

Chapter III.

ENVIRONMENTAL RESOURCES

OPEN SPACE & CONSERVATION ELEMENT

PURPOSE

Thoughtful planning and resource management will enable the Town of Apple Valley to preserve and enhance the community's open space areas and conservation lands, and to assure that long-term growth within the Town and vicinity does not adversely affect natural resources.

The Open Space and Conservation Element is intended to provide for the inclusive long-term preservation and conservation of valuable natural resources and open space lands located within the General Plan study area. The Element identifies the location of important natural resources including water resources, mineral deposits, scenic resources, and recreational opportunities and sets forth guidelines for the protection and conservation of such resources.

One of the major objectives of the Open Space/Conservation Element of the General Plan is to identify and protect both public and private lands that contain valuable natural resources through preservation. The protection and management of such lands ensures that natural resources remain intact and invaluable ecosystem functions are preserved, thereby maintaining the quality of life and the aesthetic value of the community. In order to accomplish this objective, natural resources within the Town's planning area have been identified and classified.

Policies and programs have been set forth in this element to allow future growth without compromising the protection and preservation of natural resources. These will serve as a mechanism to safeguard important natural resources and maintain undisturbed open space areas. They also function to assure the long-term viability of open space and conservation lands by discouraging the inappropriate conversion of these lands to more intensive uses.



Conservation and open space have been integrated into one comprehensive element of the General Plan. State law requires that open space and conservation elements and management of natural resources prevent waste, and minimize the destruction or neglect of vacant lands. The Open Space Element emphasizes open space as a land use designation, and requires that preservation and management of natural resources be considered in land use planning and decision-making. This combined Open Space and Conservation Element describes methodology

for the management and preservation of open space lands within the Town of Apple Valley, thereby meeting the requirements of both elements under law.

BACKGROUND

The issues and subjects within this Element relate directly and indirectly to many other elements of this General Plan, and have a direct influence on policies and programs set forth in the Land Use Element. Parks and Recreation, Energy and Mineral Resources, Biological and Cultural Resources, Water Resources, and Geotechnical Elements are also pertinent to this Element.

Open space land is generally defined as any parcel or area of land or water that is essentially unimproved, vacant, or devoted to an open space use. Such lands are designated for the preservation of natural resources, including plant and animal species; for passive recreational uses; or for the production of resources, including agricultural production and mineral extraction (Government Code 65560(b)). The Open Space Lands Act (Government Code 65566) requires that local governments prepare open space plans prior to adopting required open space ordinances. The Act helps assure consistency between the open space plan and zoning regulations.

Government Code Section 65563 requires that every city and county prepare and adopt a local open-space plan that assures the comprehensive and long-range preservation of open space land within its jurisdiction. This plan, which must be submitted to the Secretary of the Resources Agency, may consist of the Open Space Element that is adopted by the Town Council, and must contain specific programs that will implement the open-space plan (Government Code Section 65565). Building permits, subdivision maps, and open-space zoning ordinances must be consistent with the open-space plan (Government Code Section 65567).

The General Plan must also include elements that address issues of resource conservation, including development, utilization, and reclamation, prevention of pollution or resource degradation, and protection of watersheds (Government Code Section 65302(d)). The Energy and Mineral Resources, Air Quality, and Water Resources elements of this Plan also discuss these issues.

OPEN SPACE CATEGORIES

Within the Town of Apple Valley and the Sphere of Influence there are four categories of open space land use designations: open space for the preservation of natural resources; open space for resource management; open space for recreation; and open space for public health and safety. The following discussion defines each of these open space categories.

The designation of an area as Open Space does not preclude all other use of the land. Such a designation recognizes the importance of resources that need to be protected from the over-development of uses, which could upset or diminish the value of the resource.

The discussion below describes each category of Open Space, and identifies the lands within the Town, which meet the definition of that category.

Open Space for the Preservation of Natural Resources

The preservation of natural resources refers to open space areas that are utilized for the protection of scenic resources, plant and animal resources, and crucial habitat for animal or plant species, as well as areas required for ecologic reserves and scientific study. Hillside preservation lands, including slopes greater than 15%, trails, and riparian areas are among those lands that are to be preserved in the long term as an open space resource. The Biological Resources Element further describes the value of this open space category.

Conservation of unique and valuable habitat is increasingly important due to the number of federally listed species in the region. Conservation areas for most species of concern are identified in the Biological Resources Element, and will be addressed in the Town of Apple Valley Multiple Species Habitat Conservation Plan, which is currently (2008) being prepared. The MSHCP will set forth guidelines and criteria that identify biologically important areas within the Town and Sphere of Influence and establish policies and programs to preserve these areas as open space for the preservation of natural resources.

