

preservation of all wetland sites, or preservation of priority wetlands and compensation for wetland losses, shall continue to be provided. Wherever artificial means are utilized in wetlands management, insure that appropriate biota-oriented vector control management strategies are incorporated (i.e. through the use of minnows predatory upon mosquitoes).

- (4) Where impacts to stream environment zones or wetland areas are unavoidable, project specific mitigation shall include the identification and quantification of vegetation impacted, the preparation of revegetation plans to assure no net loss of riparian or wetland acreage or values, and the specific monitoring of plans to assure compliance and satisfactory results.
- (5) Require a minimum 100' non-development setback from the centerline of perennial streams, and a minimum 50' setback from intermittent streams (see Exhibit E) as part of permanent protection easements. Said setback areas shall be increased if necessary, to include the future, fully developed 100-year floodplain and all streamside riparian vegetation.
- (6) An inventory of important natural resources, including streams, water bodies, oak woodlands, wildlife habitat, vegetation, and geological features, mineral resources, and soil types shall be created so that they may be more easily identified during project review and effective measures can be designed for their protection. Site specific studies, including mitigation monitoring programs, shall be prepared by qualified professionals for all projects which impact unique or significant fish, wildlife or vegetative resources.
- (7) Require field studies by qualified professionals as part of the environmental review process for projects where the habitat of special status species is known to exist in order to document the possible occurrence of special status plant species and provide a method of protecting, monitoring, replacing or otherwise mitigating the impacts of development in and around these sensitive habitats.
- (8) Establish procedures for identifying and preserving threatened or endangered plant species, when they are adversely affected by public or private development projects.
- (9) Conserve representative areas of undisturbed oak woodlands and valley grasslands that have significant value as wildlife habitat in protective easements, or the equivalent.
- (10) Preserve and protect landmark trees and major groves of native trees in protective easements, or the equivalent.
- (11) In landscaping of individual sites and replanting where original vegetation has been destroyed or removed, the emphasis shall be on use of native or native-appearing rather than exotic plants. In areas of high risk, however, it may be preferable to introduce carefully chosen exotics with high fire resistance characteristics.
- (12) Recognize that rock outcroppings provide nesting, breeding and foraging resources for a wide variety of terrestrial and avian species inhabiting the Sierra Foothills, and shall be preserved by incorporating such areas into private project designs.
- (13) Maintain or improve the quality of water in the area's major creeks and Folsom Lake Watershed. Urban/suburban development within the Folsom Lake Watershed is strongly discouraged. Where possible, Planned Unit Developments shall be designed to locate all structures and improvements outside of the Folsom Lake Watershed, with areas located

within the Folsom Lake Watershed to remain as non-developable open space (see Hydrology and Water Quality Policy #2).

c. **Discussion**

The Plan area is characterized by nearly flat and gently rolling terrain in the western portion to rocky bluffs in the eastern portion that includes the Folsom Lake Watershed area. The landscape is predominantly rural and supports agricultural fields intermixed with large areas of natural vegetation. A drainage and vegetation map for the Plan area is shown in Exhibit F.

The area's most significant and sensitive vegetative resources include oak woodlands, riparian and stream habitats, and wetlands. These resources provide important ecological functions including water quality maintenance, stream bank stabilization, and provision of essential habitat for wildlife and fisheries resources. These sensitive resources are given special protection or consideration under federal, state, and county regulations and policies because of their limited occurrence and wildlife habitat value.

Oak Woodlands

Blue oak woodlands, interior oak woodland, 'ltj valley oak savanna are the dominant oak communities that occur throughout the Plan area.

Oak woodlands and savannas provide some of the highest-quality habitat for common and special-status wildlife species in California. Many of the oak trees that compose this community are 100-300 years old, representing California's natural heritage and serving as an indicator of historical conditions.

