

# OPEN SPACE AND CONSERVATION

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Adopted in entirety by Resolution 2002-56 on October 28, 2002

## PURPOSE

Open space serves several functions. It preserves natural resources such as riparian areas and plant and animal habitats; it provides recreational opportunities in natural environments and areas with scenic interest; it limits development in areas with hazardous conditions such as unstable soils and steep hillsides; it provides visual relief from developed areas and provides Lafayette with much of its distinctive character.

This chapter addresses the state requirements for the Open Space Element and the Conservation Element. Open Space, as defined by State law, is “any area of land or water which is essentially unimproved and devoted to open space use and which is designated on a local, regional or state open space plan as open space for the preservation of natural resources, the managed production of resources, outdoor recreation, or for public health and safety.”

The chapter emphasizes the preservation of natural resources and scenic views. Open space and natural resources are a vital part of life in Lafayette as they offer ecological, aesthetic, recreational, educational, social and economic benefits.

There are two sections to this chapter: Section I contains goals, policies and implementation programs to ensure that Lafayette residents will enjoy the benefits of open space as the city continues to develop. Section II contains goals, policies and implementation programs to protect the natural environment. They address biological resources, environmentally sensitive areas, water resources, air quality, solid waste and recycling, and energy conservation. Open space for public health and safety is discussed in the Seismic and Geological Hazards and Flood Hazards sections of the *Safety Chapter*. Open space for recreation is discussed in the *Parks, Trails and Recreation Chapter*.

## SECTION I: OPEN SPACE

There are three categories of open space in Lafayette: (1) publicly-owned land, such as Briones Regional Park and the Lafayette Reservoir; (2) dedicated land, which is privately-owned and maintained, that has a recorded open space, scenic or conservation easement requiring that it remain permanently as open space; or (3) land which has a trail easement permitting public use for hiking. Trail easements are discussed in the *Parks, Trails and Recreation Chapter*. A list of publicly owned open spaces in the Lafayette Planning Area is presented in Table I.

**TABLE 1 - PUBLICLY OWNED OPEN SPACE**

<b>Open Space Area</b>	<b>Ownership</b>
Lafayette Reservoir	East Bay Municipal Utility District (EBMUD)
Briones Regional Park	East Bay Regional Park District (EBRPD)
Burton Ridge	East Bay Regional Park District (EBRPD)
Lafayette Ridge	City and East Bay Regional Park District (EBRPD)

SOURCE: COMMUNITY DEVELOPMENT DEPARTMENT, CITY OF LAFAYETTE, 1998

Lafayette is fortunate to be surrounded by an extensive network of open space lands. Residents have long recognized the vital role that open space plays in defining the character of the community and our quality of life. Large open space areas along the ridgelines can include public access and scenic trail opportunities, linking open space areas to community and regional parks. Lafayette's streams and creeks are a unique natural resource that provides riparian areas and aquatic and wildlife habitat, as well as scenic enjoyment.

### **Goal OS-1: Preserve areas of visual prominence and special ecological significance as Open Space.**

Policy OS-1.1 Protection of Major Ridgelines. Preserve Major Ridgelines in their natural state as scenic resources and wildlife corridors.

*Major ridgelines are shown on a map on file in the City offices and are illustrated on Map III-1: Hillside Overlay Area.*

Program OS-1.1.1: Require a setback from the centerline of Major Ridgelines for all development including roads, grading, fencing, and introduced vegetation other than indigenous native vegetation, wherever feasible. The centerline of a ridge is the line running along the highest portion of the ridge.

Program OS-1.1.2: Limit the height of structures near major ridgelines to a plane sloping downward at a 15-degree declination from the ridge.

Program OS-1.1.3: Require open space, scenic, or conservation easements as conditions of development approval.

Program OS-1.1.4: Designate publicly owned or dedicated open space areas on visually prominent ridgelines with the Open Space Land Use Designation.

Policy OS-1.2 Ridgeline Protection: Protect all ridgelines consistent with their function as scenic resources for the community and as wildlife corridors.

