim of the City. The use of this land should be limited to open space and recreational activities. It can be defined as part of the shoreline regional open space area.

3. Open Space Marsh Land Area This huge area is the most significant natural open space area in the City. It is located along the entire eastern edge of the City and runs from Highway 101 north to Bay Road. Its eastern boundary is the San Francisco Bay while its western boundary is bordered by industrial and residential uses. The area consists of baylands, marshes, salt ponds portion of the San Francisquito Creek, and it is home for significant amounts of flora and fauna. It is the City's goal to make the area a major part of the future shoreline park which would include provisions for an unimproved trail system, a marsh study area and a greenbelt buffering system along its entire length. In addition, it is the City's intent to connect this natural open space area with the proposed improvements to Martin Luther King Park, which is located west of this natural open space area and at the end of Daisy Land. This area can be defined as part of the shoreline regional open space area.

4. Salt Pond

The salt pond is within the historic marsh margin of the South San Francisco Bay. The pond supports a variety of species of wildlife depending on the salinity of the pond. Most birds use the ponds as a resting place. However, some species may breed there. Various rodents are found in the area and there is also substantial vegetation, particularly on the bayside of the marsh. It serves as a refuge from the high tide for animal life. Although not located within the City boundaries, it is a valuable open space which must be maintained. This area can be defined as a part of the shoreline regional open space area.

5. Hetch-Hetchy Aquaduct Running through the northern corner of the City beneath lands zoned for single family residential uses, the Hetch-Hetchy Aquaduct carries fresh water supplies to a number of cities in the Bay Area. Within East Palo Alto, this aquaduct is located underground. The land above the aquaduct and the aquaduct itself is owned by the City and County of San Francisco and is required to be maintained as open space in order to facilitate easy access for repairs. It is the City's intention to maintain this land for open space uses. It can be defined as an open space easement.

6. Pacific Gas and Electric Company Utility Easement. The PG&E public utility easement contains large transformer towers along its entire length. It is located just east of the City's easternmost developed perimeter. Since this land contains transformer towers, it represents an unuseable open space resource, but it provides a significant green-belt within the City. It can be defined as an open space easement. It is not open for public use.

7. **San Francisquito Creek.** The San Francisquito Creek borders the City's southern boundary from Euclid Avenue to the Pulgas Avenue/West Bayshore intersection. From this point it transverses in a northeasterly direction towards Bay Road and the San Francisco Bay. The creek serves as a levee and drainage channel for the area. It is the City's goal to maintain the Creek in its natural state as a part of the greenbelt system in the proposed shoreline open space system. It could be defined as an open space easement.
8. **Bell Street Water Tower Site.** Owned by the Palo Alto Mutual Water Company, the Bell Street Water Tower site is located in the western quadrant of the City at the west end of Bell Street, between Oakwood Drive and Addison Avenue. It contains a water tower which provides water to residents in the surrounding area. Although this site is not open to the public, it does provide a significant open space refuge in a part of the City that has few open space areas. It can also be defined as an open space easement.
9. **Bell Street Park.** Bell Street Park provides an abundance of open space and recreation activities to the residents of East Palo Alto. Located on the southwest corner of University Avenue and Bell Street in the heart of East Palo Alto, it contains a gym, a swimming pool, open fields for various sports, and it serves as the main recreation facility for numerous community activities. It can be defined as a community park.
10. **Jack Farrell Park.** Jack Farrell Park provides a wealth of open space and recreational activities to the community. Located on Fordham Street between Notre Dame Avenue and Michigan Avenue, it contains a baseball field, basketball courts, open space for various field sports, picnic areas and a tot lot. It is a neighborhood park.
11. **Martin Luther King, Jr. Park.** Located on Daisy Lane near the eastern terminus of O'Connor Street, Martin Luther King, Jr. Park is now to the greatest extent undeveloped. Approximately one quarter of the site houses a baseball field. The site will be improved for public use and will include a multi-purpose play field. In addition, it will be linked with the proposed shoreline parks trail system and greenbelt area. It is a neighborhood park.

OPEN SPACE GOALS AND POLICIES

The overall framework of the goals and policies of the Open Space Element are oriented towards protection, preservation, accessibility and expansion.

Goal I: TO PROTECT EAST PALO ALTO'S OPEN SPACE RESOURCES FROM DEVELOPMENT ENCROACHMENT

Policies

1. Any action by the City involving the use of designated open space lands must be consistent with the Open Space Element of the General Plan.
2. No building permit may be issued, no subdivision map approved and no open space zone rezoned to any use other than open space, unless the proposed construction, subdivision or rezoning is consistent with the Open Space Element of the General Plan.
3. Protect designated open space areas from the adverse effects of urbanization by discouraging land uses that are inconsistent with uses prescribed by the zoning ordinance.

Goal II: TO PRESERVE EAST PALO ALTO'S EXISTING OPEN SPACE RESOURCES

Policies

1. Preserve and restore existing natural and improved open space lands in order to meet the open space needs of the City.
2. Seek to acquire and establish special preservation areas in order to protect the habitats of rare and endangered species, wildlife and plants within the City, and to preserve these areas in their natural states.
3. Seek to acquire through purchase or donation, land rights or rights in land in order to facilitate the protection and preservation of wildlife and vegetation in designated open space areas.
4. Maintain and enhance East Palo Alto's image of being a bay front community by maintaining the Baylands for open space and recreational uses.

Goal III: TO ENSURE ACCESSIBILITY TO EAST PALO ALTO'S OPEN SPACE RESOURCES

Policies

1. Make designated open space lands accessible and available to the public to the extent allowed by the sensitivity and susceptibility to damage of these lands.
2. Minimize visual obstruction of the Baylands, vistas and open space areas of the City.
3. Promote public access to open space areas where possible by providing pathways, access points, trailways, and bridges while protecting the privacy and security of adjacent residents, and while protecting and enhancing the open spaces themselves.

Goal IV: TO EXPAND AND ENHANCE EAST PALO ALTO'S OPEN SPACE RESOURCES

Policies

1. Identify opportunities to expand the City's open space resources in order to create more available open space within the City.
2. Explore alternatives and options that will allow the City to purchase the marsh land area.
3. Cooperate with and consider joint ventures with appropriate agencies (both public and private) in order to provide more open space in the City.
4. Acquire land or land rights in order to provide more open space within the City.
5. Acquire through donation and purchase, land or rights in land in order to plan and develop a Citywide walking trail system. Such acquisition should primarily involve trails in the baylands and just outside the urbanized area.
6. Through donations and purchase, acquire land or rights in land in order to plan and develop a Citywide bicycle trail system which connects the various open spaces throughout the City.
7. Complete a plan which will facilitate the development of a shoreline park in the City.