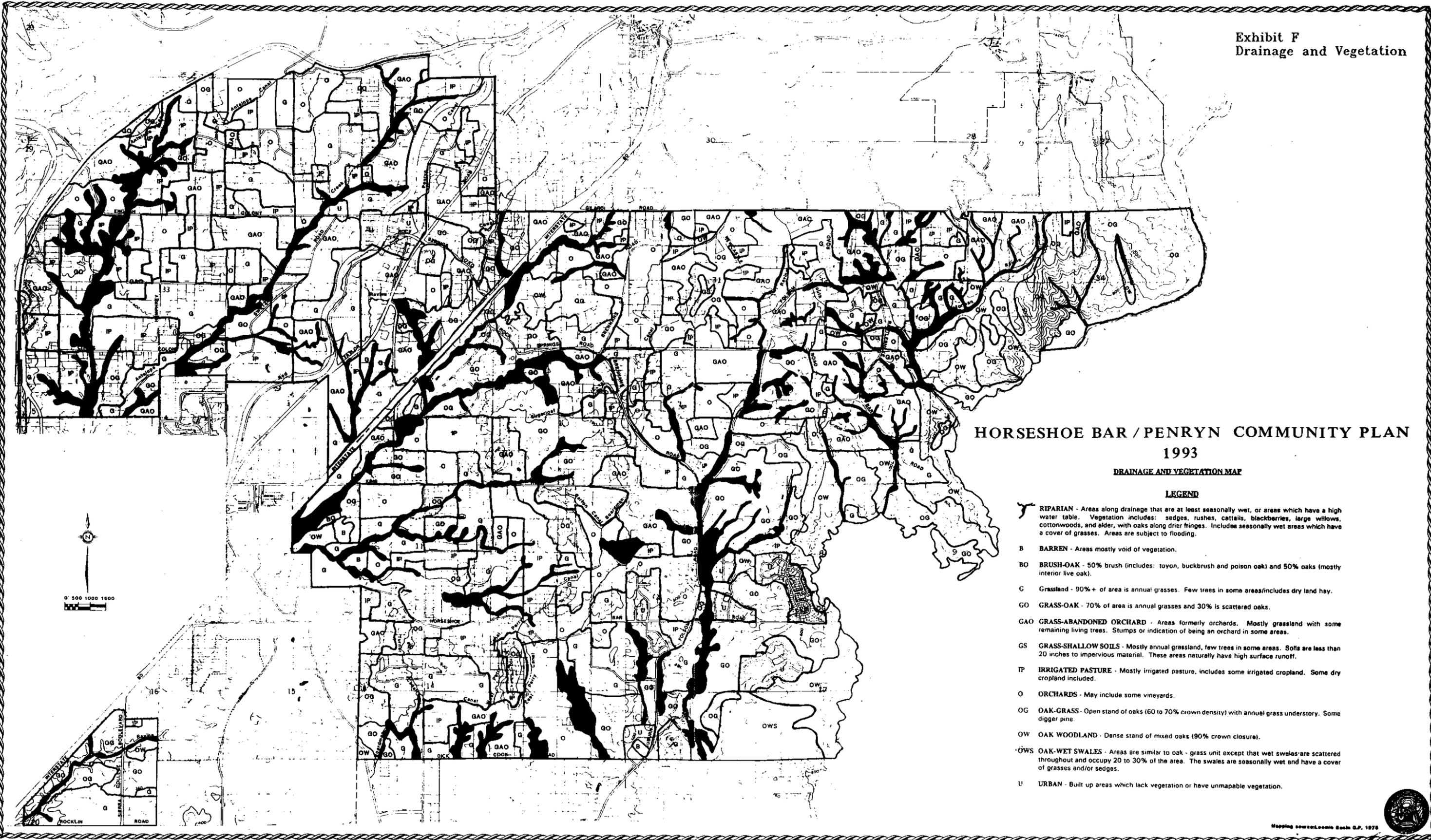
The distribution of oak woodlands and savannas, especially valley oak communities, in California has radically declined compared to historical distribution. Land conversion activities, such as urban development, agriculture, and range development, have contributed to the loss of more than one million acres of oak woodlands since 1945.