Policy OS-1.3 Conserve a Variety of Open Space Features: Protect areas of special ecological significance, including ridges, hillsides, woodlands, wildlife corridors, riparian areas, steep slopes, prominent knolls, swales, and rock outcroppings.

Program OS-1.3.1: Protect areas of special ecological significance through the use of open space, scenic and conservation easements as conditions of development approval.

Program OS-1.3.2: Require that land dedicated as open space as a condition of development approval be permanently restricted to open space uses by recorded map or deed.

Program OS-1.3.3: Develop a standard Open Space/Scenic and Conservation Easement which requires that dedicated land be restricted to open space uses in perpetuity and which establishes standards for the protection of natural features and open space functions.

Policy OS-1.4 Specific Open Space Use Criteria: Leave in or restore open space areas to their natural state. Limit uses to those with minimal environmental impact.

Program OS-1.4.1: Revise the Zoning Ordinance to require that open space areas be left in their natural state and permit only uses which have minimal environmental impact. Define standards for the protection of natural features and open space functions.

Policy OS-1.5 Open Space for Wildlife Habitat: Preserve, protect, and where necessary, restore open space for wildlife habitat to assure the continued viability and health of diverse, natural animal and plant communities.

Policy OS-1.6 Continuous Open Spaces: Assemble open space areas from contiguous parcels to provide continuous scenic and wildlife corridors wherever feasible.

Program OS-1.6.1: Maintain and update a map Open Space/Scenic and Conservation Easements.

Policy OS-1.7 Open Space for Wildlife Corridors: Assure that adequate open space is provided to permit effective wildlife corridors for animal movement between open space areas, along watercourses, and on ridges.

Program OS-1.7.1: Prepare a study to identify wildlife corridors.

**Goal OS-2      Expand the amount of publicly owned open space.**

Policy OS-2.1      Open Space Strategy: Develop a strategy to expand public ownership and stewardship of key parcels.

Program OS-2.1.1: Pursue available grants and government funding sources for the acquisition and preservation of open space.

Program OS-2.1.2: Seek dedication of open space through public and private trusts, non-profit organizations, local and regional agencies, special interest groups, and other means.

Program OS-2.1.3: Consider placing a measure on the ballot for a tax, assessment, or General Obligation Bond for the purchase of open space.

Program OS-2.1.4: Work actively with neighboring jurisdictions and participate in their public processes to protect ridgelines and prominent open spaces, which can be viewed from Lafayette.

*The City considers the EBRPD as the appropriate agency to manage large open space areas and will continue to coordinate future open space dedications, particularly in areas where regional trails are planned. Other smaller private open spaces are protected by scenic and conservation easements.*

## SECTION II: CONSERVATION

Section II presents goals, policies and programs to conserve Lafayette's natural resources, including plants, animals, soil, scenic views, water and air. Open space policies are mentioned again in this section as they apply specifically to the conservation of scenic and biological resources. Energy conservation and reduction of solid waste are also discussed.

### SCENIC RESOURCES

Many hillsides and ridgelines within the City constitute significant natural topographical features. The retention of these hillsides in as near a natural state as feasible is an important community value.

**Goal OS-3      Maintain the semi-rural character and beauty of the city by preserving its open and uncluttered natural topographic features.**

Policy OS-3.1      Protect natural features of the lands: The character and natural features of hills, steep slopes, riparian areas, woodlands, and open areas will be preserved in as natural a condition as feasible.

Program OS-3.1.1: Ensure that grading does not detract from the natural forms of hillsides and that development retains the ecological characteristics of the site. This includes prominent geological features, individual trees, woodland, riparian vegetation, rock outcroppings, streams, ponds, drainage swales, and other natural features. Minimize the disturbance or removal of vegetation.

Program OS-3.1.2: Limit the scarring and cutting of hillsides caused by grading, especially for long roads and driveways.

