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NATURAL ENVIRONMENT ELEMENT

Vision

Palo Alto will meet today's needs without compromising the needs of future generations. Palo Alto will respect and manage natural resources in a way that sustains the natural environment and protects our foothills, baylands, creeks, parks, wildlife and open space legacy. ~~The competing needs of residents and businesses will be prioritized so that neighborhoods are protected from traffic impacts, parking intrusion, noise, and pollution, while business districts are competitive and attractive.~~ Elements of the natural environment will be conserved where they remain intact and restored where they have been degraded by past development. A substantial portion of the City will remain as open space. Even in built-up areas, a network of parks will provide access to nature and an urban forest will provide ecological benefits and a source of beauty for residents. Palo Alto will strive for cleaner air and cleaner water. Its policies and programs will foster energy and water conservation, maintain a sustainable water supply for the future, and facilitate the implementation of climate change adaptation strategies. ~~reduced solid waste generation, and cleanup of contaminated sites. The City will be well prepared for natural disasters and will grow and change in a way that minimizes public exposure to hazards like fire, flood, and earthquake.~~

Comment [GG1]: City Council Motion 2

Comment [GG2]: City Council motion

Comment [GG3]: City Council Motion

Introduction

The Natural Environment Element addresses the management of open land and natural resources in Palo Alto and the protection of life and property from natural hazards. It is one of the broadest elements of the Comprehensive Plan, encompassing four of the seven elements mandated by the State. The Element satisfies the State requirement for an Open Space Element by including policies describing the use of open space for the preservation of natural resources, the managed production of natural resources, outdoor recreation, and public health and safety. It satisfies the State requirement for a Conservation Element by including policies pertaining to creeks and riparian areas, wetlands, the urban forest, water resources, wildlife, air quality, hazardous materials, solid waste disposal, and energy. It satisfies the State requirement for a Safety Element through policies describing how exposure to natural hazards like earthquakes and fires will be reduced. Finally, it satisfies the Noise Element requirement through policies that reduce exposure to undesirable levels of noise in the community.

The remainder of the Element consists of goals, policies, and programs. The text is organized into ten topics, each with a corresponding goal. Background information on each topic is included following the goal statements. It should be noted that the Natural Environment Element does not include policies relating to mineral resources because Palo Alto does not contain any mineral deposits of regional significance.

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5. AIR QUALITY

GOAL N-5. Clean, Healthful Air for Palo Alto and the San Francisco Bay Area.

POLICY N5.1 Support regional, state, and federal programs that improve air quality in the Bay Area.[Previous Policy N-26] [N1]

Program N5.1.1 Provide City input on significant proposals for air quality legislation and state implementation plans. [Previous Program N-38] [N2]

Program N5.1.2 Assist the Bay Area Air Quality Management District (BAAQMD) in its efforts to achieve compliance with existing air quality regulations by continuing to require development applicants to comply with current BAAQMD construction emissions control measures, or incorporate appropriate mitigation. [N3]

~~*PROGRAM N 40: 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. [Previous Program N-39] [N92]*~~

~~*Support legislative programs that result in the removal of the oldest and dirtiest vehicles on the roadway. [Previous Program N 41] [N93]*~~

POLICY N5.2 Reduce emissions of particulates from automobiles, manufacturing, dry cleaning, construction activity, grading, wood burning stoves, construction activity, automobiles, and other sources. [Previous Policy N-27] [N4]

Program N5.2.1 Recommend revisions to proposed projects as needed to reduce air quality impacts, including improvements that reduce single occupant vehicle use. [Previous Program N-45] [N5]

Program N5.2.2 Cooperatively work with Santa Clara County and the Bay Area Air Quality Management District to ensure that

Comment [GG4]: PTC

Comment [GG5]: Added by PTC. Suggest deleting as this is covered in Transportation Element: Policies T9, T12

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mining and industrial operations mitigate environmental and health impacts. [N6]

~~Program N5.2.1~~ Program N5.2.3 Provide information to residents and businesses about the health impacts of particulate emissions and steps they can take to reduce particulate emissions, such as reducing / eliminating wood burning and ~~reducing~~ concrete use. [N7]

~~Program N5.2.2~~ Program N5.2.4 Provide homeowners with information outlining low emission alternatives to wood-burning stoves and fireplaces. [Previous Program N-43] [N8]

