

Analysis of Atherton General Plan (AGP) with Adopted Office of Planning and Research (OPR) Guidelines

February 15, 2023

OPR Guideline Requirement (to the extent that it is relevant) ¹	Reference of Comment	Degree of Compliance
Contains all 7 mandatory elements	AGP contains Land Use, Circulation, Housing, Open Space and Conservation, Noise and Community Safety Elements.	Full
Plan is integrated and internally consistent	All elements include a section entitled “Relation to Other Elements” describing how each is integrated and internally consistent.	Full
Land Use Element		
Contains a Land Use Diagram in sufficient detail to describe land use proposals	AGP contains a Land Use Diagram with sufficient detail to describe land use proposals. Pg. LU-17	Full
Shows distribution of housing, business and industry	AGP Land Use Diagram shows proposed residential, parks, open spaces, public facilities and schools uses. Business and industry are not permitted in Atherton. Pg. LU-17	Full
Distribution of open space including agriculture	AGP Land Use Diagram shows proposed open space uses. There is no agricultural land in Atherton, however, the topic is addressed. Pg. LU-17	Full
Distribution of mineral resources	There are no mineral resources in Atherton, however, the topic is addressed.	Full
Distribution of recreation facilities and opportunities	AGP Land Use Diagram, pg. LU-17, the Land Use Element text, pg. LU-9-10, and the Open Space and Conservation Element, pg. OSC-52-56 describe the distribution of recreation facilities and opportunities.	Full
Location of education facilities	AGP Land Use Diagram, pg. LU-17, the Land Use Element text, pg. LU-11, and the Open Space	Full

	and Conservation Element text pg. OSC-56 describe the location of education facilities.	
Location of public buildings and grounds	AGP Land Use Diagram, pg. LU-17, the Land Use Element text, pg. LU-10-11 describe the location of public buildings and grounds.	Full
Location of solid and liquid waste facilities	The Land Use Element text, pg. LU-12-13 describes the location of solid and liquid waste facilities.	Full
Identification of areas subject to flooding	The Land Use Element text, pg. LU-13 identifies areas subject to flooding.	Full
Identification of Timber Preserve Zone lands	There are no Timber Preserve Zone lands in Atherton.	N/A
Contains standards for population intensity and building intensity	The Land Use Element text and table, pg. LU-9 contains standards for population intensity and building intensity.	Full
Circulation Element		
Contains definitions and descriptions of:	The Circulation Plan Diagram, pg. CIR-36 and the Circulation Element text, pg. CIR-20, 27-29 define and describe major thoroughfares; freeways, highways, minor arterials, collectors, local streets and street standards.	Full
Major Thoroughfares	The Circulation Plan Diagram, pg. CIR-36 and the Circulation Element text, pg. CIR-20, 27-29 define and describe major thoroughfares; freeways, highways, minor arterials, collectors, local streets and street standards.	Full
Transportation Routes	The Circulation Diagram pg. CIR-36 and the Circulation Element text, pg. CIR20-26 defines and describes transportation routes.	Full
Terminals	The Circulation Element text, pg. CIR-25, defines and describes the local rail terminals.	Full

Other local public utilities and facilities including airports and parking	The Circulation Element text, pg. CIR-20-26 defines and describes scenic roadways, transit and rail traffic, bicycle and pedestrian facilities. There are no airports close to Atherton	Full
Housing Element		
See Attachment 1 – 2022 APR		
Open Space and Conservation Element		
The Conservation Element should address water and its hydraulic force, forests, soils, rivers and other waters, harbors, fisheries, wildlife, minerals and other natural resources	There are no rivers, harbors, fisheries or commercial mineral resources in Atherton. The AGP Open Space and Conservation Element text, pg. OSC-53-56 addresses protection of scenic resources, significant stands of natural vegetation, wildlife habitat, sensitive environmental resources (e.g. streambeds), and archaeological resources.	Full
The Open Space Element should address open space for the preservation of natural resources, for the managed production of resources, for outdoor recreation, for public health and safety, for military support and for tribal resources	AGP Open Space and Conservation Element text, pg. OSC-53-56, the Land Use Diagram, pg. LU-17 and the Land Use Element text, pg. LU-9-10 address open space for the preservation of natural resources, for the managed production of resources, for outdoor recreation, for public health and safety, for military support and for tribal resources.	Full
The Open Space Element should contain an open space action program	AGP Open Space and Conservation Element text, pg. OSC-66-67 contains an Open Space Action Program.	Full
Noise Element		
Issues to be addressed include:		
Major noise sources, both mobile and stationary	AGP Noise Element text, pg. NOI-40-42 describes the major community noise sources.	Full

Existing and projected levels of noise and noise contours for major noise sources	AGP Noise Element Existing and Future Noise Contours diagrams, pg. NOI-47 & 48 provide existing and projected noise contours for major noise sources.	Full
Existing and projected land uses and locational relationship to existing and projected noise sources	AGP Noise Element text, pg. NOI-42-43 describes the existing and projected land uses and locational relationship to existing and projected noise sources.	Full
Existing and proposed sensitive receptors, including hospitals, convalescent homes, schools, churches and sensitive wildlife habitat	AGP Noise Element Table N-2, pg. NOI-42 describes standards for sensitive receptors, including hospitals, convalescent homes, schools, churches and sensitive wildlife habitat.	Full
The extent of “noise problems in the community”	AGP Noise Element text, pg. NOI-43-44 describes the extent of “noise problems in the community”.	Full
Method of noise attenuation	AGP Noise Element text, pg. NOI-45-46 describes noise mitigation measures.	Full
Implementation measures and possible solutions that address existing and foreseeable noise problems	AGP Noise Element text, pg. NOI-45-46 describes implementation measures and possible solutions that address existing and foreseeable noise problems.	Full
Community Safety Element		
Issues to be address include:		
Seismically induced surface rupture, ground shaking, ground failure, tsunami, seiche, and dam failure	AGP Community Safety Element text, pg. CS-72-74 addresses seismically induced surface faulting, ground shaking, ground failure, tsunami, water waves (seiche), and dam failure.	Full
Slope instability leading to mudslides and landslides	AGP Community Safety Element text, pg. CS-75 addresses slope instability leading to mudslides and landslides.	Full

Subsidence, liquefaction, and other seismic hazards identified on seismic hazard maps	AGP Community Safety Element text, pg. CS-75 addresses subsidence, liquefaction, and other seismic hazards identified on seismic hazard maps.	Full
Flooding	AGP Community Safety Element text, pg. CS-75-76 addresses flooding.	Full
Wildland and urban fires	AGP Community Safety Element text, pg. CS-76-77 addresses major fire incidents.	Full
Evacuation routes	AGP Community Safety Element text, pg. CS-78 & 80 addresses evacuation routes.	Full
Peak load water supply requirements	AGP Community Safety Element text, pg. CS-78 addresses peak load water supply requirements.	Full
Minimum road widths and turnouts	AGP Circulation Element text, pg. CIR-29 addresses minimum road widths.	Full
Clearances around structures	AGP Community Safety Element text, pg. CS-76-77 addresses clearances around structures including defensible spaces, home ignition zones and weed abatement.	Full

¹Language from the OPR Guidelines.