The following provides brief descriptions of open space areas that should be considered for the preservation of natural resources.

Riparian Areas Along the Mojave River

The Mojave River represents an important water resource and associated riparian habitat within the Town of Apple Valley. The Mojave River is ephemeral, originates in the San Bernardino Mountains, and flows underground in some places. It creates a greenbelt through the High



Mojave Desert. Protection of riparian areas along the Mojave River will help maintain water quality as well as preserve key habitat and wildlife corridors for plant and animal species. In addition, preserving the floodplain as Open Space is important in maintaining public health and safety by reducing potential impacts as a result of flooding. The Mojave River corridor is presently utilized for recreation via the trails and paths along the river's edge.

Utilization of the riparian and floodplain areas for development along, or adjacent to, the Mojave River must be carefully evaluated and planned due to the river's importance as a water resource and as a critical habitat and wildlife corridor for many animal and plant species in the area. As shown in Exhibit III-3, Open Space Classes, the Mojave River occupies approximately 639.2 acres within the Town of Apple Valley.

Wildlife Preservation

Many species of wildlife inhabit the Town of Apple Valley and the Sphere of Influence. Several of these species are listed by the State of California or the Federal government as threatened or endangered. The Town must ensure that viable habitat for these species is protected in order to maintain and preserve diversity in desert and riparian ecosystems. Within the Town, the most important wildlife preservation areas are associated with the Mojave River and ephemeral streams (also please see Biological Resources Element).

Desert Preservation

Desert ecosystems are fragile environments that regenerate slowly after disturbance. Destruction of this environment can result in negative environmental impacts, such as increased temperature, humidity, particulate air pollution, and loss of biotic elements that make the region unique. In order to maintain the integrity of these lands, the Town has designated open space land use throughout the general plan area (See Exhibit III-3).

Knolls, Mountains, and Peaks

There are a number of mountains and peaks within and near the Town of Apple Valley. The Summit of Bell Mountain is 3,852 feet above sea level and is located in the northern portion of the Town. Fairview Mountain is northeast of Apple Valley, and has a peak elevation of 4,288 feet above sea level. The Town's knolls, mountains, and rock outcroppings occupy an estimated 1,792.4 acres within the Town of Apple Valley, and should be preserved for their aesthetic quality, habitat, and use as a recreational resource.

Scenic Resources

The protection of local scenic resources is necessary for the overall livability of the community and to maintain the aesthetic qualities of the Town and vicinity. The Mojave River, surrounding knolls, hillsides, mountains, and the natural desert environment are an important natural resource that should be preserved as Open Space.

Open Space for Resource Management

The management of natural resources refers to those lands that contain open space resources that are utilized for a specific purpose, such as agricultural lands, cultural resource lands, areas containing major mineral deposits, areas of economic importance for the production of food or energy, and areas required for recharging groundwater or for water storage.

Agricultural Lands

The use of lands for agricultural purposes has played a significant role in Apple Valley's history. Although no significant agricultural lands remain within the Town (less than 40 acres), the Sphere of Influence contains 1,991.6 acres that are designated for agricultural uses. Agriculture serves as a productive use of open space and enhances the rural character of the community. There are 403.6 acres within the Sphere of Influence that are currently used for agricultural production. The remaining 1,588.0 acres do not have an established agricultural use and remain vacant.

Lands within the Town limits that were historically used for agricultural purposes have trended toward animal keeping and equestrian activities rather than crop production. As lands within the Town build out, the potential for agricultural uses within the Town limits diminishes.

Williamson Act

The California Land Conservation Act of 1965, commonly referred to as the Williamson Act, allows local governments to enter into contracts with private landowners to restrict specific parcels of land to agricultural or related open space use. Landowners in return receive lower-than-normal property tax assessments, based upon farming and open space uses as opposed to full market value. Local governments receive an annual subsidy of property tax revenues from the state.

Based on information provided by San Bernardino County, there is one Williamson Act contract in effect over approximately two acres in the Town of Apple Valley.⁵ It is located north of Seneca Road near the Mojave River.⁶

Archaeological/Historical Resources

There is an abundance of materials of a historic and prehistoric nature in the Apple Valley area, particularly in the vicinity of the Mojave River. The river itself was a route heavily used by the early Spanish explorers. The preservation of these materials is important to understanding the history of the Indian nations, the United States, and the history of North America in general. The Cultural Resources Element discusses the location and value of archaeological/historical resources within the Town.