~~Program N5.2.3~~ Prohibit new indoor wood-burning stoves or fireplaces, and require wood-burning stoves or fireplace inserts to comply with EPA approved standards. [Previous Program N-42] [N95]

Comment [PW6]: Complete

~~PROGRAM N-44: 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. [N1]~~

Comment [GG7]: Complete

Provide incentives for homeowners to replace wood-burning fireplaces with gas-burning fireplaces based on Cal Green code specifications, and natural gas-powered appliances with electric appliances. [PTC] [NEW PROGRAM] [N97]

POLICY N5.3 All potential sources of odor and/or toxic air contaminants should be adequately buffered, or mechanically or otherwise mitigated to avoid odor and toxic impacts that violate relevant human health standards. [Previous Policy N-29] [N9]

POLICY N5.4 Reduce air pollution and airborne dust by maintaining tree canopy size targets for parking lots and streets. [PTC] [NEW POLICY] [N10]

6. NOISE

GOAL N-6. An Environment That Minimizes the Adverse Impacts of Noise.

6.1 INTERIOR AND EXTERIOR NOISE

Comment [GG8]: PTC Subheading

POLICY N6.1 Encourage the location of land uses in areas with compatible noise environments. Use the guidelines in Table “N-XX” to evaluate the compatibility of proposed land uses with existing noise environments when preparing, revising, or reviewing development proposals. Acceptable exterior, interior and ways to discern noise exposure include: Use the guidelines in the table “Land Use Compatibility for Community Noise Environment” to determine compatibility

- For exterior noise, the guideline for “normally acceptable” noise levels. The guideline for maximum outdoor noise levels in residential areas is an Ldn of 60 dB. This level is a guideline for the design and location of future development and a goal for the reduction of noise in existing development. However, 60 Ldn is a guideline which cannot necessarily be reached in all residential areas within the constraints of economic or aesthetic feasibility. This guideline will be primarily applied where outdoor use is a major consideration (e.g., backyards in single family housing developments, and recreational areas in multiple family housing projects). Where the City determines that providing an Ldn of 60 dB or lower outdoors is not feasible, the noise level in outdoor areas intended for recreational use should be reduced to as close to the standard as feasible through project design.

- For interior noise, the requirements of ~~the indoor noise level as required by the State of California Building Standards Code (Title 24) and Noise Insulation Standards (Title 25)~~ must not exceed an Ldn of 45 dB in all habitable rooms of all new multiple family dwelling units. ~~This indoor criteria shall also apply to new single family homes in Palo Alto.~~

Comment [GG9]: PTC

- Noise exposure(s) can be determined from (a) the noise contour map included in this plan, (b) more detailed noise exposure studies, or (c) on area-specific or project-specific noise measurements, as appropriate, based on the noise contour map included in this plan, or more detailed noise measurements, if appropriate [Previous Policy N-39] [N11]

Comment [GG10]: PTC

For all future residential projects greater than four dwelling units that are proposed to be within the 65 dBA Ldn noise contours, as depicted on current

Comment [GG11]: EIR Mitigation Measure

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~~Comprehensive Plan mapping, an acoustical analysis shall be submitted to the City as part of the entitlement review application. Such projects shall include appropriate layout, structural, and/or architectural design features to ensure meeting the interior noise standards of the City and State codes. [NEW POLICY] [N122]~~

POLICY N6.2 Encourage the application of site planning and architectural design techniques that reduce overall noise pollution and reduce noise impacts on proposed and existing projects within ~~Evaluate the potential for noise pollution and ways to reduce noise impacts when reviewing development and activities-~~ Palo Alto and surrounding communities. [Previous Policy N-40] [N12]

POLICY N6.3 When a proposed project is subject to CEQA, the noise impact of the project on existing residential land uses should be evaluated in terms of the increase in existing noise levels and potential for adverse community impact, regardless of existing background noise levels. If an area is below the applicable maximum noise guideline, an increase in noise up to the maximum should not necessarily be allowed. ~~A project should be considered to cause a significant degradation of the noise environment if it meets any of the following criteria:~~

Program N6.3.1 Update noise impact review procedures to address appropriate requirements for analysis and thresholds for impacts on residential land uses. [N13]