8. Enter into cooperative programs with public agencies and private groups in order to provide a trail system which ties together the urban area with the major open space recreational resources within the region.
9. Cooperatively plan for recreational facilities and open space preservation of the Baylands with adjacent communities, including the Cities of Menlo Park and Palo Alto, the Midpeninsula Regional Open Space District, the Bay Conservation and Development Commission, and other agencies with jurisdiction over the planning of the Baylands.
10. Provide public open space within every Planning area in the City through the consideration of rezoning lands not currently zoned for open space activities. In addition, the City shall seek to fulfill this policy through acquisition or donation of land identified to have rezoning potential.
11. Require through intensified zoning and development standards that all proposed developments provide significant amounts of landscaping throughout the project site and that all existing mature, attractive vegetation be incorporated into the project to the greatest extent possible.
12. Through the "right of first refusal", seek to acquire (through purchase or donation) abandoned school sites for future open space and recreational uses.
13. Provide landscaped median strips in the City's streets to the greatest extent possible.
14. Make allowances through revised zoning standards or through the creation of a specific plan for the provision of a mini zoo within one of the City's designated open space areas.

OPEN SPACE ACTION PROGRAM

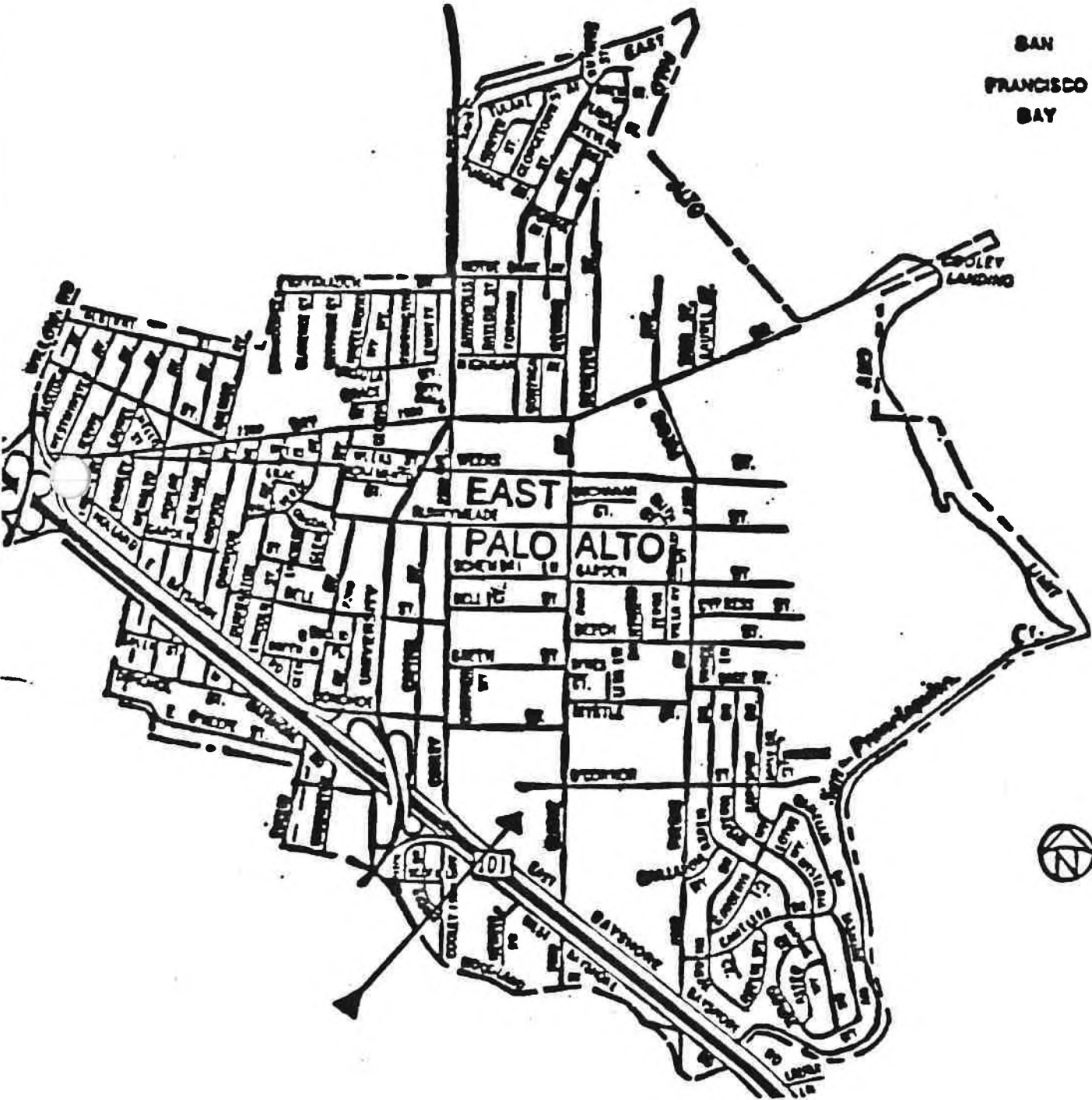
Section 65562 of the Government Code requires that the open space element contain a program of specific measures which the legislative body intends to pursue in implementing its open spaces goals and policies. This section of the element lists the implementation measures which will assist in supporting and implementing its goals and policies.

1. All lands in the City presently zoned COSC (Community Open Space Conservation District) and RM (Resource Management District) are to be maintained as open space. Any proposed rezoning of the lands to any other land use must be discouraged.
2. Promote the acquisition of open space lands by initiating bond issues on the ballots, by pursuing grants from state and federal governments as well as from individuals and foundations and, by identifying new and innovative revenue sources.
3. Promote and encourage the efforts of private non-profit organizations to receive grants of money to purchase land or take out options on land for the expansion of the City's open space resources (where the City cannot move quickly enough to buy or otherwise prevent the loss of these resources).
4. Promote educational programs for local residents to expand their knowledge and interest in the value of open space and parks and the opportunities for enjoyment and personal development through such means as slide shows, movies, discussion programs between organized groups and Staff as well as working with the various schools in the area and the media.
5. Promote land use standards which require extensive and more intensive landscaping on all development projects through zoning text revisions and through the use/creation of specific plans.
6. Promote and encourage the dedication and donation of land (from both private and public sources) to the City ultimately for open space and recreational uses.



