

# 5 Natural Environment Implementation Plan

No.	Program (unless marked as Policy)	General		Financing			Action					
		Lead Dept. or Agency	Timing (in years)	New CIP (GF unless noted)	Operating Budget (GF unless noted)	Other Financing	Ordinance or other Legislation	Study or Plan	Guidelines, Standards or Monitoring	Inter-Agency Coord	Development Review	Ongoing Public Education & Outreach
N-1	<i>Review and update as needed the Open Space (OS) zoning district regulations to ensure consistency with Comprehensive Plan policies.</i>	Planning/ Planning & Attorney's Office	3-7		Included in Zoning Ord. Update Cost		Zoning Ord. Update	Zoning Ord. Update				
N-2	<i>Examine and improve management practices for natural habitat and open space areas, including the provision of access to open space for City vehicles and equipment, to ensure that natural resources are protected.</i>	Community Services	on going		\$50,000 - \$500,000 on going	Stewardship		■	■	■		■
N-3	<i>Review the need for access controls in environmentally sensitive areas, including the baylands, foothills, and riparian corridors.</i>	Community Services	on going		Existing	Grants & Stewardship		■	■	■		■
N-4	<i>Seek additional sources of funding, including state and federal programs, to finance open space acquisition and development.</i>	Community Services	on going		Existing					■		
N-5	<i>Work to maintain Williamson Act agricultural preserves within the City.</i>	Planning/ Planning	on going		Existing						■	
N-6	<i>As part of the design review process for proposed development in the Open Space zone district that exceeds 6,500 square feet, require that "story poles" be erected with outlining tape depicting the building's location, bulk and height to aid in assessing the potential visual impacts of the proposed project.</i>	Planning/ Planning & Attorney's Office	on going		Existing		■				■	

# 5 Natural Environment Implementation Plan

No.	Program (unless marked as Policy)	General		Financing			Action					
		Lead Dept. or Agency	Timing (in years)	New CIP (GF unless noted)	Operating Budget (GF unless noted)	Other Financing	Ordinance or other Legislation	Study or Plan	Guidelines, Standards or Monitoring	Inter-Agency Coord	Development Review	Ongoing Public Education & Outreach
N-7	<p><i>Adopt a setback along natural creeks that prohibits the siting of buildings and other structures, impervious surfaces, outdoor activity areas, and ornamental landscaped areas within 100 feet from the top of a creek bank. Allow passive or intermittent outdoor activities and pedestrian, equestrian, and bicycle pathways where there are adequate setbacks to protect the natural riparian environment. Within the setback area, provide border of native riparian vegetation at least 25 feet along the creek bank. Exception to the 100-foot setback are as follows:</i></p> <ul style="list-style-type: none"> <li><i>Single family property is exempt from the 100-foot setback, except that undeveloped parcels west of Highway 280 are not exempt. A creek ordinance and guidelines will be prepared addressing appropriate setbacks and creek conservation measures.</i></li> <li><i>Existing development within the 100-foot setback will be considered legal and nonconforming. With the 100-foot setback as a goal where feasible, redevelopment of such sites must be designed consistently with basic creek habitat objectives and make a significant net improvement in the condition of the creek.</i></li> </ul>	Planning/ Planning & Attorney's Office	3-7		Included in Zoning Ord. Update Cost		Zoning Ord. Update	Zoning Ord. Update			■	
N-8	<p><i>Develop and adopt a creek ordinance that establishes new development regulations for properties abutting creeks, establishes an exception process, and provides incentives to achieve maximum creek setbacks, such as reduced front yard setbacks and reduced on-site parking requirements.</i></p>	Planning/ Planning & Attorney's Office	3-7		Included in Zoning Ord. Update Cost		Zoning Ord. Update	Zoning Ord. Update			■	
N-9	<p><i>Participate in a San Francisquito Creek Coordinated Resource Management and Planning (CRMP) process with adjacent cities.</i></p>	Manager's Office	on going		Existing					■		■