Mineral Resources

Mineral resources are naturally occurring deposits that are considered useful in the production of materials. Important mineral resources that occur in the Apple Valley area are aggregate and limestone, both of which are used in the manufacturing of cement. The availability of these resources has the potential to be significantly impacted and restricted by urbanization or development of nearby properties.

Current sources of aggregates and limestone are, for the most part, located within the Sphere of Influence and are found adjacent to the Mojave River floodplain or within the mountain ranges in the region. The State of California Department of Conservation, Division of Mines and Geology, as required by the Surface Mining and Reclamation Act of 1975 (SMARA), has identified significant aggregate deposits within the Town of Apple Valley and Sphere of Influence. The State has established a classification system for mineral resources, based on the presence or absence of significant concrete-grade aggregate deposits. These land classifications are presented in the form of Mineral Resource Zones (MRZ). These are further discussed in the Energy and Mineral Resources Element..

⁵ Personal communication with Chrissie Barialla, Land Use Service Department, San Bernardino County, July 30, 2008.

⁶ Personal communication with Chrissie Barialla, Land Use Service Department, San Bernardino County, July 30, 2008.

As described in the Department of Conservation's 2006 Geological Survey, "Aggregate Availability in California," the Barstow Victorville P-C Region contains 133 million tons of permitted aggregate resources as of January 1st, 2006. In Apple Valley, the Mineral Resource Zones where significant mineral resources have been determined or inferred to be present are located primarily along the Mojave River and near the western boundary of the Town, east of U.S. I-15. Most to the Town, as well as the annexation areas, has been mapped within MRZs containing known mineral deposits of undetermined significance. Areas available for mining concrete aggregate are identified as Aggregate Resource Areas (ARA) and are considered to have current land uses compatible with mining. In Apple Valley these occur along the Mojave River. Mapping of MRZs and ARAs within the planning area is shown in the Energy and Mineral Resource Element.

The Town of Apple Valley has designated 452.5± acres as mineral resources land use. Of these lands, approximately 111.56 acres are developed for mining and processing of aggregate materials, and an additional 340.95± acres are designated for the use and production of mineral resources.

Both CEMEX, Inc. and TXI Riverside Cement own and operate mineral extraction operations in the Sphere of Influence. TXI has a permit through 2034 to mine the quarry. Several quarries are located within the Black and White Mountains, and the Alvic and Scheerer quarries are mined for limestone. The Piercy quarry has been sold for use as open space on the approved Bridle Path Specific Plan site.

It is expected that development proposals will be submitted to the Town that may generate land use conflicts with aggregate and limestone quarries. Mining activities may be incompatible with surrounding land uses. For example, dust, noise, and heavy truck traffic may create conflicts with residential and commercial uses. These issues are further considered in the Land Use Element and the Energy and Mineral Resources Element.

Soil Conservation

To protect community infrastructure and agricultural uses, conservation of specific soil types is necessary. The identification of soil types can assist in developing programs to conserve soils and protect prime agricultural lands. Although no significant agricultural lands occur within the Town's limits, preservation of these resources occurring in the Sphere of Influence will assure that agricultural productivity does not decline and the rural character of the Town and vicinity are preserved. See the Geology and Soils Element for additional information pertaining to soils and soil characteristics.

Resource Management Plans

In order to manage open space resources within the Town of Apple Valley, the Bureau of Land Management has set forth the Desert Conservation Plan, which describes the overriding goals and policies for open space management in the region. The plan identifies important open space areas and unique geological features including steep slope areas exceeding 15%, the Mojave River bottom, and Apple Valley Dry Lake. These areas are identified within Exhibit III-6 below. The Biological Resources Element further describes conservation management plans in the Town and Sphere of Influence.

Open Space for Outdoor Recreation

Open space for outdoor recreation includes areas of outstanding scenic, historic and cultural value, areas that are suitable for park and recreational purposes, and areas that can serve as links between major recreation and open space areas, including utility easements, trails, and scenic highway corridors. The Town's Recreation and Park District's Master Plan is a planning tool that sets forth goals and policies for the development and implementation of such recreational amenities and periodically evaluates those goals. This plan is further discussed within the Parks and Recreation Element.