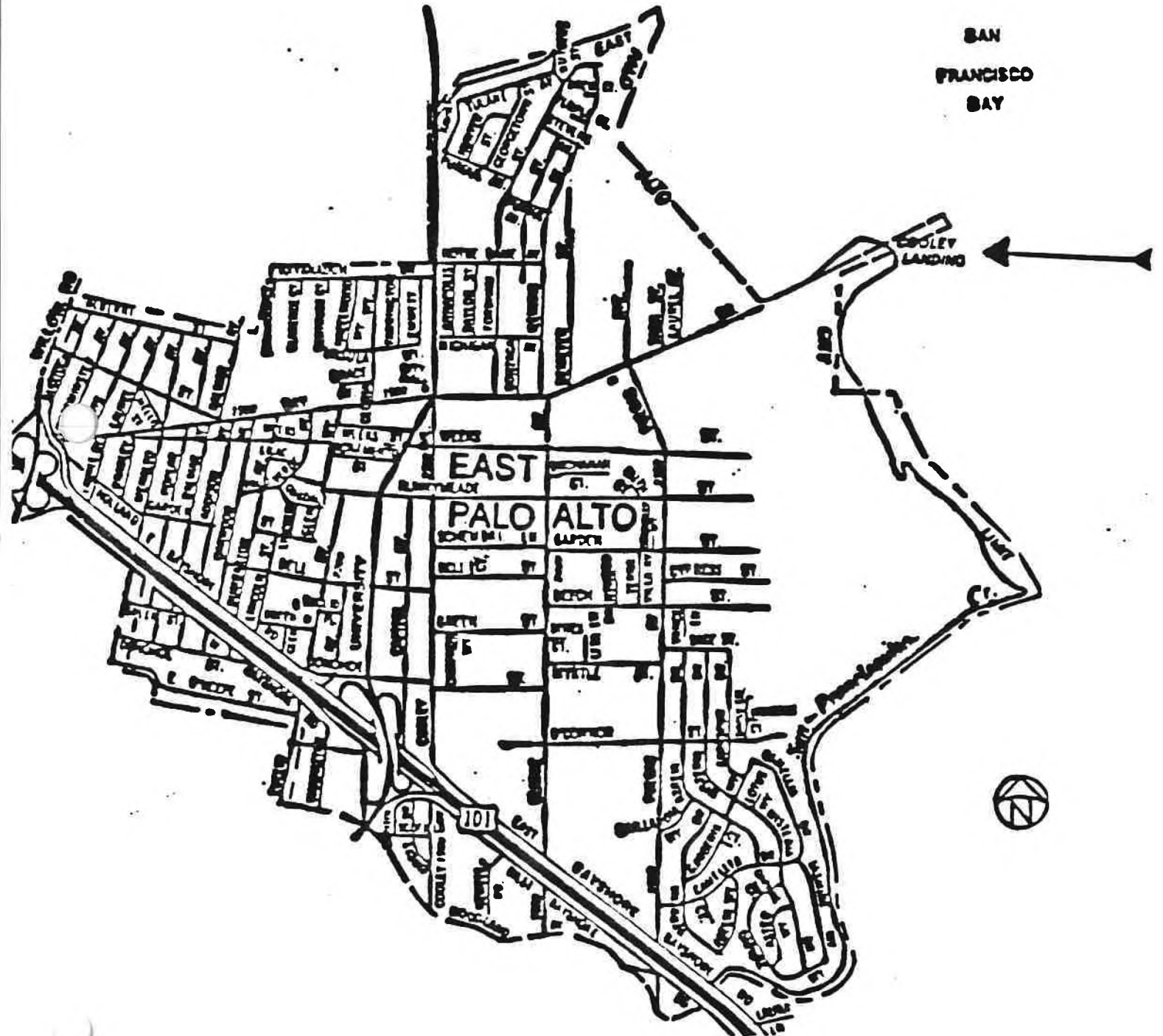
MAP 1
OLD RAVENSWOOD HIGH SCHOOL SITE

SAN
FRANCISCO
BAY





MAP 2
COOLEY LANDING





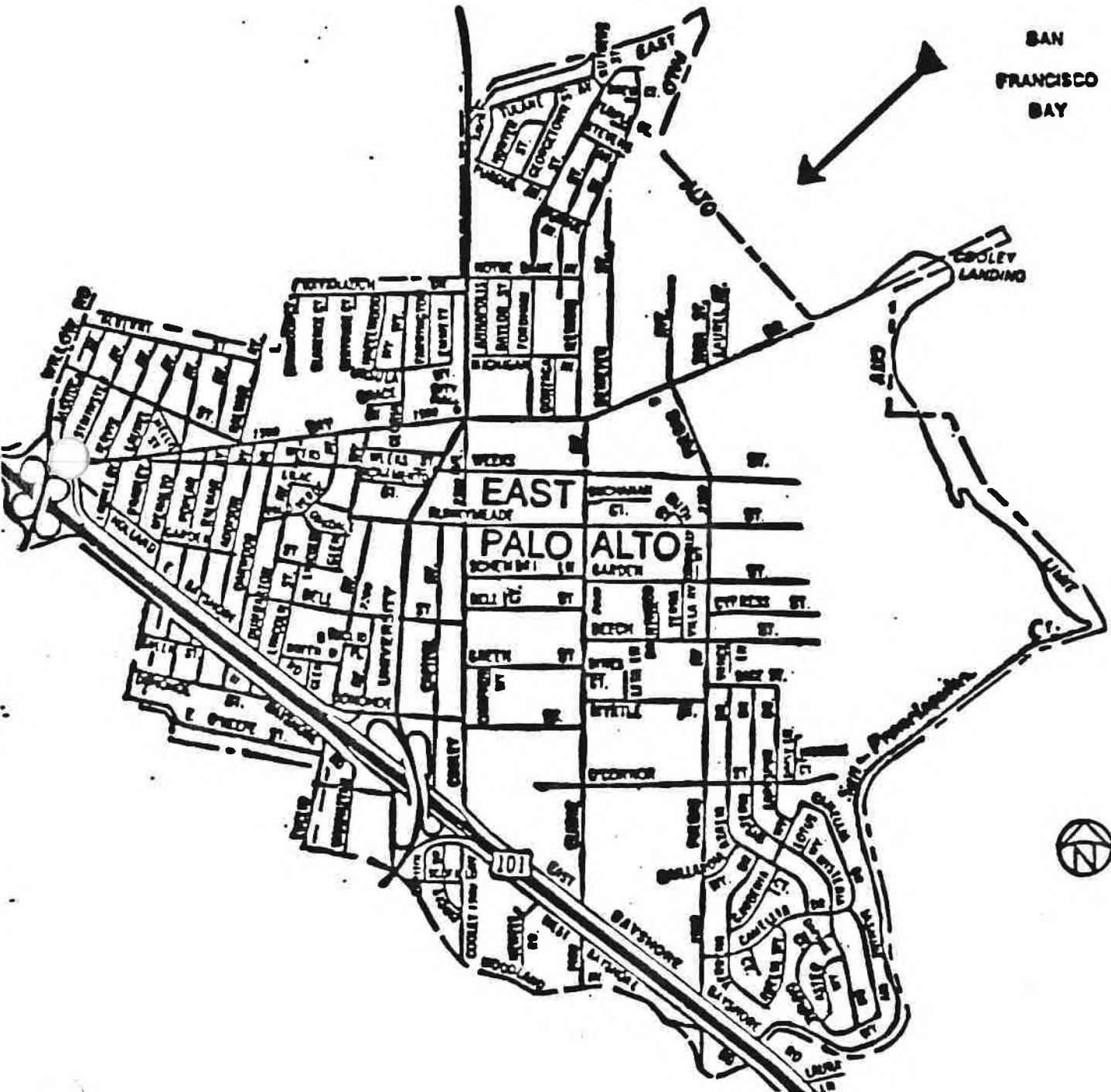
MAP 3
OPEN SPACE MARSHLAND AREA



SAN
FRANCISCO
BAY

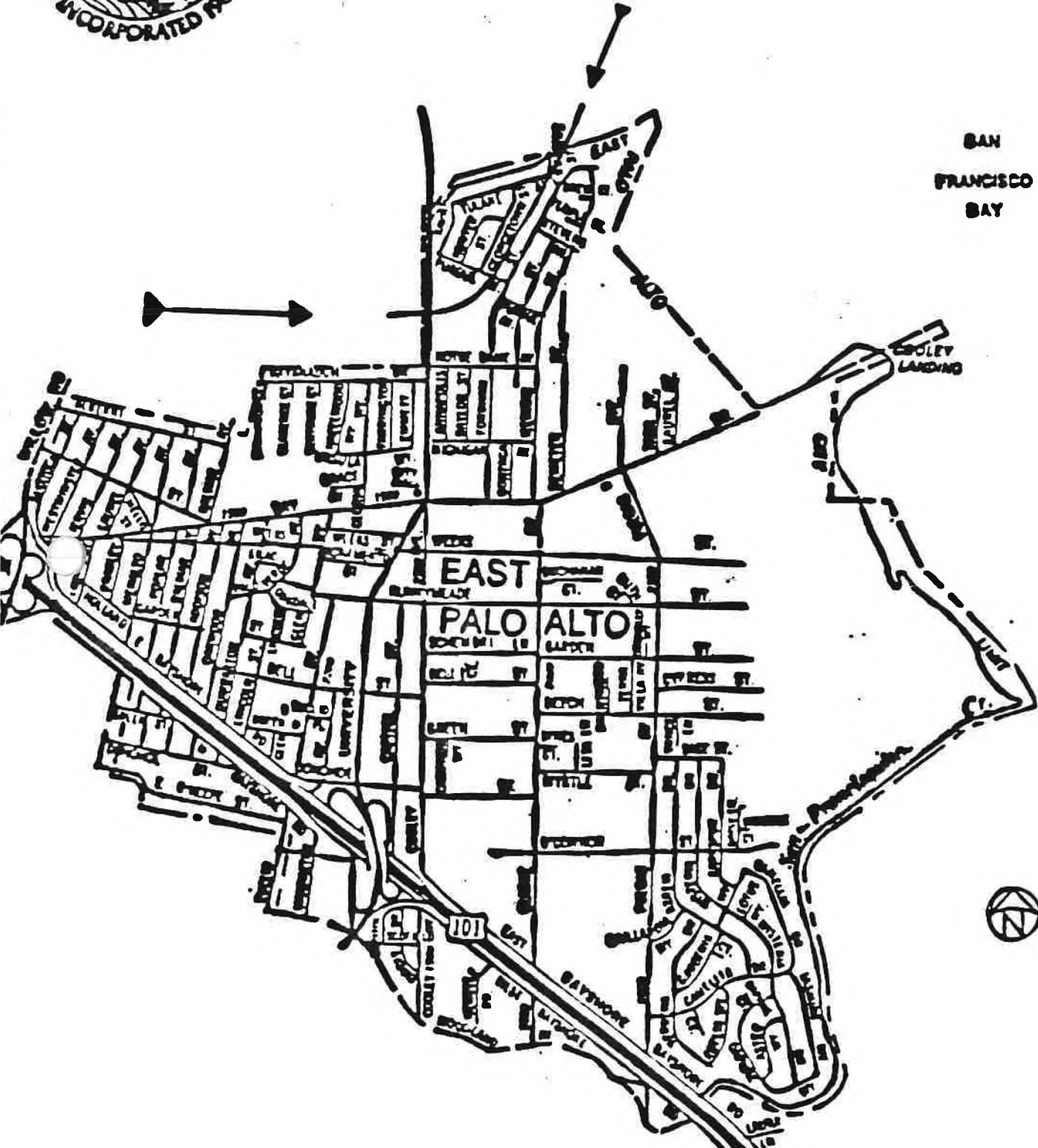


MAP 4
SALT POND