- ~~• In residential areas in which the existing Ldn is below 60 dBA, a proposed project would cause the Ldn to increase by 5.0 dB or more AND the Ldn remained below 60 dBA; The project would cause the average 24-hour noise level (Ldn) to increase by 5.0 dB or more in an existing residential area, even if the Ldn would remain below 60 dB;~~
- ~~• In residential areas in which the existing Ldn is below 60 dBA, a proposed project would cause the Ldn to increase by 3.0 dB or more AND would also cause the Ldn in the area to exceed 60 dBA; The project would cause the Ldn to increase by 3.0 dB or more in an existing residential area, thereby causing the Ldn in the area to exceed 60 dB;~~
- ~~• In residential areas in which the existing Ldn is currently above 60 dBA, a proposed project would cause the Ldn to increase by 3.0 dB or more. The project would cause an increase of 3.0 dB or more in an existing residential area where the Ldn currently exceeds 60 dB.~~

POLICY N6.4 The City may require ~~proposals~~ measures to reduce noise impacts of development on adjacent properties through appropriate means including, but not limited to, the following:

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- Orient buildings to shield noise sensitive outdoor spaces from sources of noise.
- Construct noise walls when other methods to reduce noise are not practical, ~~when compatible with aesthetic concerns.~~
- Screen and control noise sources such as parking lots, outdoor activities and mechanical equipment.
- Increase landscaped setbacks to serve as a buffer between ~~for~~ noise sources ~~from and~~ adjacent dwellings.
- Whenever possible, retain fences, walls or landscaping that serve as noise buffers while balancing these measures related to ~~although~~ design, safety and other impacts ~~must be addressed.~~
- Use soundproofing materials, noise reduction construction techniques, and/or acoustically rated windows/doors ~~and double glazed windows.~~
- Control hours of operation, including deliveries and trash pickup, to minimize noise impacts. [Previous Policy N-41] [N14]

POLICY N6.5 Protect the overall community and especially sensitive noise receptors, including schools, hospitals, convalescent homes, and senior care facilities, from unacceptable noise levels from both existing and future noise sources. ~~excessive noise~~ [Previous Policy N-43] [N15]

Comment [GG12]: PTC

~~[N1]~~

Program N6.5.1 ~~Continue to work~~ working to reduce noise impacts created by events and activities taking place in adjoining communities adjoining Palo Alto. [Previous Program N-58] [N16]

Comment [GG13]: PTC

Program N6.5.2 Evaluate the feasibility of adopting noise criteria in the purchase of new City vehicles and equipment. [Previous Program N-59] [N17]

Program N6.5.3 ~~Update the Noise Ordinance, as needed,~~ provide for clear interpretation of the regulations, and to review the appropriateness of existing standards, and to ensure that regulations address contemporary issues - ~~Strictly enforce the Noise Ordinance.~~ [N18]

Program N6.5.4 PROGRAM N-61: Evaluate changes to the Noise Ordinance to reduce the impact of leaf blower noise. [Previous Program N-60] [N19]

Comment [GG14]: PTC

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6.2 TRANSPORTATION NOISE—ROADWAYS

POLICY N6.6 Whenever practical, install pavement surfaces that reduce noise from vehicular travel on roadways. [PTC] [NEW POLICY] [N20]

POLICY N6.7 Minimize roadway noise through prudent street, flow, and right-of-way design including reducing speed limits along high volume arterials and reducing points of acceleration in noise-sensitive areas. [PTC] [NEW POLICY] [N21]

6.3 TRANSPORTATION NOISE—AIRWAY

POLICY N6.8 Ensure compliance with the airport related land use compatibility standards for community noise environments, shown in Table N-XX, by prohibiting incompatible land use development within the 60 dBA CNEL noise contours of the Palo Alto airport. [NEW POLICY] [N22]

Program N6.8.1 Continue working to reduce noise associated with operations of the Palo Alto Airport. Ensure compliance with the land use compatibility standards for community noise environments, shown in Table N-XX, by prohibiting incompatible land use development within the 60 dBA CNEL noise contours of the airport. [PTC] [NEW PROGRAM] [N23]

Program N6.8.2 Participate in appropriate public forums to ensure that future activities at large commercial airports in the region do not negatively affect noise levels in Palo Alto. [Previous Program N-56] [N24]

6.4 TRANSPORTATION NOISE—RAILWAY

POLICY N6.9 Minimize noise spillover from rail related activities into adjacent residential or noise-sensitive areas. [NEW POLICY] [N25]

