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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 [JJ2]: Comment to City Council: CAC feedback is that this statement goes beyond the Natural Environment Element only and should be part of an overall Comp Plan Vision statement.

Comment [GG3]: City Council motion

Comment [GG4]: 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 ~~three~~ 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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1. OPEN SPACE

GOAL N-1. Protect, Conserve and Enhance Palo Alto's A Citywide Open Space System, that Protects, Conserves and Enhances Palo Alto's Natural and Urban Habitats, Ecosystems, and Natural Resources, Providing a Source of Beauty and Enjoyment for Palo Alto Residents.

Comment [GG5]: City Council motion

POLICY N1.1 Preserve, protect and enhance public and private open space and ecosystems of Palo Alto from the foothills to the baylands, respecting the role that natural and landscaped areas within the urbanized part of the city play in this ecological continuum. ~~Preserve the foothill area as predominantly open space~~ [Previous Policy N-4] [N1]

Program N1.1.1 Develop Comprehensive Resource Conservation Plans for the Baylands, Pearson Arastradero Preserve, Esther Clark Preserve, and Foothills Park to steward the protection of local ecosystems. [PTC] [NEW PROGRAM] [N2]

~~Program N1.1.1~~ *Program N1.1.2 Protect wildlife in natural and open space areas by improving litter collection, restricting the use of non-recyclable plastics, and prohibiting the feeding of wild animals.* [PTC] [NEW PROGRAM] [N3]

~~Program N1.1.2~~ *Program N1.1.3 Work cooperatively with environmental groups dedicated to protecting natural ecosystems and promoting environmental education in Palo Alto.* [PTC] [NEW PROGRAM] [N4]

POLICY N1.2 Carefully manage access and use ~~Review the need for access controls in~~ environmentally sensitive areas, including the baylands, foothills and riparian corridors, to protect habitats and wildlife from the impacts of humans and domesticated animals. ~~are protected.~~ [previous Program N-3, per PTC] [NEW POLICY] [N5]

Program N1.2.1 Examine and improve existing 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. [Previous Program N-2] [N6]

Comment [JJ6]: PTC

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POLICY N1.3 Provide recreation opportunities in public lands and easements where they are compatible with established conservation goals and can be safely integrated into the physical landscape. [PTC] [NEW POLICY] [N7]

Program N1.3.1 Review and map existing easements and maintenance roads for potential trails and trail connections. [PTC] [NEW PROGRAM] [N8]

POLICY N1.4 ~~Manage existing public open space areas and~~ Encourage the management of private open space areas, including agricultural land, golf courses, yards, and land that provides habitat for wildlife in a manner that protects habitat and meets habitat-wildlife-protection goals, public safety concerns, and low impact recreation needs consistent with the Parks, Trails, Open Space and Recreation Master Plan, as periodically amended. [Previous Policy N-1, per PTC] [N9]

~~*Program N1.2.2*~~ *Program N1.4.1 Work to maintain Williamson Act agricultural preserve contracts within the City. [Previously Program N-5] [N1]*

~~POLICY N1.3~~ POLICY N1.5 Protect special-status sensitive plant species, defined as those whose habitats require special management, resources from the impacts of development. [Previous Policy N-3] [N11]

~~POLICY N1.4~~ POLICY N1.6 Through implementation of the Site and Design process and the Open Space zone district regulations, minimize impacts of any new development on views of the hillsides, on the open space character, and the natural ecology of the hillsides. [Previous Policy N-6] [N22]

~~*Continue R*~~ *Review and update as needed the Open Space (OS) zoning district regulations to ensure consistency with Comprehensive Plan policies. [Previous Program N-1, per PTC]*

POLICY N1.7 Preserve and protect the Bay, marshlands, salt ponds, sloughs, creeks, and other natural water or wetland areas as open space and functioning habitat, consistent with the Baylands Master Plan, as periodically amended. [Previous Policy N-8] [N13]

Program N1.7.1 Maintain the value of local wetlands as habitats by ensuring adequate flow from the Bay and monitoring treatment plant effluent to areas such as Renzel Marsh and ITT Marsh. [PTC] [NEW PROGRAM] [N14]

~~POLICY N1.5~~ POLICY N1.8 Support regional and sub-regional efforts to acquire, develop, operate, and maintain an open space system, including land linkages and trail

Comment [JJ7]: Coordinating with Community Services staff to ensure consistency with relevant Parks, Trails, Open Space and Recreation Facilities Master Plan policies.