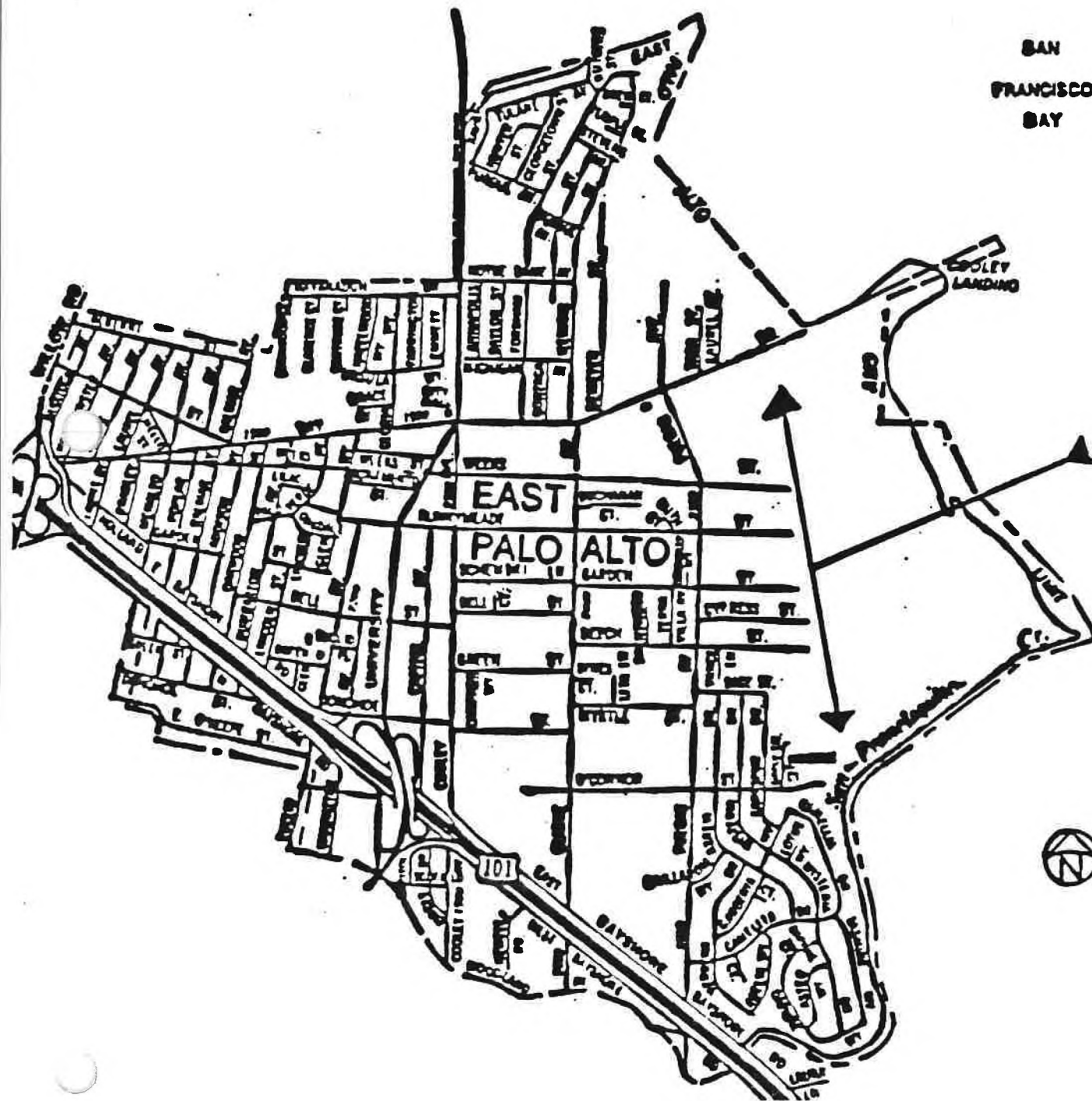


MAP 5
HETCH-HETCHY AQUADUCT



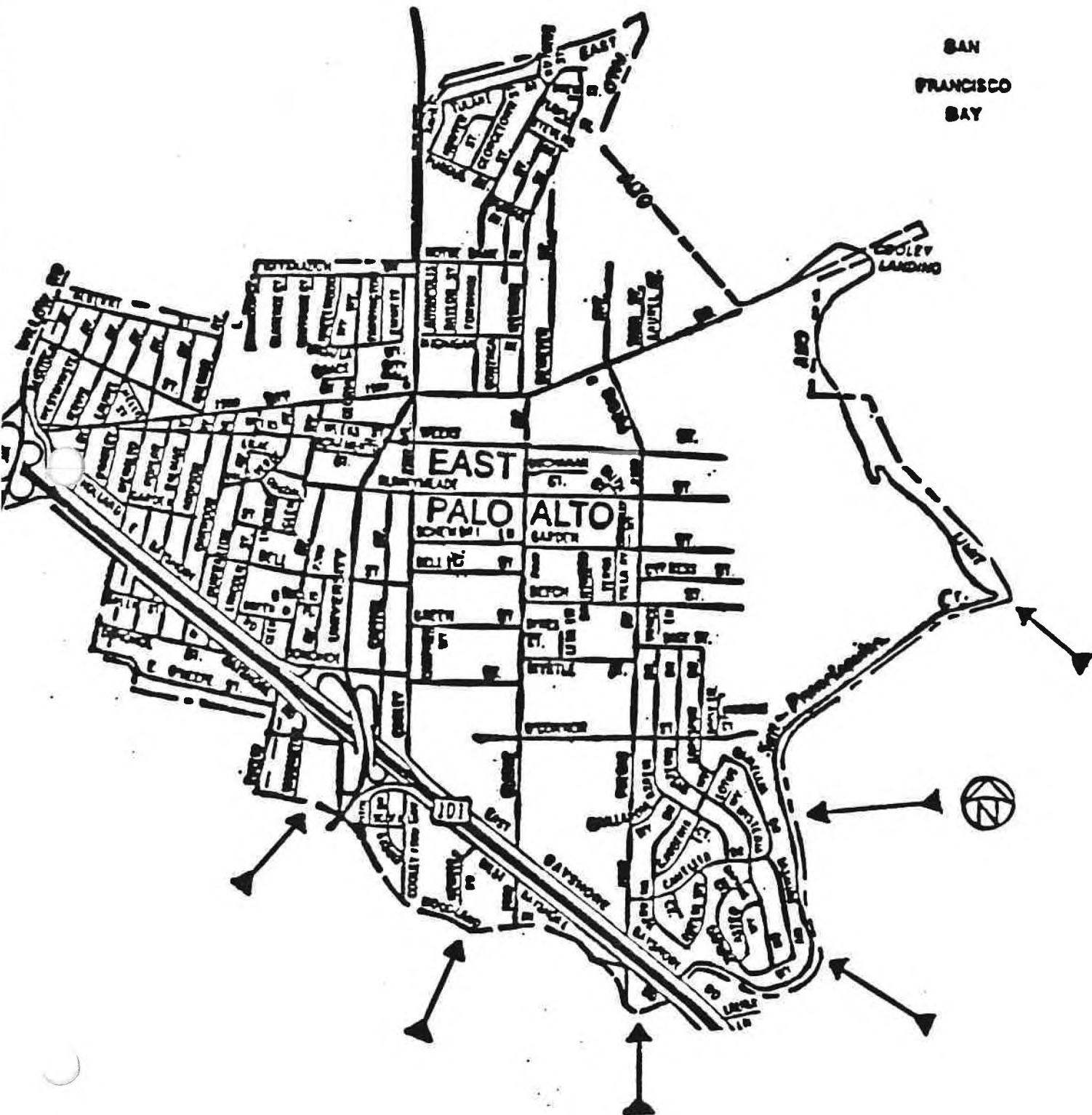


MAP 6
PACIFIC GAS AND ELECTRIC COMPANY UTILITY EASEMENT





MAP 7
SAN FRANCISQUITO CREEK

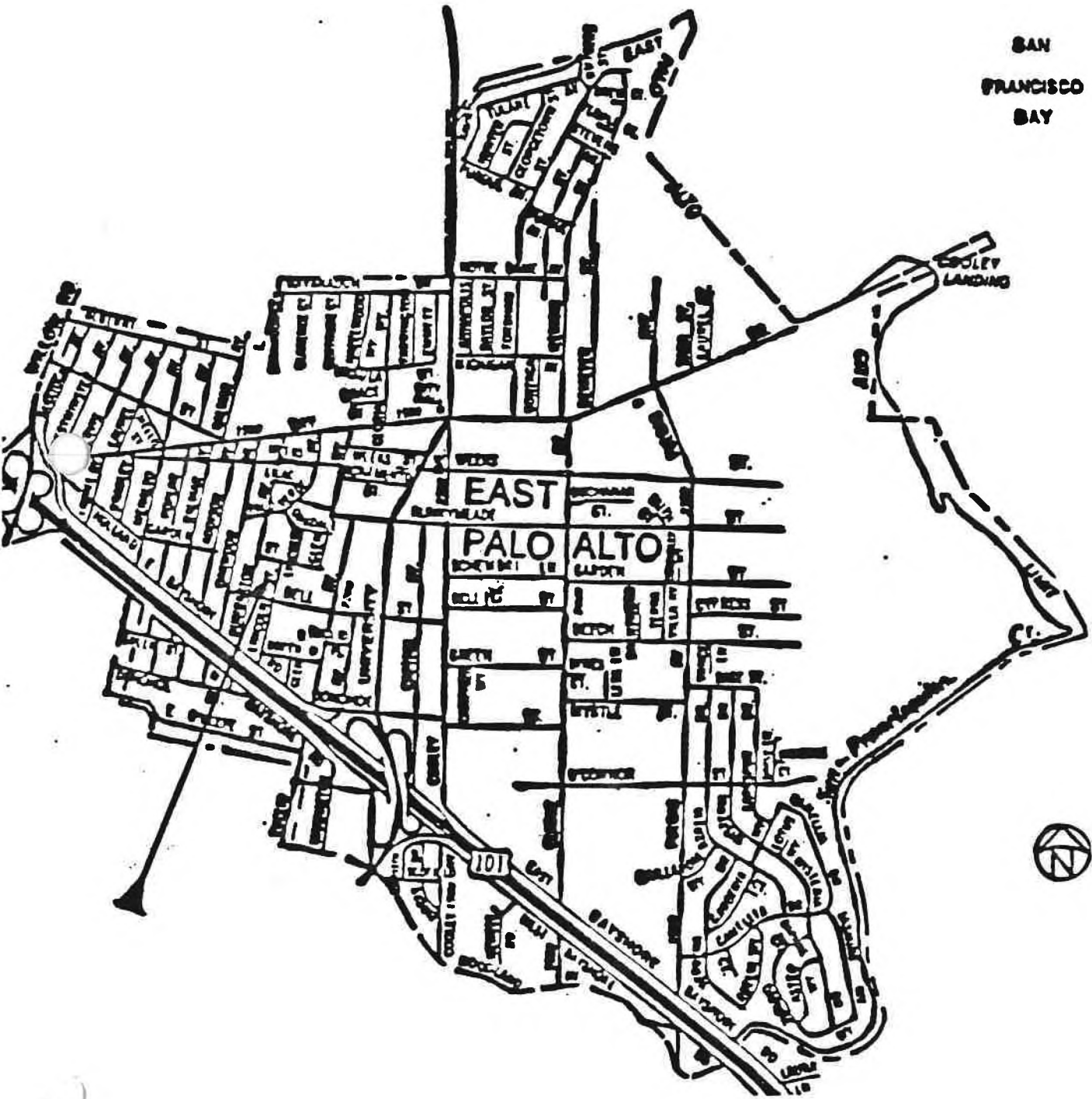


SAN
FRANCISCO
BAY



MAP 8
BELL STREET WATER TOWER SITE