Program N6.9.1 Encourage the Peninsula Corridors Joint Powers Board to pursue technologies and grade separations that would reduce or eliminate the need for train horns/whistles in communities served by rail service to reduce train whistle noise in communities served by Caltrain. [Previous Program N-57] [N26]

Comment [GG15]: PTC subheading

Comment [GG16]: PTC subheading

Comment [GG17]: PTC subheading

Comment [GG18]: PTC suggestion and EIR Mitigation Measure

Comment [GG19]: PTC

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Program N6.9.2 NEW PROGRAM: Evaluate changing at-grade rail crossings so that they qualify as Quiet Zones based on Federal Railroad Administration (FRA) rules and guidelines in order to mitigate the effects of train horn noise without adversely affecting safety at railroad crossings. [PTC] [Previous Program N-57] [N27]

POLICY N6.10 Reduce impacts from noise and ground borne vibrations associated with rail operations by requiring that future habitable buildings are located at least 100 feet from the centerline of the tracks whenever feasible, and utilize structural design to keep interior noise levels below 45 dBA Ldn and ground-borne vibration levels below 72 VdB. [NEW POLICY] [N28]

Note that noise & vibration associated with future High Speed Rail are addressed in Transportation Policy T-3.19: *Improve safety and minimize adverse noise, vibrations and visual impacts of operations in the Caltrain rail corridor on adjoining districts, public facilities, schools and neighborhoods with or without the addition of High Speed Rail.*

Comment [GG20]: PTC suggestion and EIR Mitigation Measure

Comment [GG21]: PTC subheading

6.5 CONSTRUCTION NOISE

~~POLICY N6.2~~ **POLICY N6.11** Continue to prioritize construction noise limits around sensitive [PTC] [NEW POLICY] [N29]

Program N6.11.1 Consider a process for ~~Require a noise monitoring plan to be submitted prior to the issuance of construction permits~~ for all projects for which construction noise impacts have been identified, and that are located within 100 feet of any noise sensitive land uses. The monitoring plan ~~shall~~ could identify the monitoring locations, durations and regularity, the instrumentation to be used, and appropriate noise control measures to ensure compliance with the noise ordinance. [NEW POLICY] [N30]

Comment [GG22]: PTC suggestion and EIR Mitigation Measure

7. ENERGY

GOAL N-7. A Clean, Efficient, Competitively-priced Energy Supply That Makes Use of Cost-effective Renewable Resources.

POLICY N7.1 Maintain Palo Alto’s long-term supply of electricity and natural gas while transitioning to renewable energy and energy conservation. [Previous Policy N-44] [N31]

POLICY N7.2 Encourage public infrastructure and private development projects to use life cycle analysis to minimize the consumption of energy and the production of greenhouse gasses over the life of the project. [PTC] [NEW POLICY] [N32]

Program N7.2.1 Continue use of the greenhouse gas neutral electrical supply through long-term supply contracts for renewable energy. [PTC] [NEW PROGRAM] [N33]

POLICY N7.3 Advance the development of a “smart” energy grid, a diverse energy resource portfolio, and technologically advanced public utilities as a key part of a smart and connected city. (S/CAP Strategy) [NEW POLICY] [N34]

~~*Program N6.2.1*~~ *Program N7.3.1 Implement incentives for the adoption of cost-effective, alternative energy technologies from multiple fuel sources, to all customers. [PTC] [NEW PROGRAM] [N35]*

Program N7.3.2 Monitor other utilities that successfully use alternative energy sources and seek funding for similar projects that would be appropriate in Palo Alto. [Previous Program N-68] ~~[N1]~~ [N36]

POLICY N7.4 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. [Previous Policy N-45] [N37]

Program N7.4.1 Implement gas and electric rate structures that reflect the cost of service and balance other rate-making objectives, such as encouraging efficiency and providing a market price signal to customers. [(Previous Program N-62) (PTC Edits)] [N38]

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POLICY N7.5 Retain the ability to purchase supplemental gas and electric power from other potential providers to remain competitive in the marketplace. [Previous Policy N 46]. [N39]

POLICY N7.6 Maximize the conservation and efficient use of energy in new and existing residences, businesses, and industries in Palo Alto. [(Previous Policy N-47) (PTC Edits)]. [N40]

Program N7.6.1 Continue to provide public education programs addressing energy conservation and efficiency. [Previous Program N-64] [N41]

Program N7.6.2 Incorporate cost-effective energy conservation measures into construction, maintenance, and City operation and procurement practices. [Previous Program N-65] [N42]