Open space for parklands is an important resource for providing recreational opportunities to Town residents. The Town currently contains approximately 346.8 acres of existing recreational resource lands, including Mini Parks, Community Parks/Athletic Fields, Neighborhood Parks, and Special Use Parks. Another 65 acres of parks facilities are planned in approved Specific Plans, and the Town owns 27 acres of currently undeveloped lands that are allocated for parks. In addition to the active and passive recreation opportunities that the local parks provide, there are also trails and facilities that support passive and active recreation on a regional scale. These include local trails such as the Town's lifeline trails, and numerous mountain trails for hiking and biking, and other recreational activities including backpacking, camping, and horseback riding within the Sphere of Influence and the vicinity.

Parklands

While many regional parks provide open space desert environments, there is a shortage of developed parks for active recreation within the community. According to the National Recreational Park Association, the park-to-population standard is 5 acres to 1,000 residents. The Parks and Recreation Element of this General Plan provides effective and coordinated implementation strategies to address park facility and development of recreational programs.

Equestrian Trails

Resolution No. 89-63 of the Town Council states in part "*The establishment of a comprehensive network of Town wide equestrian/ recreational trails will promote a continued rural lifestyle in the Town of Apple Valley...*" A suggested trail system and policies specific to recreation trail use and development are included in this General Plan's Circulation Element.

Open Space for Public Health and Safety

Lands that require special management or regulation because of hazards or special conditions are referred to as open space for public health and safety. Open Space lands required for the protection of public health and safety include air and water quality, water supply, the Mojave River floodplain, and Apple Valley Dry Lake. (Also see the Geotechnical, Hydrology, Emergency Preparedness, and Water Resources Elements for more detailed information).

Lands that are designated as open space for public health and safety have the potential for other compatible uses. For example, land located within Apple Valley Dry Lake contains some residential development, and lands adjacent to or within the Mojave River floodplain have been proposed for use as recreational walking trails. Nonetheless, future or proposed development within areas designated as open space for public health and safety should require special

consideration prior to approval. The following natural conditions should remain as undeveloped open space for the purpose of preserving public health and safety: flood control facilities, mapped floodways, floodplains, and dry lake beds. Open Space for public health and safety is important to water quality and supply, reducing loss/damage to private and public property, and preserving air quality.

Air Quality

Adverse air quality is an important issue in the region and within the Town of Apple Valley. Increased urbanization in the high desert is creating air pollution concerns where none had existed in the recent past. Estimates of air pollutant levels based on the build out of land uses described in the General Plan can be found in the General Plan Environmental Impact Report. (See the Air Quality Element for additional information pertaining to air quality.)

Water Supply

Water supply in the Apple Valley area is and will continue to be an issue of paramount importance. This issue affects most aspects of the community, from continued agricultural uses and landscaping standards to building codes and, in some cases, the types of business that could operate effectively within the Town. In addition, maintaining the water supply while meeting the needs of residents is a priority. (The Water Resources/Quality discussion contained in the General Plan EIR provides an assessment of the water supply versus demand at build out of the General Plan.)

Water Quality

While the quality of water in Apple Valley is suitable for all purposes, future use of reclaimed water will be a useful consideration to extend water resources in light of continued growth. Preservation of riparian areas, wetlands, and recharge areas is critical to maintaining good water quality as most of these areas act as natural water filters.

Water Conservation

Conserving water is especially important in the desert environment where water resources are scarce and annual precipitation is low. The Water Resources Element further discusses the conservation of water resources.

Apple Valley Dry Lake

The dry lake occupies approximately 1,820.6 acres within the Town of Apple Valley. Although the dry lake is considered a potential issue to public health and safety due to disturbance of particulate matter and a subsequent degradation to air quality, the dry lake has been partially developed in residential land uses. Restrictions imposed in the residential development significantly limit the development potential on these lands.

Mojave River Floodplain

There are approximately 639.2 acres that have been designated as part of the Mojave River floodplain within Town limits. Protecting lands within the floodplain from development will avoid the potential for the loss of, or damage to, structures or buildings as a result of a flood.