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connections extending from Skyline Ridge to San Francisco Bay. [Previous Policy N-2] [N15]

~~Program N1.5.1~~ Program N1.8.1 *Prioritize City funding, and seek additional sources of funding, including state and federal programs, to finance open space acquisition, maintenance and conservation, and development* [Previous Program N-4] [N16]

~~POLICY N1.6~~ POLICY N1.9 *Work with Stanford University, Santa Clara County, Santa Clara Valley Water District and regional organizations to create multi-use trail connections between urban areas and open space, including creeks and rights-of-way, while ensuring that the natural environment is protected.* [PTC] [NEW PROGRAM] [N17]

POLICY N1.10 *Preserve Stanford’s lower foothill property predominantly within the City, and act as an advocate to Santa Clara County to preserve open space links between Stanford, the urban area, and the foothills for the preservation of the open space link between the urban area and the foothills.* [Previous Policy N-5] [N18]

~~*Implement the Foothills Fire Management Plan to balance conservation of natural resources with reduction of fire hazards especially in open space areas.*~~ [PTC] [NEW PROGRAM]

Comment [GG8]: PTC changes

Comment [PW9]: Moved to Safety Element, Fire section.

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. [Previous Program N-6]

All development in the foothill portion of the Planning Area (i.e., above Junipero Serra Boulevard) should be consistent with the following criteria:

- City of Palo Alto Open Space Development Criteria
 - The development should not be visually intrusive from public roadways and public parklands. As much as possible, development should be sited so it is hidden from view.
 - Development should be located away from hilltops and designed to not extend above the nearest ridge line.
 - Site and structure design should take into consideration impacts on privacy and views of neighboring properties.

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- ~~Development should be clustered, or closely grouped, in relation to the area surrounding it to make it less conspicuous, minimize access roads, and reduce fragmentation of natural habitats.~~
- ~~Built forms and landscape forms should mimic the natural topography. Building lines should follow the lines of the terrain, and trees and bushes should appear natural from a distance.~~
- ~~Existing trees with a circumference of 37.5 inches, measured 4.5 feet above the ground level, should be preserved and integrated into the site design. Existing vegetation should be retained as much as possible.~~
- ~~Cut is encouraged when it is necessary for geotechnical stability and to enable the development to blend into the natural topography. Fill is generally discouraged and should never be distributed within the driplines of existing trees. Locate development to minimize the need for grading.~~
- ~~To reduce the need for cut and fill and to reduce potential runoff, large, flat expanses of impervious surfaces should be avoided.~~
- ~~Buildings should use natural materials and earth tone or subdued colors.~~
- ~~Landscaping should be native species that require little or no irrigation. Immediately adjacent to structures, fire retardant plants should be used as a fire prevention technique.~~
- ~~Exterior lighting should be low intensity and shielded from view so it is not directly visible from off site.~~
- ~~Access roads should be of a rural rather than urban character. (Standard curb, gutter, and concrete sidewalk are usually inconsistent with the foot hills environment.)~~
- ~~For development in unincorporated areas, ground coverage should be in general conformance with Palo Alto's Open Space District regulations. (Previous Policy N 7)~~

Comment [GG10]: Language above has been incorporated into the Zoning Code.

2. CREEKS AND RIPARIAN AREAS

GOAL N-2. Conservation of Creeks and Riparian Areas as Open Space Amenities, Natural Habitat Areas, and Elements of Community Design.

POLICY N2.1 Preserve and restore the integrity of natural riparian corridors as viable habitat for fish, birds, and other wildlife. the habitat value of creek corridors through the preservation of native plants and the replacement of invasive, non native plants with native plants. [PTC] [Revision of previous Policy N-12 into NEW POLICY] [N19]

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Program N2.1.1 Replace invasive and non-native plants with native vegetation in riparian areas. [PTC] [[Revision of previous Policy N-12 into NEW PROGRAM] [N20]

Program N2.1.2 Encourage the restoration of privately-owned creek banks with incentives and assistance programs. [PTC] [NEW PROGRAM] [N21]

Program N2.1.3 Revise the Stream Corridor Protection ordinance as needed to ensure its original goals are being achieved. [PTC] [NEW PROGRAM] [N22]