Policy OS-3.2      Preserve the predominant views of the hill areas: Require that structures in identified environmentally sensitive areas be substantially concealed by existing vegetation or terrain when viewed from lower elevations, to the maximum extent feasible.

*The Viewing Evaluation Map, on file at the City offices, illustrates areas within the city from which views will be considered.*

Program OS-3.2.1: Require structures in identified environmentally sensitive areas be located away from prominent locations such as hilltops, knolls and open slopes, wherever feasible.

*See Goal OS-1 for policies protecting Major Ridgelines.*

*See the Land Use Chapter for other policies aimed at protecting the scenic qualities of hillsides.*

## BIOLOGICAL RESOURCES

Although Lafayette is a mature community located in a developed region of the County, it retains an abundance of valuable biological resources. A large variety of native plant and animal species can be found in open space areas, hillsides, and in riparian areas. Many slopes and undeveloped ridgelines contain native grassland and oak woodlands. Chaparral, a unique plant community composed of dense, mainly evergreen shrubs and small trees, occupies many slopes including the Lafayette Ridge, the Burton Ridge and the Lafayette Reservoir. Along creeks and streams there are riparian woodlands, where a variety of larger oaks, walnut, California buckeye, cottonwood, and bay trees thrive.

Open space areas support a range of animal life including such mammals as the black-tailed deer, opossum, raccoons, gray squirrels, and jackrabbits. Larger species, such as fox, bobcat, coyote and mountain lion can also be found in undeveloped areas.

Riparian areas function both as wildlife corridors and drainage ways. They are particularly important to wildlife, providing travel routes from one habitat to another, cover, water, and a rich supply of foods. This Chapter also seeks to preserve and enhance creeks and their associated vegetation. Undeveloped ridge lands can connect open spaces that contain a variety of vegetation.

The Lafayette Planning Area has thirteen Sensitive Plant Species and ten wildlife species that are classified as sensitive or endangered by either the state or federal government. These are listed in the EIR and in the *General Plan Background Report*.

Groves of trees have become a valuable resource to the community. A number of trees have been identified as “Grand Trees.” A book entitled *Trees for Lafayette* by Russell Beatty lists trees and tree groves which are candidates for designation as “Grand Trees” or “Distinctive Tree Groves.” It is included in the *General Plan Background Report*.

### **Goal OS-4      Preserve areas with important biotic resources.**

Policy OS-4.1      Riparian Vegetation: Preserve, protect, and restore riparian habitat, particularly the native, riparian woodland species and associated understory plants.

Program OS-4.1.1: Maintain creek setbacks required in the zoning code for all structures along the City’s watercourses.

Program OS-4.1.2: Review development proposals for opportunities to require revegetation of riparian areas with plants indigenous to local riparian area. Emphasize plants that have habitat value.

Policy OS-4.2      Ridgelines: Protect native vegetation along ridgelines.

Program OS-4.2.1: Require new planting to be predominantly native species indigenous to the area and appropriate to the immediate plant community, (grassland, chaparral, and oak woodland), within ridgeline protection areas.

*Major ridgelines are identified on a map on file at the City offices and are shown on Map III-1: Hillside Overlay Area.*

Program OS-4.2.2: Develop and distribute a list of native plants suitable for use in ridgeline plant communities.

*See Policy OS-1.6 protecting wildlife corridors for animal movement.*

Policy OS-4.3 Woodlands: Preserve existing woodlands and their associated vegetation.

Program OS-4.3.1: Expand the City's *Tree Protection Ordinance* to include protection for significant native trees and woodlands.

Program OS-4.3.2: Require replacement and maintenance of native trees and/or woodland areas when a project results in the loss of woodland habitat. Replace trees accidentally damaged or removed during construction with trees substantially larger than normally required.

Program OS-4.3.3: Consider establishing an in-lieu mitigation program to allow off-site replacement of trees damaged or removed for development.