# 5 Natural Environment Implementation Plan

No.	Program (unless marked as Policy)	General		Financing			Action					
		Lead Dept. or Agency	Timing (in years)	New CIP (GF unless noted)	Operating Budget (GF unless noted)	Other Financing	Ordinance or other Legislation	Study or Plan	Guidelines, Standards or Monitoring	Inter-Agency Coord	Development Review	Ongoing Public Education & Outreach
N-10	<i>Work with the Santa Clara Valley Water District to establish guidelines for creek channel maintenance that encourage preservation of riparian habitat, including vegetation that provides shade to creek bottoms.</i>	Public Works & Community Services	0-12		Less than \$50,000				■	■	■	
N-11	<i>Work with the Santa Clara Valley Water District to develop a comprehensive riparian corridor restoration and enhancement program that identifies specific stretches of corridor to be restored, standards to be achieved, and sources of funding. Include provisions for tree planting to enhance natural habitat</i>	Public Works	0-7	Infrastructure \$500,000 - \$1,000,000	\$50,000 - \$500,000 one time	Grants & Other		■	■	■		
N-12	<i>Review and update the Grading Ordinance to ensure that it adequately protects creeks from the erosion and sedimentation impacts of grading.</i>	Public Works	0-7		Existing		■					
N-13	<i>Establish public education programs regarding the conservation of creeks and riparian areas.</i>	Public Works & Community Services	0-12		Less than \$50,000 Periodic	Grants				■		■
N-14	<i>Implement the recommendations of the Tree Task Force.</i>	Public Works	0-7		\$500,000 - \$1,000,000 on going	Grants & Public/Private Partnership			■	■	■	■
N-15	<i>Continue celebration of Arbor Day in Palo Alto.</i>	Public Works	on going		Existing							■
N-16	<i>Continue to require replacement of trees, including street trees lost to new development, and establish a program to have replacement trees planted offsite when it is impractical to locate them onsite.</i>	Planning/ Planning	on going		Existing		■		■		■	
N-17	<i>Develop and implement a plan for maintenance, irrigation, and replacement of trees in parks, parking lots, and City rights-of-way.</i>	Public Works & Community Services	0-7	\$500,000 - \$1,000,000	Less than \$50,000 on going			■	■			■

# 5 Natural Environment Implementation Plan

No.	Program (unless marked as Policy)	General		Financing			Action					
		Lead Dept. or Agency	Timing (in years)	New CIP (GF unless noted)	Operating Budget (GF unless noted)	Other Financing	Ordinance or other Legislation	Study or Plan	Guidelines, Standards or Monitoring	Inter-Agency Coord	Development Review	Ongoing Public Education & Outreach
N-18	<i>Actively pursue funding for tree planting.</i>	Public Works	on going		Existing	Grants				■		
N-19	<i>Establish one or more tree planting programs that seek to achieve the following objectives:</i>  <i>. a 50 percent tree canopy cover for streets, parks, and parking lots; and</i>  <i>. the annual tree planting goals recommended by the Tree Task Force and adopted by the City Council.</i>  <i>(Also see N-14)</i>	Public Works	on going		Included in N-14 Cost	Grants & Public/Private Partnership			■		■	■
<b>Policy N-16</b>	<b>Provide on-going education for City staff, homeowners, and developers regarding landscaping and irrigation practices that protect the urban forest.</b>	Public Works	on going		Existing							■
N-20	<i>Establish procedures to coordinate City review, particularly by the Planning, Utilities, and Public Works Departments, of projects that might impact the urban forest.</i>	Planning/Planning	0-7		Existing				■		■	
N-21	<i>Work cooperatively with the Palo Alto Unified School District so that their tree planting and maintenance practices are consistent with City guidelines.</i>	Public Works & Community Services	on going		Existing					■		
N-22	<i>Work with the Santa Clara Valley Water District to identify and map key groundwater recharge areas for use in land use planning and permitting and the protection of groundwater resources.</i>	Utilities	0-7		Existing (Utilities)			■		■		
N-23	<i>Regularly review the water rate structure to ensure that it encourages efficiency and is competitive.</i>	Utilities	on going		Existing (Utilities)		■					