~~POLICY N2.1~~ POLICY N2.2 Discourage creek bank instability, erosion, downstream sedimentation, and flooding by minimizing site disturbance and native vegetation removal on or near creeks and ~~creeks~~ Carefully reviewing grading and drainage plans for development near creeks and elsewhere in ~~the creek~~ watersheds of creeks. [Previous Policy N-13] [N23]

POLICY N2.3 Avoid fencing, piping, and channelization of creeks when flood control and public safety can be achieved through measures that preserve the natural environment and habitat of the creek. [Previous Policy N-9] [N24]

~~POLICY N2.2~~ POLICY N2.4 ~~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 of 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 a border of native riparian vegetation at least 25 feet along the creek bank.~~

~~Exceptions to the 100 foot setback are as follows:~~

~~Single family property is exempt from the 100 foot setback, except that undeveloped parcels southwest of Highway 280 are not exempt. A creek ordinance and guidelines will be prepared addressing appropriate setbacks and creek conservation measures.~~

~~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 consistent with basic creek habitat~~

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~~objectives and make a significant net improvement in the condition of the creek.~~ [Previous Program N-7] [N25]

Comment [GG11]: PTC changes; Creek Protection Ordinance is now adopted.

~~POLICY N2.3~~ POLICY N2.5 Work with the Santa Clara Valley Water District, San Francisquito Creek Joint Powers Authority and other relevant regional and non-governmental agencies to enhance riparian corridors and, improve urban creeks, provide compatible low-impact recreation, and ensure adequate flood control by use of low impact restoration strategies. [Previous Policy N-10] [N26]

~~Program N2.3.1~~ Program N2.5.1 Participate cooperatively in the San Francisquito Creek Joint Powers Authority (JPA) to achieve increased flood protection, habitat preservation, enhancement and improved recreational opportunities along San Francisquito Creek Coordinated Resource Management and Planning (CRMP) process with adjacent cities. [Previous Program N-9] [N27]

~~Program N2.3.1~~ Program N2.5.2 Increase efforts with the Countywide Water Resources Protection Collaborative or other appropriate regional groups to protect streams in Santa Clara County. [NEW PROGRAM] [N28]

Program N2.5.3 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 and targeted improvements to channelized sections of creeks, where feasible. [Previous Program N-11] [N29]

Comment [PW12]: Program complete

~~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.~~ [Previous Program N-8]

~~Partner with appropriate agencies to consider the issue of how flood zones may need to be expanded as a result of sea level rise or of changes in creek channels due to increased likelihood of extreme storm events caused by climate change.~~ [PTC] [NEW PROGRAM]

Comment [PW13]: Moved to Flood section of Safety Element.

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~~Program N2.3.2~~ Program N2.5.4 *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. [Previous Program N-10] [N30]*

~~Review and update the Grading Ordinance to ensure that it adequately protects creeks from the erosion and sedimentation impacts of grading. [Previous Program N-12]~~

Comment [AJ14]: Program Complete

3. URBAN FOREST AND UNDERSTORY

GOAL N-3. A Thriving “Urban Forest” That Provides Ecological, Economic, and Aesthetic Benefits for Palo Alto.

POLICY N3.1 Use the Urban Forest Master Plan, as periodically amended, to guide City decisions related to all elements of Palo Alto’s urban forest, ~~from its understory habitat to canopy cover.~~ [PTC] [NEW POLICY] [N31]

Comment [GG15]: Consistent with UFMP wording

Program N3.1.1 *Periodically update the Urban Forest Master Plan and Tree Protection Ordinance to ensure policies and regulations remain relevant. [PTC] [NEW PROGRAM] [N32]*

~~POLICY N3.1~~ POLICY N3.2 Recognize the value of the urban forest as part of the City’s green infrastructure network. [NEW POLICY] [N3]

Program N3.2.1 ~~Explore ways to prevent and ameliorate conflicts between trees and tree roots with above and below ground infrastructure associated with new development, such as requirements that limit the location of utilities to a corridor coincident with sidewalks and new driveways.~~ [NEW PROGRAM] [N34]

Comment [GG16]: Revised per UFMP policy 3.B.ii

POLICY N3.3 Protect, revitalize, and expand Palo Alto’s urban forest through public education, sensitive regulation and a long-term financial commitment that is adequate to protect this resource. [Previous Policy N-14] [N35]