Policy OS-4.4 The Developed Landscape: Protect important groves of trees and significant existing vegetation. Encourage the planting of native, drought-tolerant and fire-resistant species, as well as the planting of herbaceous species that have a high wildlife value. Avoid the cutting of mature trees.

Program OS-4.4.1: Require that site planning, construction and maintenance of new development preserve existing healthy trees and native vegetation to the maximum extent feasible.

Program OS-4.4.2: Continue to use *Trees for Lafayette* by Russell Beatty as a guide to principles of planting in Lafayette and as a guide to appropriate tree species. Update and reprint the booklet.

Program OS-4.4.3: Emphasize the use of native plants in the public landscape and right-of-way, where appropriate.

Policy OS-4.5 Biotic Resource Analysis: Require a biotic resource analysis prior to development of properties located within, or adjacent to, identified environmentally sensitive areas.

*The general location of environmentally sensitive land, which includes riparian areas, wildlife corridors, steep hillsides<sup>1</sup>, and major ridgelines, is indicated on Map III-1: Hillside Overlay Area. This map is not intended to be exhaustive, and should be used as a guide to locating environmentally sensitive land in the Lafayette Planning Area. It may be supplemented by additional information provided by specific plans, EIR's and other documents or studies.*

Program OS-4.5.1: Require development proposals, for land in or adjacent to an environmentally sensitive area, to develop a Biotic Resource Analysis of the property. This analysis shall determine the presence and location of threatened

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<sup>1</sup> Steep hillsides have slopes equal to or in excess of 35 percent.

and endangered plant and animal species, and other information relevant to the preservation of significant biotic resources.

*The Biotic Resource Analysis will take place before development proposals are formally accepted as complete by the City. Qualified biologists, arborists, and other professionals will be selected by the City to conduct the Biotic Resource Analysis paid for by the developer. The Biotic Resource Analysis will be used in, and integrated with, the environmental review of the project.*

*The determination that a Biotic Resource Analysis is required will be made by the Community Development Department staff and can be appealed to the Planning Commission. The Zoning Ordinance and Subdivision Regulations will be amended to include regulations regarding the processing of a Biotic Resource Analysis as a part of development review.*

## **WATER RESOURCES**

Lafayette is traversed by several creeks and streams, which are affected by pollution from storm drains and other sources. These creeks, streams and associated ponds and wetlands represent an environmental resource on which wildlife and plants depend.

Two general types of pollutant discharges affect the quality of surface water and groundwater in the Lafayette Planning Area:

- *Point source discharge*, which consists of discharge from a pipe or other device directly into the receiving waters. Discharge of treated wastewater from a sewer plant or an industrial or other commercial building into a stream are common examples. Point sources can be managed through monitoring and treatment methods.
- *Non-point source discharge*, which consists of storm water runoff that runs over streets, parking lots, landscaped areas, and minor watercourses before it reaches a major creek, river or other water body. Runoff can contain litter, debris, soil, and natural and man-made pollutants. Typical pollutants include organic materials that contribute to biochemical oxygen demand, suspended solids, pathogens, sediment from erosion, gasoline additives, oil, grease, nitrogen and phosphorus from chemical fertilizers, animal waste, leached acids from leaves, and pesticides.

Once pollutants from surface runoff reach the receiving waters, they can cause water quality problems similar to those found in municipal and industrial point source discharges.

*The Land Use Chapter discusses the supply of potable water in the Growth Management section. The Safety Chapter addresses flooding.*



**Goal OS-5      Preserve and protect creeks, streams, and other watercourses in their natural state.**

*Streams, creeks and other riparian areas are considered to be in a natural state when they support their own environment of vegetation and wildlife and have not been concreted or otherwise channeled.*

**Policy OS-5.1      Stream bank stability: Protect stream bank stability.**

Program OS-5.1.1: Ensure that new development does not increase peak flows in watercourses. Where this is not feasible, the increase must be mitigated. Refer also to program S-3.1.1 of the Safety Chapter.

Program OS-5.1.2: Encourage the use of alternative drainage systems that rely on increased retention capacity to lessen or eliminate the need for structural modifications to watercourses wherever possible.