# 5 Natural Environment Implementation Plan

No.	Program (unless marked as Policy)	General		Financing			Action					
		Lead Dept. or Agency	Timing (in years)	New CIP (GF unless noted)	Operating Budget (GF unless noted)	Other Financing	Ordinance or other Legislation	Study or Plan	Guidelines, Standards or Monitoring	Inter-Agency Coord	Development Review	Ongoing Public Education & Outreach
N-24	Maintain citywide water conservation and efficiency programs for all customer classes.	Utilities	on going		Existing (Utilities)				■		■	■
N-25	Where practical, incorporate federal, state, and other agency policies and standards for water efficiency into City codes, regulations, and procedures.	Utilities	on going		Existing (Utilities)		■		■	■	■	
N-26	Implement incentives for the use of drought-tolerant landscaping and recycled water for landscape irrigation.	Utilities	0-7		Existing (Utilities)	Public/Private Partnership			■		■	■
N-27	Work with regulatory agencies, environmental groups, affected businesses, and other stakeholders to identify economically viable Best Management Practices (BMP) for reducing pollution. Participate in BMP pilot studies to identify new pollution control measures.	Public Works	on going		Existing (Utilities)		■	■	■	■	■	■
N-28	Continue public education programs on water quality issues, including Best Management Practices for residents, businesses, contractors, and City employees.	Public Works	on going		Existing (Utilities)					■		■
N-29	Actively participate in programs such as the Santa Clara Valley Urban Runoff Pollution Control program to improve the quality of storm water runoff.	Public Works	on going		Existing (Utilities)				■	■	■	
N-30	Conduct regular street-sweeping to minimize road surface pollutant runoff.	Public Works	on going		Existing (Refuse)							
N-31	Evaluate spill response, cleanup, and follow-up investigation procedures to reduce the impacts of toxic spills on water quality in the City's creeks and San Francisco Bay.	Fire	on going		Existing				■	■		

# 5 Natural Environment Implementation Plan

No.	Program (unless marked as Policy)	General		Financing			Action					
		Lead Dept. or Agency	Timing (in years)	New CIP (GF unless noted)	Operating Budget (GF unless noted)	Other Financing	Ordinance or other Legislation	Study or Plan	Guidelines, Standards or Monitoring	Inter-Agency Coord	Development Review	Ongoing Public Education & Outreach
N-32	<i>Actively work to reduce the amount of metals contained in brake pads, tires, and other automotive parts, thereby reducing urban runoff pollution from metals. Continue Palo Alto's leadership role in encouraging the re-engineering of vehicles to reduce pollution from metals.</i>	Public Works	on going		Less than \$50,000 (WQCP) on going			■	■	■	■	■
N-33	<i>Study the impacts on storm water pollution of architectural copper and consider limiting its use, if warranted.</i>	Public Works	0-7		Existing (Utilities)			■			■	
N-34	<i>Evaluate the use of permeable paving materials that allow for natural percolation and site drainage.</i>	Public Works	on going		Existing (WQCP)				■		■	■
N-35	<i>Work with commercial and industrial dischargers to recover metals on-site rather than discharging them into the sanitary sewer system.</i>	Public Works	on going		Existing (WQCP)				■			■
N-36	<i>Complete improvements to the storm drainage system consistent with the priorities outlined in the City's 1993 Storm Drainage Master Plan, provided that an appropriate funding mechanism is identified and approved by the City Council.</i>	Public Works	on going	Infrastructure over \$1,000,000 (Utilities)	\$500,000 - \$1,000,000 (Utilities) on going	Assessments & Debt Financing				■		
N-37	<i>Monitor wastewater treatment industry practices relating to the use of chlorine to disinfect wastewater.</i>	Public Works	on going		Existing (Utilities)				■			
N-38	<i>Provide City input on significant proposals for air quality legislation and state implementation plans.</i>	Manager's Office	on going		Existing					■		■
N-39	<i>Assist the Bay Area Air Quality Management District (BAAQMD) in its efforts to achieve compliance with existing air quality regulations.</i>	Planning/ Planning	on going		Existing					■	■	