Program N7.6.3 Continue timely incorporation of State and federal energy efficiency standards and policies in relevant City codes, regulations, and procedures. [(Previous Program N-66) (PTC Edits)] [N43]

Program N7.6.4 Implement a cost effective energy efficiency program, including for low income customers. [N44]

POLICY N7.7 Support the development of an independent, redundant power grid in Palo Alto, in order to ensure energy resiliency in the event of natural disasters or other threats. [NEW POLICY] [N45]

Program N7.7.1 Identify solutions to add an additional power line to Palo Alto to ensure redundancy. [NEW PROGRAM] [N46]

Program N7.7.2 Explore incentives to adopt emerging, residential off-grid capabilities and technologies, including back-up power sources. [NEW PROGRAM] [N47]

POLICY N7.8 Encourage energy efficient lighting that reduces levels of light and radiation and does not interfere with natural night sky conditions, while insuring public safety. [NEW POLICY] [N48]

POLICY N7.9 Actively support the maximum economic use of solar electric (photovoltaic) and solar thermal energy, both as renewable supply resources for the Electric

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Utility Portfolio and as alternative forms of local power generation. [PTC] [NEW POLICY] [N49]

Program N7.9.1 Explore changes to building and zoning codes to incorporate solar energy and heat pumps into major development projects, including City owned projects. [PTC] [NEW PROGRAM] [N50]

Program N7.9.2 Promote use of the top floors of new and existing structured automobile garages for installation of photovoltaic panels. [PTC] [NEW PROGRAM] [N51]

Program N7.9.3 ~~Promote installation of Electric Vehicle chargers at appropriate locations throughout the City to encourage alternate energy use.~~ [PTC] [NEW PROGRAM] [N147]

Comment [JJ23]: This is covered in the Transportation Element. See Policy T-1.4 [T10] and Program T1.4.1 [T11]

~~POLICY N6.3~~ POLICY N7.10 Encourage renewable energy use by continuing the City's commitment to to implement a dynamic 100% carbon neutral electricity Renewable Portfolio Standard for electric service obtained from renewable resources. [PTC] [NEW POLICY] [N52]

Program N7.10.1 Evaluate the potential for a cost-effective plan for transitioning to a completely carbon-neutral natural gas supply. [PTC] [N53]

Program N7.10.2 ~~Revise~~ Promote renewable energy efforts through the Palo Alto Green renewable energy option program ~~so it continues to promote renewable energy efforts, such as solar projects or the purchase of carbon neutral gas supplies, and revise as needed.~~ [PTC] [NEW PROGRAM] [N54]

~~PROGRAM N-63: Implement energy efficiency programs. [N1]~~

POLICY N7.11 Reduce natural gas in new buildings by encouraging all-electric new buildings. (S/CAP Strategy NG-GAS-1) [Previous Program N-63] [NEW POLICY] [N55]

Comment [JJ24]: S/CAP

Program N7.11.1 Provide incentives for homeowners to replace natural gas powered appliances with electric appliances. [PTC] [NEW PROGRAM] [N56]

POLICY N7.12 Support the development of technologies that opportunities to use organic materials (e.g. food scraps, yard trimmings and residual solids from sewage

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treatment) to create biogas, thereby maximizing the energy recovery from these waste products. [PTC] [NEW POLICY] [N57]

Program N7.12.1 Evaluate energy efficient approaches for the treatment and reuse of biosolids that maximize resource recovery and reduce greenhouse gas generation at the Regional Water Quality Control Plant located in Palo Alto and the Palo Alto Landfill. [PTC] [NEW PROGRAM] [N58]

~~Program N6.3.1 POLICY N 48: Encourage the appropriate use of alternative energy technologies. [N1]~~

~~PROGRAM N 67: 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. [N1]~~

Comment [GG25]: PTC deletion

Comment [GG26]: PTC deletion

8. CLIMATE CHANGE AND CLIMATE ADAPTATION

GOAL N-8. ACTIVELY SUPPORT REGIONAL EFFORTS TO REDUCE OUR CONTRIBUTION TO CLIMATE CHANGE WHILE ADAPTING TO THE EFFECTS OF CLIMATE CHANGE ON LAND USES AND CITY SERVICES.