SAN
FRANCISCO
BAY





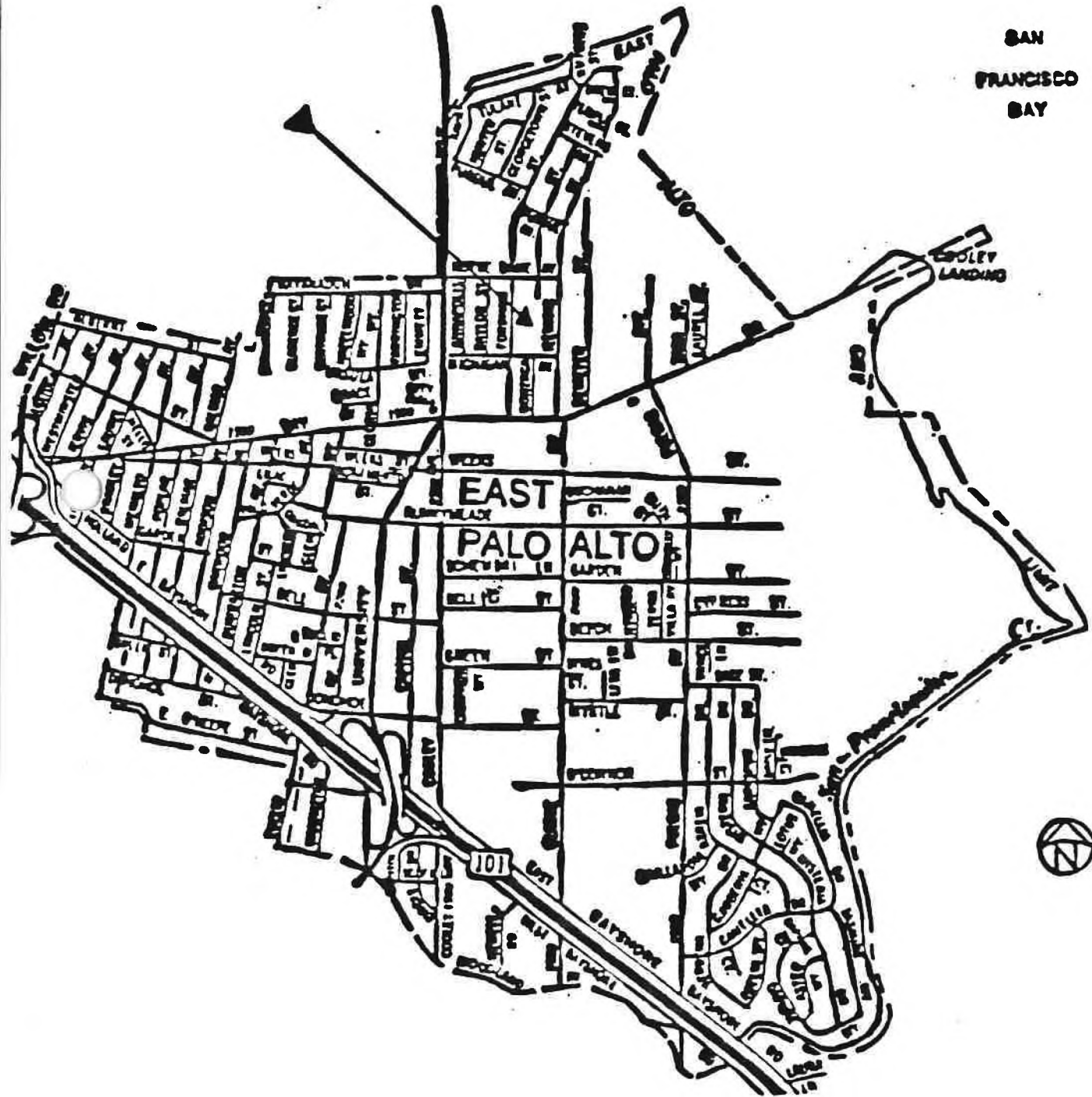
MAP 9
BELL STREET PARK

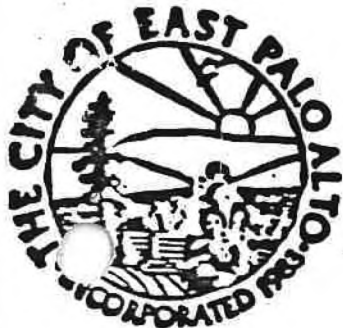
SAN
FRANCISCO
BAY





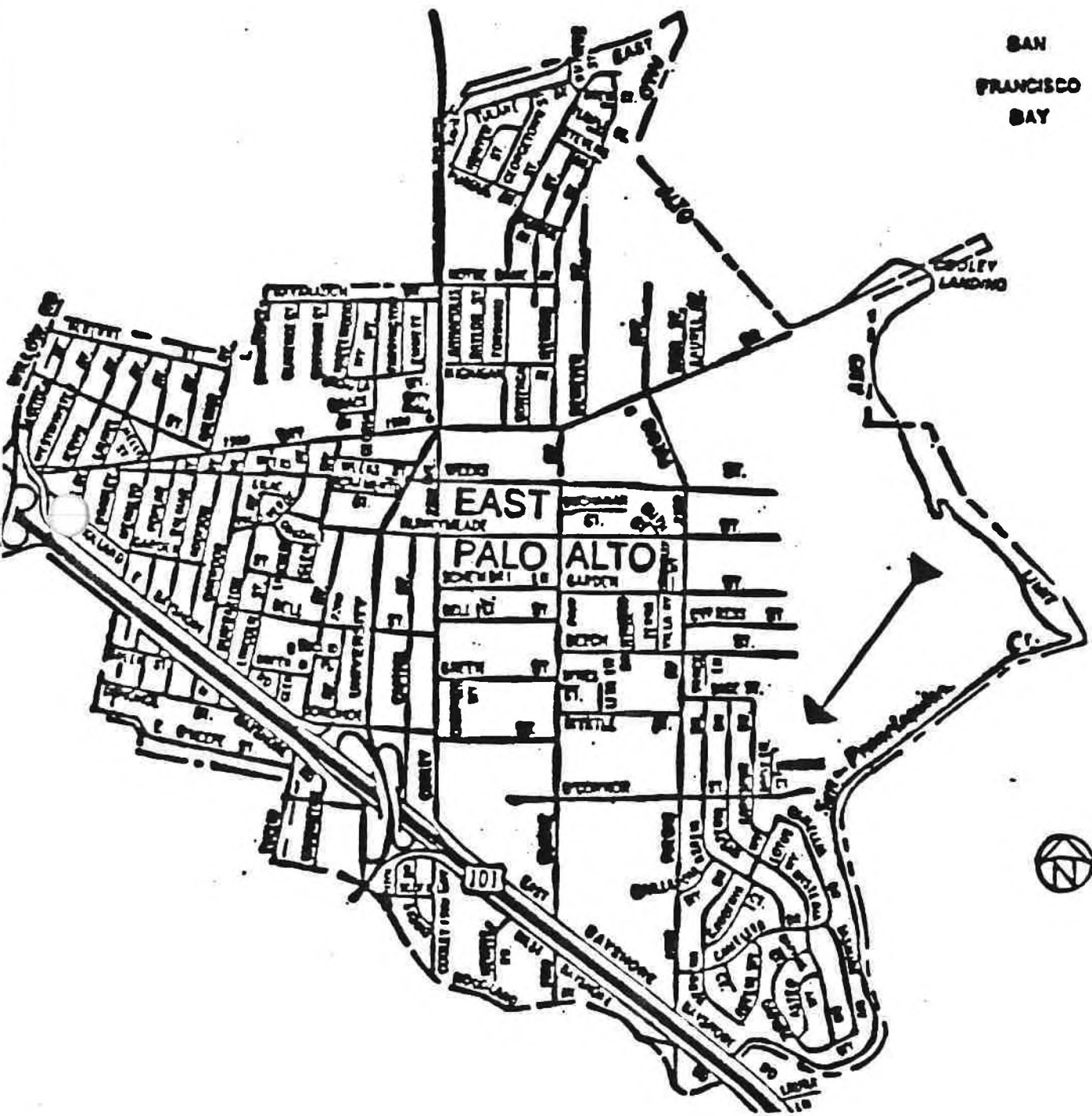
MAP 10
JACK FARRELL PARK





MAP 10
MARTIN LUTHER KING PARK

SAN
FRANCISCO
BAY



ACTION PROGRAM

Purpose

According to recently enacted state law all general law cities and counties are required to have adopted an open space element to their general plans by December 31, 1973. (Section 65563, Government Code as amended by Chapter 251, Statutes 1972.) The addition in 1970 of the open space element to the list of required general plan elements marked a real departure from the traditional approach the State had taken with respect to local general plans. With the addition of this new element the State added the requirement that the open space element must be implemented.