Buildout of the Community Plan area will result in the loss of oak woodland and savanna habitats, and individual oak trees; Individual oaks and oak communities will be removed during construction of building sites or indirectly affected by soil disturbance, soil compaction and overwatering. The extent of oak woodland and savanna loss cannot be quantified; however, future development in the Plan area could substantially contribute to this statewide loss of oak communities in California.

The County's Tree Preservation Ordinance acknowledges the value of native trees and by prohibiting the following actions from occurring without County approval: removal of landmark or preserved trees or groves of native trees, native tree corridors, and significant stands of native tree habitats.

Riparian Communities

Riparian communities are commonly located along perennial (permanent) and seasonal streams, ponds, and swales in the Plan area. In general, the two types of riparian communities are mixed riparian woodland and willow scrub. The most diverse and well-developed riparian communities occur along Antelope Creek, Secret Ravine, Miner's Ravine, Mormon Ravine, and several tributaries off these major streams.



**HORSESHOE BAR / PENRYN COMMUNITY PLAN
1993**

DRAINAGE AND VEGETATION MAP

LEGEND

- RIPARIAN** - Areas along drainage that are at least seasonally wet, or areas which have a high water table. Vegetation includes: sedges, rushes, cattails, blackberries, large willows, cottonwoods, and alder, with oaks along drier fringes. Includes seasonally wet areas which have a cover of grasses. Areas are subject to flooding.
- B** **BAREN** - Areas mostly void of vegetation.
- BO** **BRUSH-OAK** - 50% brush (includes: toyon, buckbrush and poison oak) and 50% oaks (mostly interior live oak).
- G** **Grassland** - 90%+ of area is annual grasses. Few trees in some areas/includes dry land hay.
- GO** **GRASS-OAK** - 70% of area is annual grasses and 30% is scattered oaks.
- GAO** **GRASS-ABANDONED ORCHARD** - Areas formerly orchards. Mostly grassland with some remaining living trees. Stumps or indication of being an orchard in some areas.
- GS** **GRASS-SHALLOW SOILS** - Mostly annual grassland, few trees in some areas. Soils are less than 20 inches to impervious material. These areas naturally have high surface runoff.
- IP** **IRRIGATED PASTURE** - Mostly irrigated pasture, includes some irrigated cropland. Some dry cropland included.
- O** **ORCHARDS** - May include some vineyards.
- OG** **OAK-GRASS** - Open stand of oaks (60 to 70% crown density) with annual grass understory. Some digger pine.
- OW** **OAK WOODLAND** - Dense stand of mixed oaks (90% crown closure).
- OWS** **OAK-WET SWALES** - Areas are similar to oak - grass unit except that wet swales are scattered throughout and occupy 20 to 30% of the area. The swales are seasonally wet and have a cover of grasses and/or sedges.
- U** **URBAN** - Built up areas which lack vegetation or have unmapable vegetation.

Mapping source: Louis Bush G.P. 1975

Riparian and stream communities provide the highest-quality habitat for wildlife in the Plan area. The multi-layered riparian community provides escape cover, forage, and nesting opportunities for a variety of common and unique wildlife species. Typical wildlife species that use riparian and stream habitats include Bewick's wren, song sparrow, red-shouldered hawk, Cooper's hawk, raccoon, coyote, gray fox, and mule deer.

Riparian communities have a variety of functions, including providing high-quality habitat for resident and migrant wildlife, streambank stabilization, and runoff water filtration. Riparian habitats have declined substantially in extent and quality compared to their historical distribution and condition.

Substantial statewide decline of riparian communities in recent years has increased concerns about dependent plant and wildlife species, leading state and federal agencies to adopt policies to reduce further loss. The Department of Fish and Game and U.S. Fish and Wildlife Services have adopted a no-net-loss policy for riparian habitat value. In addition, Placer County's Tree Preservation Ordinance prohibits removal of trees from riparian areas without first evaluating the extent of environmental impacts and identifying appropriate mitigation measures. Some riparian areas may also qualify as wetlands.