Program N3.3.1 ~~Develop and implement a plan for the m~~ Maintainance, irrigation, and replacement of trees in parks, open space, parking lots, and City rights-of-way, where ecologically appropriate. [Previous Program N-17] [N4]

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~~Program N3.1.1~~ Program N3.3.2 *Establish one or more tree planting programs that are consistent with the UFMP, and seek to achieve the objective of 50 percent increase canopy cover equity across the City, with a focus on native, resilient species. Review existing tree planting guidelines to ensure they achieve this objective. [Previous Program N-19] [N37]*

Comment [GG17]: From UFMP

~~Program N3.1.2~~ Program N3.3.3 *Actively pursue funding for tree planting. [Previous Program N-18] [N38]*

Program N3.3.4 *Develop a formal program for the use of City's Urban Forestry Fund to replace trees lost to public improvement and infrastructure projects, with replanting occurring onsite or as close to the original site as possible. [NEW PROGRAM] [N39]*

~~Program N3.1.3~~ *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. [Previous Program N-16] [N40]*

~~Program N3.3.5~~ Program N3.3.5 *Develop policies, incentives, and education Evaluate and leverage the participation in carbon credit programs to take advantage of increase the carbon sequestration benefits of the Palo Alto urban forest. Utilize carbon protocols or credit programs that purchase from local sources where possible even if local credits are more expensive. [NEW PROGRAM] [N41]*

~~Program N3.1.4~~ Program N3.3.6 *Reinforce cooperation with the Palo Alto Unified School District, Stanford University, Caltrain, Caltrans, PG&E, and other public and private entities to ensure that their tree planting, tree removal, and maintenance practices are consistent with City guidelines. [NEW PROGRAM] [N42]*

~~Program N3.1.5~~ Program N3.3.7 *Strengthen coordination with organizations and individuals dedicated to the health of Palo Alto's urban forest. [PTC] [NEW PROGRAM] [N43]*

Program N3.3.8 *Provide on-going education for City staff, homeowners, and developers regarding landscape, maintenance, and irrigation practices that protect the urban forest and wildlife bird species. [PTC] [Previous Policy N-16] [N44]*

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~~POLICY N3.4~~ Minimize removal of, and damage to, trees due to construction-related activities such as trenching, excavation, soil compacting, and release of toxins. [NEW POLICY] [N45]

~~POLICY N3.2~~ POLICY N3.5 Preserve and protect Regulated Trees, heritage trees, including native oaks and other significant trees, on public and private property, including public trees and landscape trees approved as part of a development review process. [Previous Policy N-17] [N46]

~~POLICY N3.6~~ Increase the ecological value and resilience of the urban forest by enhancing the number and diversity of native tree species, reducing the number of new invasive tree species that are planted, protecting the health of the soil and understory vegetation. [PTC] [NEW POLICY] [N47]

~~POLICY N3.7~~ Protect, enhance and augment ~~enhance~~ the urban forest along El Camino Real and coordinate with nearby jurisdictions and agencies regarding trees within the El Camino Real Corridor and work towards its preservation. [PTC] [NEW POLICY] [N48]

~~Require new commercial, multi-unit, and single family housing projects to provide street trees and related irrigation systems. [Previous Policy N-15]~~

Comment [AJ18]: Has been implemented

~~Implement the recommendations of the Tree Task Force. [Previous Program N-14]~~

Comment [AJ19]: PTC

~~Continue celebration of Arbor Day in Palo Alto. [Previous Program N-15]~~

Comment [AJ20]: PTC

~~Establish procedures to coordinate City review, particularly by the Planning, Utilities, and Public Works Departments, of projects that might impact the urban forest. [Previous Program N-20]~~

Comment [AJ21]: Has been implemented

4. WATER RESOURCES

GOAL N-4. Water Resources that are Prudently Managed to Sustain Plant and Animal Life, Support Urban Activities, and Protect Public Health and Safety.