# 5 Natural Environment Implementation Plan

No.	Program (unless marked as Policy)	General		Financing			Action					
		Lead Dept. or Agency	Timing (in years)	New CIP (GF unless noted)	Operating Budget (GF unless noted)	Other Financing	Ordinance or other Legislation	Study or Plan	Guidelines, Standards or Monitoring	Inter-Agency Coord	Development Review	Ongoing Public Education & Outreach
N-40	<i>Expand the use of alternative fuels for City vehicles and establish a program to encourage expanded use of such fuels in private vehicles. To support this program, encourage the development of alternative fuel infrastructure (for instance, electric plug-ins) in parking facilities and other key locations around the city.</i>	Public Works, Planning/ Planning & Utilities	on going	\$50,000 - \$500,000	Existing (GF & Utilities)	Grants & Public/Private Partnership			■	■	■	■
N-41	<i>Support legislative programs that result in the removal of the oldest and dirtiest vehicles on the roadway.</i>	Public Works	on going		Existing (GF & Utilities)					■		■
N-42	<i>Require all new wood-burning stoves or fireplace inserts to comply with EPA-approved standards.</i>	Planning/ Inspection Services	0-7		Existing		■				■	
N-43	<i>Provide a homeowner handout outlining low emission alternatives to wood-burning stoves or fireplaces.</i>	Public Works/ WQCP/ Planning/ Inspection Services	0-7		Existing							■
N-44	<i>Develop public information programs to educate the public on Best Management Practices in the use of wood burning appliances, including reduction of wood burning during critical periods of poor air quality.</i>	Fire	0-7		Existing			■	■			■
N-45	<i>Recommend revisions to proposed projects as needed to reduce air quality impacts, including improvements that reduce single occupant vehicle use.</i>	Planning/ Transportation & Planning	on going		Existing						■	
N-46	<i>Provide information to all user groups about:</i> <ul style="list-style-type: none"> <li>. commonly used hazardous materials;</li> <li>. more environmentally friendly alternatives; and</li> <li>. safe recycling and disposal methods.</li> </ul>	Fire	on going		Existing			■	■			■

# 5 Natural Environment Implementation Plan

No.	Program (unless marked as Policy)	General		Financing			Action					
		Lead Dept. or Agency	Timing (in years)	New CIP (GF unless noted)	Operating Budget (GF unless noted)	Other Financing	Ordinance or other Legislation	Study or Plan	Guidelines, Standards or Monitoring	Inter-Agency Coord	Development Review	Ongoing Public Education & Outreach
N-47	Continue City permitting procedures for commercial and industrial storage, use, and handling of hazardous materials.	Fire	on going		Existing				■		■	
N-48	Continue sponsoring a regular household hazardous waste collection event.	Public Works	on going		Existing (Utilities)							■
N-49	Study the relative costs, advantages, and disadvantages of joining the regional household hazardous waste program operated by the Santa Clara County Department of Environmental Health.	Public Works	8-12		Existing (Utilities)			■				
N-50	Continue the program that allows small quantity generators to dispose of hazardous waste at cost.	Public Works	on going		Existing (Utilities)							■
N-51	Regularly review the landfill fee structure to ensure that it encourages a reduction in solid waste disposal.	Public Works	on going		Existing (Utilities)		■		■			
N-52	Improve City composting practices and continue promoting a household composting program.	Public Works	on going		Existing (Utilities)				■			■
N-53	Continue to develop source separation programs for recyclable solid waste materials for all waste generators.	Public Works	on going		Existing (Utilities)				■			
N-54	Continue to develop long-term solid waste management programs that include safe and environmentally sound disposal methods such as the SMaRT Station.	Public Works	on going		Existing (Utilities)			■	■	■		
N-55	Maintain and expand the use of the Recycling Center at the City's refuse disposal area.	Public Works	on going	\$500,000 - \$1,000,000 (Refuse)	Existing (Utilities)			■				■