Buildout of the Plan area will result in the loss or degradation of riparian and stream habitats. Construction of trails or bridges in open space areas could invite humans and domestic pets into riparian and stream habitats, resulting in vegetation trampling, streambank degradation, and intentional or unintentional harassment of wildlife.

Other impacts on riparian and stream habitats could occur where residential and commercial lot lines are placed adjacent to riparian habitats. Riparian vegetation could be removed during residential construction or landscape creation. Riparian and stream habitats along lot lines could become degraded by illegal or inappropriate activities, such as disposal of trash or toxic chemicals.

Approximately 635 acres have been included in the Riparian Drainage land use designation designed to identify the major riparian creek corridors located in the Plan area including Miner's Ravine, Secret Ravine, Mormon Ravine, Antelope Creek, and their associated 100-year floodplains (see Exhibit E). Protecting these waterways from any disturbances will also protect water quality, wildlife, and riparian vegetation for future generations to enjoy and appreciate. Thus, policies have been included which require new development to be setback a minimum 100' from the centerline of perennial streams, and 50' from seasonal streams or the outermost limits of the 100-year floodplain, whichever is greater. In addition, to protect Folsom Lake's water quality within the Folsom Lake Watershed area, greater stream setbacks may be required as determined by the Division of Environmental Health.

Wetlands

Wetlands are areas that are covered by water or have waterlogged soils for long periods during the growing season. Wetlands are primarily located within the low-lying land in the Plan area and typically include cattail marsh, pond, wet meadow, seasonal swale, and seasonal drainage. Typical species of wetland vegetation include cattail, spike rush, rush, sedge, pond weed, curly dock, watercress, monkeyflower, and common speedwell.

Many wildlife species are dependent on wetland habitats for foraging, nesting, and cover. Ponds in the Plan area provide important resting and foraging habitats for birds migrating south, such as the Canadian goose, mallard, and cinnamon teal. Wetlands also provide habitat for ring-necked duck, American coot, great blue heron, great egret, and black phoebe.

Wetland communities are considered valuable natural resources that provide habitat for a variety of dependent plant and wildlife species. Past land conversion to agricultural and urban uses has eliminated nearly 90% of California's wetlands (Dahl 1990). The Corps, Department of Fish and Game, and Placer County have adopted policies and laws that regulate impacts on wetlands.

Buildout of the Community Plan area will result in degradation of wetlands and conversion of wetland habitat to residential and commercial areas. Isolated wetlands, such as seasonal swales and wet meadows, may inadvertently be filled as a result of future development. Wetlands may also be degraded through a combination of factors, including disposal of trash or toxic fluids, alteration or development of surrounding watersheds that sustain seasonal runoff to wetlands, and improper use of motorized or non motorized vehicles in wetland areas.

Finally, the loss of wetland habitats may result in the displacement or loss of wildlife using these habitats and reduce or eliminate wildlife movement corridors.

d. **Implementation**

The following implementation measures will ensure that the Plan area's vegetative resources are protected during buildout of the Community Plan.

- (1) Continue to enforce the Placer County Tree Ordinance.

Responsible Agency/Department: Planning Department

Time Frame: On-going

Funding: Permit Fees/General Fund

- (2) A mitigation monitoring plan for a minimum of five years shall be required for all oak tree replacement areas proposed as part of land development projects to ensure an 80% success ratio of all new plantings. Revegetation plans shall focus on creating habitat in addition to replacing trees.

Responsible Agency/Department: Planning Department

Time Frame: On-going

Funding: Permit Fees

- (3) Site specific wetlands delineation surveys utilizing Army Corps of Engineers' criteria shall be required for all new development proposals. All development proposals involving wetlands shall be coordinated with the Department of Fish and Game, Army Corps of Engineers, and U.S. Fish and Wildlife Service. To ensure that a no-net-loss policy is maintained.