POLICY N4.1 Reduce pollution in urban runoff from residential, commercial, industrial, municipal, and transportation land uses and activities. [Previous Policy N-21] [N49]

Program N4.1.1 Work with regulatory agencies, environmental groups, affected businesses, and other stakeholders to monitor

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~~evolving identify economically viable Best Management Practices (BMPs) opportunities for reducing water pollution. Participate in BMPs pilot studies to identify new pollution control measures. Examples include state-of-the-art best management practices (BMPs), land use planning approaches, and construction of modern stormwater management facilities. [Previous Program N-27] [N50]~~

~~Program N4.1.2 Continue public education programs on water quality issues, including ~~B~~best ~~M~~management ~~P~~practices (BMPs) for residents, businesses, contractors, and City employees. [Previous Program N-28] [N51]~~

~~Implement swift and rigorous ~~E~~valuate spill response, cleanup, and follow-up investigation procedures to ensure swift and rigorous action that reduces the impacts of toxic spills on the City's creeks and San Francisco Bay. [Previous Program N-31] [N52]~~

~~Maintain and improve implementation of the City's Integrated Pest Management Policy with periodic assessments of pesticide use and use of Best Management Practices to reduce pesticide applications and toxicity, and maximize non-chemical control. [PTC] [NEW POLICY]~~

~~Actively participate in programs such as the Santa Clara Valley Urban Runoff Pollution Prevention Program to improve the quality of stormwater runoff. [Previous Program N-29]~~

~~Program N4.1.2~~ ~~Program N4.1.3~~ ~~Educate local design and construction professionals about practices that may impact water quality in Palo Alto, such as of the unnecessary use of copper and other toxic materials. [NEW PROGRAM] [N53]~~

~~Establish a standardized process for evaluating the impacts of development on the storm drainage system, including base flow and peak flow. [Previous Program N-75]~~

~~Develop and implement a green stormwater infrastructure plan with the goal to treat and infiltrate stormwater. [NEW PROGRAM]~~

POLICY N4.2 Encourage ~~include~~ Low Impact Development (LID) measures to ~~l~~imit the amount of impervious surface in new development and increase the retention,

Comment [JJ22]: Moved to Safety Element

Comment [GG23]: This program is required.

Comment [JJ24]: Moved to infrastructure section of Safety Element

Comment [GG25]: Merged into spill response program, N4.1.3

Comment [PW26]: Moved to Infrastructure section of Safety Element.

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treatment and infiltration of urban stormwater runoff. Include LID measures in major remodels, public projects and recreation projects where practical. [Previous Policy N-22] [N54]

Comment [GG27]: Revised per input from Public Works Department

~~Program N4.2.1~~ Promote the use of permeable paving materials or other design solutions that allow for natural percolation and site drainage through a Storm Water Rebate Program and other incentives. [Previous Program N-34] [N55]

Comment [GG28]: PTC

~~Program N4.2.2~~ Promote landscape design that optimizes soil volume, porosity, structure, health, and configuration. [NEW PROGRAM] [N56]

POLICY N4.3 Conduct regular street-sweeping to collect trash and road surface pollutants before they enter stormwater minimize road surface pollutant runoff. [Previous Program N-30] [N57]

~~Program N4.1.3~~ Program N4.3.1 Evaluate neighborhoods where parking controls may impact implementation of street sweeping and recommend any changes that are needed. [NEW PROGRAM] [N58]

POLICY N4.4 Work with other neighboring jurisdictions and communities to protect ground water. [PTC] [NEW PROGRAM] [N59]

~~Program N4.1.4~~ Program N4.4.1 Support the Santa Clara Valley Water District as needed to implement their mandate to protect ~~Protect~~ Palo Alto's groundwater from the adverse impacts of urban uses. [Previous Policy N-18] [N60]

Comment [GG29]: PTC

~~Program N4.1.5~~ Program N4.4.2 Work with the Santa Clara Valley Water District to identify and map key groundwater recharge and stormwater management areas for use in land use planning and permitting and the protection of groundwater resources. [Previous Program N-22] [N61]

Program N4.4.3 Explore ways to reduce the discharge of residential basement dewatering into the Bay, including monitoring requirements and fees based on the amount of water that is not recharged into the aquifer [NEW POLICY] [N62]

POLICY N4.5 ~~Retain and utilize rainwater on site to the extent possible. Use native or simulated natural drainage systems for buffers and filtration to the extent possible.~~ [NEW POLICY] [PTC]

Comment [JJ30]: Moved to infrastructure section of Safety Element

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Recycle Secure a reliable, long term supply of water for Palo Alto, including enhancing our emergency storage and supply system. [Previous Policy N-19]

Regularly review the water rate structure to ensure that it covers fixed costs based on cost of service studies and encourages conservation and efficiency. [Previous program N-23]

Develop a system for monitoring dewatering for basements and other excavations and establish fees based on the amount of water discharged from the excavation site that is not recharged into the aquifer.

