

discharged into or alongside coastal streams or wetlands either during or after construction.

8. On any lands not Comprehensive Planned and zoned for agriculture, grading and “brushing” shall require a permit. Exceptions shall be grading of 50 cubic yards or less and “brushing” within a radius of 100 yards of a residential structure for fire purposes.
9. Where agricultural development and/or agricultural improvements will involve the construction of service roads and the clearance of natural vegetation for orchard and vineyard development and/or improvements on slopes of 30 percent or greater, cover cropping or any other comparable means of soil protection, which may include alternative irrigation techniques, shall be utilized to minimize erosion until orchards and vineyards are mature enough to form a vegetative canopy over the exposed earth, or as recommended by the County Public Works Department.<sup>28</sup>

## **STREAMS AND CREEKS POLICIES**

1. All permitted construction and grading within stream corridors shall be carried out in such a manner as to minimize impacts from increased runoff, sedimentation, biochemical degradation, or thermal pollution.

## **FLOOD HAZARD AREA POLICIES**

The intent of the Flood Hazard Area policies is to avoid exposing new developments to flood hazards and reduce the need for future flood control protective works and resulting alteration of stream and wetland environments by regulating development within the 100 year flood plain.

1. All development, including construction, excavation, and grading, except for flood control projects and non-structural agricultural uses, shall be prohibited in the floodway unless off-setting improvements in accordance with HUD regulations are provided. If the proposed development falls within the floodway fringe, development may be permitted, provided creek setback requirements are met and finish floor elevations are above the projected 100-year flood elevation, as specified in the Flood Plain Management Ordinance.
2. Permitted development shall not cause or contribute to flood hazards or lead to expenditure of public funds for flood control works, i.e., dams, stream channelizations, etc.

## **HISTORICAL AND ARCHAEOLOGICAL SITES POLICIES**

1. All available measures, including purchase, tax relief, purchase of development rights, etc., shall be explored to avoid development on significant historic, prehistoric, archaeological, and other classes of cultural sites.

2. When developments are proposed for parcels where archaeological or other cultural sites are located, project design shall be required which avoids impacts to such cultural sites if possible.
3. When sufficient planning flexibility does not permit avoiding construction on archaeological or other types of cultural sites, adequate mitigation shall be required. Mitigation shall be designed in accord with guidelines of the State Office of Historic Preservation and the State of California Native American Heritage Commission.
4. Off-road vehicle use, unauthorized collection of artifacts, and other activities other than development which could destroy or damage archaeological or cultural sites shall be prohibited.
5. Native Americans shall be consulted when development proposals are submitted which impact significant archaeological or cultural sites.

### **PARKS/RECREATION POLICIES**

1. Bikeways shall be provided where appropriate for recreational and commuting use.
2. Opportunities for commercial and sport fishing should be preserved and improved where appropriate.
3. Future development of parks should emphasize meeting the needs of the local residents.
4. Opportunities for hiking and equestrian trails should be preserved, improved, and expanded wherever compatible with surrounding uses.
5. Schools and other public-owned lands should be utilized for joint use recreational activities whenever possible.

### **OTHER OPEN LANDS POLICIES (For Parcels designated Other Open Lands)**

1. Preservation of open lands shall be encouraged under the Williamson Act.
2. Utilization of open lands shall be consistent with protection and long-term productivity of County watersheds.
3. Appropriate recreational uses will be of light intensity with minimal environmental degradation in open land areas.
4. The Conservation Elements and Seismic Safety-Safety Element shall specify other policies for the protection of open land.