POLICY N8.1 Take action to achieve ~~Achieve~~ target reductions in greenhouse gas emission levels from City operations and the community activity of 80% below 1990 levels by 2030. [NEW POLICY] [N59]

POLICY N8.2 Participate in cooperative planning with regional and local public agencies, including on the Sustainable Communities Strategy, on issues related to climate change, such as greenhouse gas reduction, water supply reliability, sea level rise, fire protection services, emergency medical services, and emergency response planning. [NEW POLICY] [N60]

~~*Work with regional, State, and federal agencies to determine if sea levels in the San Francisco Bay warrant additional adaptation strategies to address flooding hazards to existing or new development and infrastructure. [NEW PROGRAM] [N230]*~~

Comment [GG27]: New section per City Council; PTC wants moved to second position in Element

Comment [GG28]: Moved to Safety Element flooding section

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- POLICY N8.3 Pursue the goal of achieving zero net energy homes for all new detached or single-family residences by 2025. [PTC] [NEW POLICY] [N61]
- POLICY N8.4 With guidance from the City's ~~Climate Protection Plan~~ Sustainability and Climate Protection Plan (S/CAP) and its subsequent updates and other future planning efforts, seek to reduce greenhouse gas emissions from City operations and from the community. [PTC] [NEW POLICY] [N62]
- Program N8.4.1 Every five years, or more frequently, update the Sustainability and Climate Protection Plan (S/CAP) ~~Climate Protection Plan~~; this update shall include an updated greenhouse gas inventory and updated short, medium, and long-term emissions reduction goals. [PTC] [NEW PROGRAM] [N63]*
- Program N8.4.2 Following updates of the ~~Climate Protection Plan~~, review relevant Elements of the Comprehensive Plan for consistency. [PTC] [NEW PROGRAM] [N234]*
- Program N8.4.3 When revising ~~Conduct a climate change review of the Zoning Ordinance and other relevant City codes, include updates to reflect to determine where they could be more supportive of the City's climate protection greenhouse gas reduction efforts, and update the codes to reflect those findings.~~ [PTC] [NEW PROGRAM] [N64]*
- Program N8.4.4 ~~Maximize greenhouse gas emissions reductions and energy use through operations improvements at the Regional Water Quality Control Plant. [PTC] [NEW PROGRAM] [N236]~~*
- POLICY N8.5 Prioritize infrastructure improvements that address adaptation of critical facilities to climate change in the Capital Improvement Program (CIP) five-year plan. [PTC] [NEW POLICY] [N65]
- POLICY N8.6 Protect the Municipal Services Center, Utility Control Center and Utility Control Center from the impacts of sea level rise. (S/CAP Strategy) [NEW POLICY] [N66]
- POLICY N8.7 Continue to work with regional partners to build resiliency policy into City planning and capital projects, especially near the San Francisco Bay shoreline. (S/CAP Strategy) [NEW POLICY] [N67]
- ~~Develop and implement "green infrastructure" practices to mitigate flooding through improved surface~~*

Comment [GG29]: S/CAP

Comment [PW30]: Moved to Wastewater Treatment, Infrastructure section, Safety Element.

Comment [PW31]: Moved to Infrastructure section of Safety and merged with other green infrastructure policies and programs.

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permeability or paved areas, and storm water capture and storage. [NEW PROGRAM] [N240]

Comment [GG32]: EIR Mitigation Measure

Program N8.7.1 Prepare response strategies that address sea level rise, increased flooding, landslides, soil erosion, storm events and other events related to climate change. Include strategies to respond to the impacts of sea level rise on Palo Alto's levee system. [NEW PROGRAM] [N68]

Comment [GG33]: EIR Mitigation Measure

Implement shoreline development regulations to ensure that new development is protected from potential impacts of flooding resulting from sea level rise and significant storm events. Regulations may include new shoreline setback requirements; limits on lot line adjustments to avoid the creation of vulnerable shoreline lots; incentive or transfer of development rights (TDR) programs to relocate existing development away from high risk areas; and/or triggers for relocation or removal of existing structures based on changing site conditions and other factors. [NEW PROGRAM] [N242]

Comment [GG34]: EIR Mitigation Measure

Comment [PW35]: Moved to Safety > Flood Hazards

Program N8.7.2 Wherever feasible, apply sea level rise adaptation approaches as recommended in the San Francisco Bay Plan adopted by San Francisco Bay Conservation and Development Commission as it is amended. [PTC] [NEW PROGRAM] [N69]