Facilitate and promote the use of recycled or reclaimed water whenever safe and appropriate. [NEW POLICY]

Investigate ways to reuse non-traditional water sources including recycled, gray, black and stormwater. [NEW PROGRAM]

Require separate irrigation systems that can accept recycled water for landscape irrigation for larger developments. [PTC] [Previous Program N-26]

Work with commercial and industrial dischargers to recover metals onsite rather than discharging them into the sanitary sewer system. [Previous Program N-35]

Conservation and efficient use of water by all customers shall be encouraged through a diverse portfolio of education, rebates, assistance programs, and building requirements. [PTC] [NEW POLICY]

Maintain cost effective citywide water conservation and efficiency programs for all customers, including low income customers. [Previous Program N-24]

Encourage owners of existing residential and commercial property to conserve water by modeling best practices including replacing inefficient plumbing fixtures in buildings, installing drought tolerant landscape and harvesting rainwater. [NEW POLICY]

Educate customers on efficient water use (indoor and outdoor), tree care, and landscaping options. [NEW PROGRAM]

Comment [JJ31]: Moved to Infrastructure section of Safety Element.

Comment [JJ32]: Moved to Recycled Water section of Safety Element

Comment [AJ33]: Moved to infrastructure section of Safety Element

Comment [GG34]: Merged into Policy N-25, per PTC

Comment [PW35]: Water conservation policies and programs moved to Infrastructure section of Safety Element.

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Improve storm drainage performance by constructing new system improvements where necessary and replacing undersized or otherwise inadequate lines with larger lines or parallel lines. [Previous Policy N-24]

Comment [GG36]: PTC

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. [Previous Program N-36]

Comment [PW37]: Moved to Infrastructure section of Safety Element

Participate in and support statewide and national programs and initiatives to reduce the amount of copper and other toxic. 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. [Previous Program N-32]

Study the impacts on storm water pollution of architectural copper and consider limiting its use, if warranted. [Previous Program N-33]

Comment [AJ38]: Study Complete

Maximize the conservation and efficient use of water in new and existing residences, businesses and industries. [Previous Policy N-20]

Comment [AJ39]: Deleted per PTC

Promote the use of salt tolerant native species and require separate irrigation systems that can accept. Implement incentives for the use of drought tolerant landscaping and recycled water for landscape irrigation for larger developments. [PTC] [Previous Program N-26]

Comment [PW40]: Moved to Infrastructure section of Safety Element

~~Improve source control and treatment of recycled water to maximize its use. [PTC] [NEW POLICY]~~

Comment [PW41]: Moved to Infrastructure section of Safety Element.

Comment [PW42]: Wastewater treatment section moved to Infrastructure section of Safety Element.

WASTEWATER TREATMENT

~~Reduce the discharge of toxic materials into the City's sanitary sewer collection system by promoting the use of Best Management Practices and reducing. Reduce pollutant levels in City wastewater discharges. [Previous Policy N-25]~~

Comment [GG43]: PTC

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~~Continue to educate residents on the proper disposal of pharmaceutical and household hazardous waste. [NEW PROGRAM]~~

~~Work with commercial and industrial dischargers to identify and implement pollution prevention measures and Best Management Practices to eliminate or reduce the discharge of metals and other pollutants of concern recover metals onsite rather than discharging them into the sanitary sewer system. [Previous Program N 35]~~

~~Provide incentives to encourage commercial dischargers to consistently go beyond minimum requirements of the Clean Bay Business Program. [PTC] [NEW PROGRAM]~~

~~Continue public education programs on water quality issues, including Best Management Practices for residents, businesses, contractors, and City employees. [PTC] [NEW PROGRAM]~~

~~Provide, maintain, and operate wastewater treatment facilities, including maintaining adequate capacity at the Regional Water Quality Control Plant located in Palo Alto to accommodate projected economic and population growth. Ensure that the plant operates in compliance with applicable local, State, and Federal clean water, clean air, and health and safety regulatory requirements. [PTC] [NEW POLICY]~~

~~implement approved recommendations based on the Long Term Facilities Plan prepared for the Regional Water Quality Control Plant. [PTC] [NEW PROGRAM]~~

~~Monitor wastewater treatment industry practices relating to the use of chlorine to disinfect wastewater. [Previous Program N 37]~~

Comment [GG44]: PTC