## 5 Natural Environment Implementation Plan

No.	Program (unless marked as Policy)	General		Financing			Action					
		Lead Dept. or Agency	Timing (in years)	New CIP (GF unless noted)	Operating Budget (GF unless noted)	Other Financing	Ordinance or other Legislation	Study or Plan	Guidelines, Standards or Monitoring	Inter-Agency Coord	Development Review	Ongoing Public Education & Outreach
<b>N-56</b>	<i>Participate in appropriate public forums to ensure that future activities at large commercial airports in the region do not negatively effect noise levels in Palo Alto.</i>	Planning/Transportation	on going		Existing					■		■
<b>N-57</b>	<i>Encourage the Joint Powers Board to pursue technologies to reduce train whistle noise in communities served by CalTrain.</i>	Planning/Transportation	on going		Existing					■		
<b>N-58</b>	<i>Continue to work to reduce noise impacts created by events and activities taking place in adjoining communities.</i>	Manager's Office/ Attorney's Office & Public Works	on going		Existing				■	■		■
<b>N-59</b>	<i>Evaluate the feasibility of adopting noise criteria in the purchase of new City vehicles and equipment.</i>	Public Works	0-7		Existing			■				
<b>N-60</b>	<i>Update the Noise Ordinance to provide for clear interpretation of the regulations, and to review the appropriateness of existing standards. Strictly enforce the Noise Ordinance.</i>	Police/Planning	0-7		Less than \$50,000 on going			■		■		
<b>N-61</b>	<i>Evaluate changes to the Noise Ordinance to reduce the impact of leaf blower noise.</i>	Police	0-7		Existing			■	■	■		
<b>N-62</b>	<i>Implement gas and electric rate structures that encourage energy conservation and that are in balance with other rate-making objectives, such as providing competitive rates. Set rates to achieve a balance between actual service costs, market prices, and the goal of promoting conservation and efficient use. Continue to provide a baseline service rate.</i>	Utilities	on going		Existing (Utilities)			■				

# 5 Natural Environment Implementation Plan

No.	Program (unless marked as Policy)	General		Financing			Action					
		Lead Dept. or Agency	Timing (in years)	New CIP (GF unless noted)	Operating Budget (GF unless noted)	Other Financing	Ordinance or other Legislation	Study or Plan	Guidelines, Standards or Monitoring	Inter-Agency Coord	Development Review	Ongoing Public Education & Outreach
<b>Policy N-45</b>	Continually evaluate and revise forecasts for electric power demand. Pursue adequate low cost supplies to meet this demand by participating in cost-effective programs offered by Northern California Power Agency (NCPA) or other suppliers and marketers of energy.	Utilities	on going		Existing (Utilities)					■		
<b>N-63</b>	<i>Implement energy efficiency programs.</i>	Utilities	on going		Existing (Utilities)		■	■	■		■	■
<b>N-64</b>	<i>Encourage establishment of public education programs addressing energy conservation and efficiency.</i>	Utilities	on going		Existing (Utilities)							■
<b>N-65</b>	<i>Incorporate cost-effective energy conservation measures into construction, maintenance, and City operation and procurement practices.</i>	Public Works & Admin. Services	on going		Existing				■			■
<b>N-66</b>	<i>Incorporate state and federal energy efficiency standards and policies in relevant City codes, regulations and procedures.</i>	Planning/ Inspection Services	on going		Existing		■		■		■	
<b>N-67</b>	<i>Provide information and advice on the use of alternative energy technologies, including the relative costs and benefits of different types of fuel, to all customers.</i>	Utilities	on going		Existing (Utilities)				■			■
<b>N-68</b>	<i>Monitor other utilities that successfully use alternative energy sources and seek funding for similar projects that would be appropriate in Palo Alto.</i>	Utilities	on going		Existing (Utilities)					■		
<b>N-69</b>	<i>Strictly enforce Uniform Building Code seismic safety restrictions.</i>	Planning/ Inspection Services	on going		Existing		■		■		■	
<b>N-70</b>	<i>Continue to provide incentives for seismic retrofits of structures in the University Avenue/Downtown area.</i>	Planning/ Planning	on going		Existing		■		■		■	■