Program OS-5.1.3: In cooperation with the Contra Costa County Flood Control District and the California Department of Fish and Game, develop a long-term management plan for addressing creek bank stability on Las Trampas Creek, Grizzly Creek, and other creeks with bank slumping problems. This plan should identify the location of problem areas and develop a strategy for addressing these problems on a watershed basis. Since responsibility for many problem areas rests with private owners, the City should assist owners in addressing these problems by:

- 1) Compiling a list of stability management practices recommended for the particular stretch of creek.
- 2) Compiling a list of possible contractors available to do the work.
- 3) Investigating potential funding sources including public and non-profit agencies and foundations.
- 4) Expediting the permitting process so that an owner does not need to submit studies and data to local, State, and federal agencies to obtain separate permits.

Program OS-5.1.4: Develop guidelines for the construction and maintenance of watercourses in cooperation with the County and the California Department of Fish and Game. These guidelines should assure that (1) native vegetation is not unnecessarily removed and (2) maintenance minimizes disruption of wildlife breeding activities. Incorporate these guidelines into the City's maintenance procedures, where appropriate.

Program OS-5.1.5: Publish and distribute educational and resource materials such as a Creek Care Guide that provide guidelines for maintaining and improving creeks in an ecologically sound manner.

Program OS-5.1.6: Seek State and federal funding for the repair of stream bank erosion, planting of riparian vegetation to stabilize creek banks, and removal of debris obstructing water flow.

Program OS-5.1.7: Work with private property owners, regional agencies, and organizations in Contra Costa County to restore creek and riparian habitat.

Program OS-5.1.8: Use the City's regulatory powers to preserve and reclaim the natural state of watercourses, reduce runoff and contaminants, and improve water quality for habitat preservation and recreation.<sup>2</sup>

*See Policy OS-4.5 Biotic Resource Analysis for additional measures to protect watercourses and riparian areas.*

Policy OS-5.2 Creek Corridors: Provide opportunities for visual and educational access to natural creeks and riparian areas along public right-of-way, where feasible.

Program OS-5.2.1: Prepare and adopt a Creeks Master Plan. The Creeks Master Plan will initially undertake the planning and design of creek corridors along the public right-of-way.

Program OS-5.2.2: Encourage creek access for educational programs. Research the feasibility for developing educational access to public creeks and riparian areas.

## **Goal OS-6 Improve water quality in watercourses.**

Policy OS-6.1 Reduce Watercourse Pollution: Minimize pollutants in storm water runoff.

Program OS-6.1.1: Enforce the Municipal Code prohibiting: (1) the discharge of any substances other than storm water into storm drains and creeks, (2) illicit dumping of wastes into storm drains and creeks, and (3) the dumping of debris and refuse in and near waterways and their riparian areas.

Program OS-6.1.2: Consider adopting the erosion and sedimentation controls described in ABAG's *Manual of Standards for Erosion and Sediment Control*, published in June 1995.

Program OS-6.1.3: Require that new development provide for source control and reduction of pollutants in conformance with the City's *Stormwater Management Program* and other National Pollutant Discharge Elimination System (NPDES) criteria.

Program OS-6.1.4: Require that new development implement measures to control soil erosion and minimize runoff into creeks. As part of project review, include mitigation measures to reduce the potential pollutants in runoff.

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<sup>2</sup> Watercourses are defined as natural or once flowing (perennially or intermittently) water, including rivers, streams, and creeks. Includes natural waterways that have been channelized, but does not include manmade channels, ditches, and underground drainage and sewage systems. Source: The California General Plan Glossary, published by the California Planning roundtable, 1990.

Program OS-6.1.5: Encourage the use of non-polluting herbicides near watercourses.

## **SOILS**

There are no prime agricultural soils being farmed within the City or its Sphere of Influence. Despite the limited agricultural activity in the Lafayette Planning Area, it is important to conserve soils. Soil is removed by wind and water and can be contaminated by chemical spills. Limiting soil erosion contributes to a healthy ecosystem. Soils often lose their protective vegetative cover during construction, particularly during the rainy season, and are washed away filling creeks with sedimentation.