Responsible Agency/Department: Planning Department/Trustee Agencies

Time Frame: On-going

Funding: Permit Fees

- (4) A minimum 100' non-development setback from the centerline of all perennial streams, and a minimum 50' setback from the centerline of intermittent streams, or the outermost limits of the future, fully developed 100-year floodplain, whichever is greater, are required for all new development projects. These areas shall include all riparian vegetation and shall preclude all structures, including pools, spas, gazebos, decks etc., non-native landscaping, tree removal, night lighting, fencing interfering with significant wildlife corridors, and grading. In addition, deed restrictions in the form of easements shall be placed on these setback areas to protect them in perpetuity.

Responsible Agency/Department: Planning Department

Time Frame: On-going

Funding: Permit Fees

- (5) Establish and implement a wetland mitigation program to allow future development projects an alternative to mitigating the project's impacts onsite.

Responsible Agency/Department: Planning Department

Time Frame: On-going

Funding: General Fund

- (6) During the review of future development proposals, require site-specific field surveys wherever the habitat of special- status plant or animal species is known to exist. Said surveys should be conducted by qualified professionals and a report prepared evaluating the site's vegetative and wildlife values.

Responsible Agency/Department: Planning Department

Time Frame: On-going

Funding: Permit Fees

- (7) Maintain large parcel sizes to minimize the fragmentation of oak woodlands, wetlands, and other plant and animal habitats, etc.

Responsible Agency/Department: Planning Department

Time Frame: On-going

Funding: Permit Fees

5. Fish and Wildlife

a. GOALS

- (1) CONSERVE THE QUALITY OF HABITATS WHICH SUPPORT FISH AND WILDLIFE SPECIES SO AS TO MAINTAIN POPULATIONS AT SUSTAINABLE LEVELS.
- (2) PROTECT, RESTORE, AND ENHANCE HABITATS FOR NATIVE ANIMALS, AND PROTECT THREATENED, ENDANGERED, AND SPECIAL-STATUS SPECIES.

b. **POLICIES**

- (1) Conserve large, continuous expanses of native vegetation as the most suitable habitat for maintaining abundant and diverse wildlife.
- (2) Identify and protect important spawning grounds, migratory routes, waterfowl resting areas, oak woodlands, wildlife corridors, and other unique wildlife habitats critical to protecting and sustaining wildlife populations.
- (3) Carefully plan development in areas known to have particular value for wildlife and, where allowed, locate development so that the reasonable value of the habitat for wildlife is maintained.
- (4) Recognize that stream channels, riparian corridors, natural drainages and the high quality of waters therein, are important as regional wildlife and fishery corridors.
- (5) Encourage the use of Best Management Practices (BMPs) to protect streams from the adverse effects of livestock grazing.
- (6) Encourage private landowners to adopt good wildlife habitat management practices, as recommended by California Department of Fish and Game officials and the Placer County Resource Conservation District.
- (7) Require 100' non-development setbacks from the centerline of perennial streams, and 50' non-development setbacks from intermittent streams as part of permanent protection easements (see Exhibit E). Setback areas shall be increased as necessary to include the future, fully developed 100' floodplain and all streamside vegetation.
- (8) Give special consideration to the habitats of rare, threatened, endangered, and/or other special-status species in the Plan area. Federal and state agencies, as well as other resource conservation organizations, shall be encouraged to acquire and manage endangered species' habitats.
- (9) Require field studies by qualified professionals as part of the environmental review process for projects where the habitat of a special-status species has been identified. These studies shall document the possible occurrence of special-status wildlife species and provide a method for their protection, monitoring, replacement, or for otherwise mitigating development near their sensitive habitats.

c. **Discussion**

Streams in the Plan area provide important habitat for several fish species. Portions of Secret Ravine, Miner's Ravine, and Antelope Creek provide the highest-quality habitat for fish species because these waterways support moderately flowing, clear water; rock stream channels; and overhanging riparian vegetation.

The most important fish species in the Plan area are steelhead rainbow trout and Chinook salmon. These two species migrate from the Sacramento River in the fall and use these tributary streams for spawning habitat. Rainbow trout, sunfish, brown bullhead, green sunfish, and bluegill are the primary game fish species that occur in perennial creeks in the Plan area.