The law now requires that every open space element contain an "action program consisting of specific programs which the legislative body intends to pursue in implementing its open space plan." (Section 65564, Government Code). Moreover, the law has been amended to require the adoption of an open space zoning ordinance by January 1, 1974. (Section 65910, Government Code as amended by Chapter 251, Statutes 1972.) The significance of the new requirements for adopting an open space element and the emphasis on implementation becomes readily apparent when it is realized the law also states:

"Any action by a county or city by which open-space land or any interest therein is acquired or disposed of or its use restricted or regulated, whether or not pursuant to this part, must be consistent with the local open-space plan." (Section 65566, Government Code)

and

"No building permit may be issued, no subdivision map approved, and no open-space zoning ordinance adopted, unless the proposed construction, subdivision or ordinance is consistent with the local open-space plan." (section 65567, Government Code)

The implications of these provisions of state law are extremely important for the development of a comprehensive program of park, trail and open space preservation. An open space plan must be prepared, an implementation program developed, and all future development proposals as well as proposals by local governments to acquire or dispose of land must be referred directly to the open space plan for consistency. The measure of a plan's success must be the degree to which the plan

is implemented. Yet it can be said that the weakest part of most open space plans is the inadequate manner in which implementation is described and defined. It seems abundantly clear that if the open space and recreational resources of East Palo Alto are to be preserved, a detailed and innovative implementation program is needed. Techniques such as zoning, Williamson Act, preservation, creation of open space easements, etc., and the financial resources applied are addressed in this Action Program. Ideas developed in other cities and counties have been examined, along with recent and pending state legislation, and emerging trends in governmental organization. Out of this analysis, and in recognition of the basic inadequacies of traditional approaches to preserving open space and parks, a comprehensive implementation program has been developed which is suited to the unique situation, needs, and aspirations of East Palo Alto.

The action program is presented as a package which outlines several tools in preserving open space. The action program is intended to be firm in its efforts to accomplish the goals of the plan, yet flexible to permit use of alternative solutions should any portion of the program become unobtainable.

"Open space" as used in the action program means public parks left basically in their natural, undeveloped state to be used for recreational purposes such as, but not limited to, hiking, biking, equestrian purposes and picnicking.

Implementation Measures

The following are a list of alternative measures recommended for the successful implementation of this comprehensive planning program:

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 Open Space Element of the Proposed East Palo Alto General Plan

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

PLANNING APPLICATION NO.: GP-062A

OWNER: City of East Palo Alto

APPLICANT: City of East Palo Alto

ASSESSOR'S PARCEL NO.: N/A

PROJECT DESCRIPTION AND LOCATION

The project involves adoption of the Open Space Element of the proposed East Palo Alto General Plan.

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.

Please see attached sheet entitled "Mitigation Measures"

RESPONSIBLE AGENCY CONSULTATION

N/A

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: Oct. 27, 1986 to Nov. 10, 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., Nov. 10, 1986

CONTACT PERSON:

Rod Barger

TABLE OF IMPACTS AND MITIGATION MEASURES
FOR Open Space Element
of the Proposed East Palo Alto General Plan

Nov. 1986

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			1(a), (j)	X		
2. Vegetation and wildlife		X			2(d)	X		
3. Physical resources		X			3(c)	X		
4. Air quality, water quality, sonic	X							
5. Traffic and transportation		X			5(a)	X		
6. Land Use and General Plan		X			6(e), 6(1)	X		
7. Aesthetic, cultural and historic								

*See attached listing of numbered mitigation measures.

ANALYSIS OF YES AND MAYBE RESPONSES IN THE ENVIRONMENTAL EVALUATION CHECKLIST

- 1(a) The policies, goals and action programs proposed in the Open Space Element will have an impact on Open Space lands throughout the City, including but not limited to, marshes, tide lands and the San Francisco Bay.
- 1(j) The policies, goals and action programs proposed in the Open Space Element will have an effect on drainage channels and other water related open space areas.
- 2(d) The policies, goals and action programs proposed in the Open Space Element may have an effect on fish, wildlife, reptiles and plant life in and around the City.
- 3(c) The policies, goals and action programs in the proposed Open Space Element may have an effect on lands under Williamson Act Contract and under various open space easement requirements.
- 5(a) The policies, goals and action programs in the open space element may effect access to these areas.
- 6(a) All of the open space lands in the City (together) if used by the citizens, could result in the congregating of more than 50 people on all of these lands on a regular basis.
- 6(e) The policies, goals and action programs in the Open Space Element serve to maintain expand open space and recreational activities in the City.
- 6(1) The adoption of the Open Space Element will involve amending the existing Community Plan/EIR in favor of creating the new East Palo Alto General Plan.

MITIGATION MEASURES

- 1(a) The policies, goals and action programs proposed in the Open Space Element serve to maintain, protect and enhance all lands zoned for open space resource management uses within and around the City including but not limited to marshes, tide lands and San Francisco Baylands.
- 1(j) The policies, goals and action programs proposed in the Open Space Element serve to maintain, protect and enhance drainage channels and other water related open space areas in and around the City.

Mitigation Measures - continued

- 2(d) The policies, goals and action programs proposed in the open space element serve to maintain habitats where fish, wildlife and plant life now exist in the City.
- 3(c) The policies, goals and action programs of the Open Space Element serve to protect (to the greatest extent possible) Williamson Act lands as open space and maintain, protect and enhance lands and/or open space easement restrictions as open space.
- 5(a) The policies, goals and action programs proposed in the Open Space Element will serve to maintain and improve (where possible) access to open space areas within and around the City.
- 6(a) The capacity of the Cities open space lands for public use are immense and it is anticipated that the Cities open space lands (in total) will be used by more than 50 people on a daily basis. However, it is not anticipated that this use will create adverse environmental impacts.
- 6(e) The policies, goals and action programs of the Open Space Element serve to expand and improve open space and recreational uses in the City. The City does not view this type of expansion as being detrimental to overall community needs.
- 6(c) The adoption of the Open Space Element is required by the State. If the City finds that the amendments are appropriate, then they will be adopted.