### **Goal OS-7      Protect and preserve soil as a natural resource.**

Policy OS 7.1      Control Soil Erosion: Control soil erosion to prevent flooding and landslides, maintain water quality, and reduce public costs of flood control and watercourse maintenance.

Program OS-7.1.1: Continue to require grading permits for new construction as a part of the development review process. Require soil erosion measures and a revegetation plan.

Policy OS-7.2      Reduce Soil Contamination: Reduce soil contamination from chemicals through careful regulation of the storage, transportation and use of chemicals.

Program OS-7.2.1: Reduce the use of chemical herbicides and fertilizers by the City to the maximum extent feasible. Wherever possible use substitutes that are biologically safe and/or organic.

*Refer to the Safety Chapter for policies and programs regarding the storage and transportation of flammable and toxic substances.*

## **WATER CONSERVATION**

The East Bay Municipal Utility District (EBMUD), the City's water provider, has sufficient capacity to serve the community's existing and projected future demand. It is nonetheless essential to conserve water. Potable water has become a scarce resource throughout California and it comes at an ever-increasing cost. The Water Conservation Act adopted by the State in 1990 requires cities to adopt a water-efficient landscape ordinance.

### **Goal OS-8      Reduce per capita water consumption.**

Policy OS-8.1      Water Conservation: Develop a water conservation program.

Program OS-8.1.1: Implement the Water Conservation Ordinance which addresses water reclamation and landscaping including:

- Low-flow irrigation systems
- Reducing the amount of turf area

- The use of native plants and other vegetation with low water-use requirements

Program OS-8.1.2: Encourage the use of water-saving devices for residential and commercial uses.

Program OS-8.1.3: Use reclaimed water for irrigation when it becomes available in Lafayette, consistent with the City’s recycled water ordinance.

*Refer to the Growth Management and Infrastructure Section of the Land Use Chapter for policies regarding potable water supply.*

## **SOLID WASTE REDUCTION**

Solid waste is any unwanted or discarded material that is not a liquid or a gas. Common solid wastes include paper, glass, metals, plastics, cloth, food scraps, yard clippings and wood.

There is an acute shortage of suitable landfill sites statewide. California enacted the *Solid Waste Management Act* in 1989, which requires waste disposal in landfills to be reduced by 25 percent by 1995, and by 50 percent by the year 2000. The law also requires local jurisdictions to adopt *Source Reduction and Recycling Plans* that specify how they will achieve solid waste reduction goals.

**Goal OS-9: Reduce the volume of solid waste generated in the City.**

Policy OS-9.1 Recycling and Reuse of Solid Waste: Comply with State requirements to reduce the volume of solid waste through recycling and reuse of solid waste.

Program OS-9.1.1: Participate in the County's *Source Reduction and Recycling Program*.

Program OS-9.1.2: Purchase goods containing recycled materials and which are themselves recyclable for City use, wherever possible.

Policy OS-9.2 Recycling Drop-off Areas: Encourage on-site drop-off areas for recycling in commercial, office and multifamily residential developments.

Policy OS-9.3 Solid and Hazardous Wastes: Comply with State and Federal requirements regarding reduction of solid and hazardous wastes.

## **AIR QUALITY**

The potential for air pollution in Lafayette is relatively high compared to other portions of the Bay Area. The dilution of pollutants during calm periods is reduced by the surrounding hills, particularly when a temperature inversion occurs. Abundant sunshine and warm temperatures in summer are ideal conditions for the formation of photochemical oxidants, even in the absence of local air pollution sources, since sea breezes often transport contaminants from urban areas west of the City.