According to the Department of Fish and Game, no special-status plant species have been reported in the Plan area. However, there is the potential for special-status plant species to exist within the area based on the conditions of the local environment.

Similarly, the Osprey bird is the only special-status wildlife species known to frequent the Plan area. However, based on habitat requirements, an additional 15 special-status wildlife species have the potential to occur in the Plan area.

Other high value game species known to occur within the area include mule deer, California quail, and wild turkey. Additional information regarding any of these topics can be found in the Horseshoe Bar/Penryn Community Plan EIR.

Buildout of the Community Plan will result in the loss of existing natural communities that support the area's fish and wildlife populations. The three most sensitive natural communities located in the Plan area include oak woodland, riparian and stream habitats, and wetlands. Therefore, an extensive number of the Community Plan's goals and policies are devoted to specifically protect these sensitive resources.

d. **Implementation**

The implementation measures required to protect Fish and Wildlife resources are virtually the same as those identified to protect vegetative resources discussed in the preceding section. All measures designed to limit the destruction or removal of the area's natural plant communities and waterways will also protect the habitat that serve the area's wildlife fish populations. The following are additional implementation measures designed to protect sensitive fish and wildlife resources.

- (1) Make the public aware of the sections of the Fish and Game Code which apply to diversion or obstruction of stream channels and pollution of waterways with detrimental material through education materials distributed with building permits and as a part of project review.

Responsible Agency/Department: Planning Department/Building Department
Time Frame: On-going
Funding: General Fund

- (2) Include mitigation measures for new development projects adopted pursuant to the Department of Fish and Game's Streambed Alteration Agreements and permits issued under Section 404 of the Federal Clean Water Act.

Responsible Agency/Department: Development Review Committee
Time Frame: On-going
Funding: Permit Fees

6. **Air Quality**

a. **GOAL**

- (1) RECOGNIZE THAT CLEAN AIR AND WATER ARE ESSENTIAL RESOURCES FOR MAINTAINING A HIGH QUALITY OF LIVING. PROTECT THE HIGH QUALITY OF AIR, WATER, AND GROUNDWATER RESOURCES

CONSISTENT WITH ADOPTED FEDERAL, STATE, AND LOCAL STANDARDS.

- (2) PROTECT AND IMPROVE AIR QUALITY IN THE PLAN AREA.
- (3) INTEGRATE AIR QUALITY PLANNING WITH THE LAND USE AND TRANSPORTATION PLANNING PROCESS.

b. **POLICIES**

- (1) Recognize that clean air is a resource to be protected and improved through project mitigation. The contribution of vegetation and water areas in maintaining the air quality shall not be overlooked in any land use proposals.
- (2) Development projects shall be located and designed to conserve air quality and minimize direct and indirect emission of air contaminants. Development proposals shall be submitted to the Placer County Air Pollution Control District to identify the project's air quality impacts prior to consideration by the appropriate decision-making body. Appropriate mitigation measures, including any issuance of an air quality permit to direct emission sources, shall be included in the project proposal.
- (3) Encourage new developments to dedicate land and improvements for park-and-ride lots to encourage carpooling, where appropriate.
- (4) Consider only plan alternatives and later amendments that reduce emissions to their lowest practical levels.
- (5) Implement zoning which provides the opportunity for improved jobs-housing balance.
- (6) Implement mitigations for air quality impacts associated with adoption of the Horseshoe Bar/Penryn Community Plan and include them in the monitoring plan.
- (7) Utilize zoning regulations to provide a buffer between possible emission/nuisance sources (such as industrial or commercial uses) and residential land uses.
- (8) Land development projects which result in 200 or more trip-ends per day may require an air quality analysis to be submitted for review and approval.
- (9) Plans under consideration shall contemplate smooth flowing traffic systems for major arteries. This includes traffic signal coordination, parallel roadways and intra-neighborhood connectors where significant reductions in overall emissions can be achieved.

d. **Discussion**

The Plan area suffers from poor air quality caused by local and transported air pollutants that combine with topographic and meteorological conditions.