# 5 Natural Environment Implementation Plan

No.	Program (unless marked as Policy)	General		Financing			Action					
		Lead Dept. or Agency	Timing (in years)	New CIP (GF unless noted)	Operating Budget (GF unless noted)	Other Financing	Ordinance or other Legislation	Study or Plan	Guidelines, Standards or Monitoring	Inter-Agency Coord	Development Review	Ongoing Public Education & Outreach
<b>N-71</b>	<i>Allow development rights achieved through seismic upgrading of specified sites to be transferred to designated eligible receiver sites.</i>	Planning/ Planning	on going		Existing		■		■		■	■
<b>N-72</b>	<i>Revise the Zoning and Subdivision Ordinances to recognize seismic, geologic, and soil related hazards.</i>	Planning/ Planning & Attorney's Office	3-7		Included in Zoning Ord. Update Cost		Zoning Ord. Update	Zoning Ord. Update				
<b>N-73</b>	<i>Require preparation of a report from a engineering geologist that reviews geologic, soils, and engineering reports for development in hazard areas. Establish appropriate fees to cover the cost of this review.</i>	Public Works	0-12		Existing	Fees & Charges	■		■		■	
<b>N-74</b>	<i>Review and update, as appropriate, City code requirements for excavation, grading, and filling to ensure that they conform to currently accepted standards. Recover the cost of this work through grading permit fees.</i>	Planning/ Building Inspection	on going		Less than \$50,000 one time	Fees & Charges	■				■	
<b>N-75</b>	<i>Establish a standardized process for evaluating the impacts of development on the storm drainage system.</i>	Public Works	0-7		Existing (Utilities)	Assessments	■		■		■	
<b>N-76</b>	<i>Implement the requirements of FEMA relating to construction in Special Flood Hazard Areas as illustrated on the Flood Insurance Rate Maps.</i>	Public Works	0-7		Existing		■		■	■	■	
<b>N-77</b>	<i>Regularly review and update the Palo Alto Foothills Fire Management Plan and the fire emergency evacuation provisions in the City's Emergency Management Plan.</i>	Fire	on going		Existing			■	■			■
<b>N-78</b>	<i>Provide public education on fire safety, including evacuation routes and guidelines for clearance of landscaping and other hazards around structures.</i>	Fire	on going		Existing							■

## 5 Natural Environment Implementation Plan

No.	Program (unless marked as Policy)	General		Financing			Action					
		Lead Dept. or Agency	Timing (in years)	New CIP (GF unless noted)	Operating Budget (GF unless noted)	Other Financing	Ordinance or other Legislation	Study or Plan	Guidelines, Standards or Monitoring	Inter-Agency Coord	Development Review	Ongoing Public Education & Outreach
<b>N-79</b>	<i>Minimize fire hazards by implementing low density zoning in wild land fire hazard areas.</i>	Planning/ Planning	3-7		Included in Zoning Ord. Update Cost						■	
<b>N-80</b>	<i>Evaluate measures for consolidation of services with other jurisdictions and automatic or mutual aid agreements with other jurisdictions to improve efficiencies.</i>	Fire & Police	on going		Existing			■		■		
<b>N-81</b>	<i>Regularly update and distribute the City of Palo Alto Emergency Management Plan, including the earthquake, flood, and fire emergency evacuation plans. Consult with the Palo Alto Unified School District in updating the Plan.</i>	Fire	on going		Less than \$50,000 on going			■		■		■
<b>N-82</b>	<i>Initiate public education programs that strongly encourage that each household in the City is prepared to be self-sufficient for 72 hours after a major earthquake. Update and distribute the City's earthquake preparedness guide, "Living with Our Faults."</i>	Fire	on going		Existing							■