The *Bay Area Air Quality Plan* prepared by the Association of Bay Area Governments (ABAG), the Bay Area Air Quality Management District (BAAQMD) and the Metropolitan Transportation Commission (MTC) is the blueprint for meeting the standards required by the federal Clean Air

Act. Such a regional approach is essential to improving air quality, since air pollutants transcend municipal and county boundaries.

Improving air quality at the local level requires coordination between various General Plan chapters. Other chapters of this Plan will have a beneficial effect on air quality. The majority of remaining developable land in Lafayette is located Downtown, near to public transit and the BART station. This Plan encourages multiple family and mixed-use development to occur Downtown, which can reduce the need for automobile travel and the related potential air quality impacts. Other examples are listed below:

- The *Circulation Chapter* encourages public transit, and calls for extending bicycle and pedestrian paths throughout the community. Bicycle and pedestrian-friendly features are required in new developments Downtown.
- The *Open Space and Conservation Chapter* has policies to plant additional street trees, reduce energy use, and encourage open space.
- The *Land Use and Housing Chapters* actively encourage multifamily housing affordable to a range of incomes near to public transit and the BART station.

The policies and implementation programs to improve air quality focus on identifying and mitigating the air quality impacts of projects, particularly in areas near to schools, parks and other sensitive receptors. Measures are also included to assure compliance with regional and State air quality standards.

### **Goal OS-10: Improve air quality.**

Policy OS-10.1 Regional Planning: Work with the Bay Area Air Quality Management District (BAAQMD) to implement the *Regional Clean Air Plan*.

Policy OS-10.2 Air Quality Standards: Seek to comply with State and Federal standards for air quality.

Program OS-10.2.1: Incorporate the provisions of the BAAQMD's *Air Quality and Urban Development: Guidelines for Assessing Impacts of Projects and Plans* into CEQA project review procedures.

Program OS-10.2.2: Revise the Zoning Ordinance to minimize the installation of wood burning fireplaces and stoves.

Program OS-10.2.3: Educate the public on the air quality benefits of natural gas or other clean-fuel burning appliances in residential and commercial buildings.

Program OS-10.2.4: Evaluate new businesses for air pollutant emissions and the storage and handling of hazardous materials.

Program OS-10.2.5: Amend the grading ordinance to include thorough dust control provisions.

Program OS-10.2.6: The City will establish buffers around sites where businesses emit toxic air contaminants and odors. The buffers will be

established consistent with the BAAQMD's Air Quality and Urban Development: Guidelines for Assessing Impacts of Projects and Plans and the regional Clean Air Plan.

Policy OS-10.3 Vehicle Emissions: Improve air quality by reducing the use of single-occupant automobiles.

Program OS-10.3.1: Support regional and local ridesharing programs.

*Refer to the Circulation Chapter for additional policies and programs designed to reduce single-occupant automobile trips and to encourage public transit.*

## **ENERGY CONSERVATION**

Reducing energy consumption is essential for a sustainable future. The methods typically used by local government include improving the efficiency of transportation systems, encouraging a more compact development pattern, replacing older inefficient fixtures with newer and more efficient equipment, promoting recycling, and promoting the use of renewable energy resources. Local regulations encouraging the use of solar energy for space and water heating involve site planning, building construction and landscaping.

**Goal OS-11: Reduce the consumption of non-renewable energy resources.**

Policy OS-11.1 Energy Conservation Measures in Buildings: Encourage energy conservation in new development and the retrofit of existing structures.

Program OS-11.1.1: Encourage retrofitting of existing dwellings with energy-saving features by providing information, technical assistance, and other incentives.

*Refer to the Housing Chapter for details regarding the Housing Rehabilitation Program.*

Program OS-11.1.2: Review and revise, as necessary, regulations to incorporate standards for energy-efficient development, including site orientation, building design, use of materials, landscaping, and solar access.

Program OS-11.1.3: Distribute public-service literature on energy conservation.

Program OS-11.1.4: Include a section on energy conservation in the Design Review Guidelines

Policy OS-11.2 City Services: The City will consider energy consumption impacts when selecting locations and types of services, buildings, and vehicles.