The California and Federal Clean Air Acts establish air quality standards for several pollutants and requires jurisdictions for areas that violate these standards to prepare and

implement plans to achieve the standards by certain deadlines. The Horseshoe Bar/Penryn area is non-attainment for the state and federal ozone standards, and for the state standards relating to particulate matter smaller than or equal to ten microns in diameter (PM10). The Plan area is unclassified for carbon monoxide.

Given their status in relation to state and federal standards, PM10, CO, and ozone are the primary focus of air quality efforts in the Plan area, as well as the region.

The Plan area is located in the Sacramento Valley air basin portion of Placer County. Given its location, climate, topography, and prevailing winds, the area receives a considerable amount of pollutants generated elsewhere in the Sacramento metropolitan area.

According to the California Clean Air Act of 1988, the Placer County Air Pollution Control District (PCAPCD) has the primary responsibility for improving air quality throughout Placer County. The California Clean Air Act requires that the PCAPCD prepare an air quality attainment plan and update it every three years. The PCAPCD's 1991 air quality attainment plan contains several strategies for bringing all of Placer County, including the Horseshoe Bar/Penryn area, into compliance with the California ambient ozone standards. This includes strategies to reduce emissions from both stationary and mobile sources.

A large percentage of Placer County's emissions result from automobile use. Based on information generated by Placer County, the County's population and number of daily vehicle miles traveled are expected to increase by 82% overall between 1987 and 2010. It is projected that the percentage increment of pollutants resulting from automobile use will decrease over time, while the percentage attributable to other mobile and stationary sources will increase. This can partially be attributed to improved auto emission standards. Emission trends for reactive organic gases (ROG) and oxides of nitrogen (NOx), the two primary contributors to high ozone concentrations and the formation of photochemical smog, are expected to drop slightly between 1987 and 1994 and then slowly increase through 2010.

The projected ROG and NOx emission controls described in the PCAPCD's 1991 air quality attainment plan are not sufficient to meet the air quality attainment standards in Placer County. No single control or strategy will solve the problem. A series of aggressive widespread steps must be taken to reduce emissions from both stationary motor vehicle sources.

d. **Implementation**

- (1) Opportunities exist during discretionary project review to analyze air quality impacts and apply appropriate mitigation measures in compliance with PCAPCD's 1991 Air Quality Attainment Plan. In order to ensure that the requirement of an air quality analysis and application of mitigation measures are consistently applied to projects with significant air quality impacts, the APCD has established project size/type thresholds. Development projects with air quality impacts below the threshold limit will not be required to produce an air quality analysis, however the project will be subject to APCD's standard project conditions.

Responsible Agency/Department: Air Pollution Control District

Time Frame: On-going

Funding: Permit Fees

- (2) The APCD's standard project conditions include among others, submittal of a dust control plan, minimizing open burning of wood/vegetative waste materials, ensuring that all woodburning devices utilized in the project are EPA- certified and complying with District rules and regulations.

Responsible Agency/Department: Air Pollution Control District
Time Frame: On-going
Funding: Permit Fees

C. OPEN SPACE

1. Purpose

The APCD has also developed a list of mitigation measures that are considered during the review of various projects. The list includes measures related to project design/construction, traffic flow improvements, public/private trip reduction programs, parking, ridesharing, telecommunications, alternative transportation, transit, and bicycle/pedestrian use.

Responsible Agency/Department: Air Pollution Control District
Time Frame: On-going
Funding: Permit Fees and AB2766 Fees

This element establishes goals and policies with the intent of preserving open space areas as scenic resources and for purposes of recreation, agriculture, soil conservation, fish and wildlife habitat and for the protection of threatened or endangered species. This element is closely aligned and overlaps extensively with the previous discussion of natural resources.

Open space can serve a variety of purposes. It can be used as the focal point of a community in the form of local and regional parks or as a means of preserving significant features in the area. Animal and plant habitat can and should be preserved by the judicious use of open space. This Plan recognizes that open space is needed to create a sense of well being and a high quality of life. In order to use open space in community design, it must first be recognized. Once recognized, it should be incorporated into programs for the preservation of natural resources, managed for the production of resources, used for outdoor recreation, and set aside, where appropriate, for public health and safety.

2. GOALS

- a. PRESERVE AND ENHANCE OPEN SPACE LANDS TO MAINTAIN THE NATURAL RESOURCES AND RURAL CHARACTERISTICS OF THE AREA, AND TO PROTECT WILDLIFE HABITATS AND OTHER AREAS OF MAJOR OR UNIQUE ECOLOGICAL SIGNIFICANCE.
- b. PROTECT OPEN SPACE AREAS THROUGHOUT THE PLANNING AREA FOR USE AND ENJOYMENT BY RESIDENTS AND VISITORS.
- c. RECOGNIZE AGRICULTURAL LANDS AS A RESOURCE AND SEEK TO PROTECT THESE AREAS FROM URBAN ENCROACHMENTS.

- d. CREATE A PUBLIC TRAIL NETWORK TO PROVIDE ACCESS TO DEVELOPED AREAS, AS WELL AS ACCESS TO OPEN SPACE AND RECREATION RESOURCES, CONSISTENT WITH THE NEED TO PROTECT THESE RESOURCES.
- e. PRESERVE OPEN SPACE TO MINIMIZE INJURY AND THE LOSS OF LIFE, AS WELL AS DAMAGE TO PROPERTY RESULTING FROM FLOODING, WILDLAND FIRES, GEOLOGIC HAZARDS, AND NOISE POLLUTION.
- f. IDENTIFY ALL ECONOMICALLY VALUABLE RESOURCES, INCLUDING MINERAL DEPOSITS, SOILS CONDUCIVE TO AGRICULTURAL USES, AND THOSE OPEN SPACE AREAS WHICH ADD TO THE ATTRACTIVENESS OF THE REGION AND ARE VITAL TO ITS DEVELOPMENT AS AN AGRICULTURAL AND RURAL RESIDENTIAL COMMUNITY. PROVIDE FOR THE CONSERVATION, UTILIZATION, AND DEVELOPMENT OF MINERAL RESOURCES CONSISTENT WITH SOUND CONSERVATION AND RECLAMATION PRACTICES.
- g. RECOGNIZE THE FLOODPLAINS OF PERMANENT AND INTERMITTENT STREAMS AS A PUBLIC RESOURCE TO BE MANAGED AND MAINTAINED FOR THE PUBLIC'S BENEFIT.
- h. PROMOTE THE USE OF OPEN SPACE FOR RECREATION IN CONCERT WITH FLOODPLAINS AND FLOOD CONTROL PROJECTS WHERE APPROPRIATE (RECREATION FACILITIES POLICY #7).

3. POLICIES

- a. Encourage both private and public ownership and maintenance of open space.
- b. Preserve agricultural lands as an economically viable land use, and for the purposes of open space, wildlife habitat, buffering, flood control and soil conservation.
- c. In the design and construction of new development, the following types of areas and features shall be preserved as open spaces to the maximum extent feasible: high hazard areas (erosion, landslides, wildland fires, floodplains, high noise exposure, etc.) scenic and trail corridors, streams, streamside (riparian) vegetation, wetlands, other significant stands of beneficial native vegetation, and any areas of special ecological significance. These sensitive areas should be mapped before designing a project so that priority is placed on protecting these areas and features rather than retrofitting a development project onto the property.
- d. Open spaces should be linked visually and physically to form a system of open spaces and recreational uses. Where appropriate, trails shall connect open space areas. Dedication of easements shall be encouraged or required as lands are developed and built.
- e. Because the dominant features of the Planning Area contributing to the open quality are the natural landforms and vegetation, structures should be subordinate thereto. Only in the confines of individual sites should structures be allowed to dominate. The scale of building, the siting of structures, and the design and materials of construction shall be harmonious with the natural setting so that the visual quality of open spaces will not be unreasonably impaired.