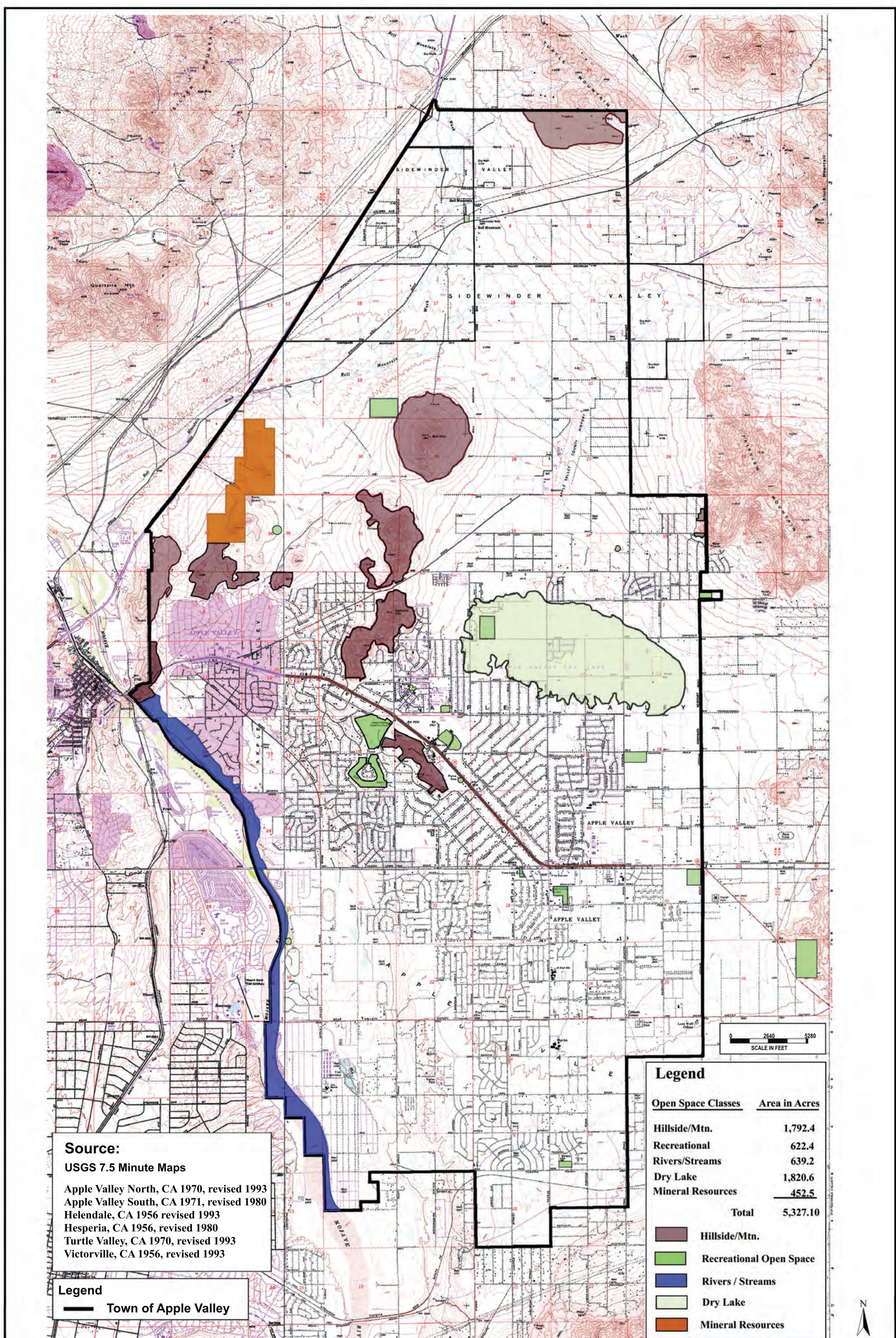
Open Space Land Use Categories

The Town of Apple Valley contains an estimated 5,341 acres of open space land uses including mineral resources. Open Space land uses represents approximately 11.4% of the total area within the Town boundaries. The types of designated open space land uses and the acreages of each are shown in Table III-4, below.

Table III-4
Acres Allocated for Open Space

Open Space Type	Total Acres
Hillside/Mountains	1,792.4
Recreational Resources	637.0
River/Stream	639.2
Dry Lake	1,820.6
Mineral Resources	452.5
Total	5,341.7

Source: Open Space Classes provided by Aerial Information Systems, August, 2008.



LAND ACQUISITION

The designation of open space ensures that the development or preservation of natural resources is consistent with the goals and policies of the Town. The mindful regulation of open space areas can permit land to be used and/or preserved for the good of the entire community, while remaining largely undeveloped. Many conservation programs and legislative enactments have been put into effect that help conserve and retain open space within California, including the Conservation Easement Act, Open-Space Easement Act of 1974, less-than-fee real property interests, and the Scenic Deed Act.

The Conservation Easement Act

Civil Code Sections 815-816, also known as The Conservation Easement Act, was established to encourage the dedication of open space lands for ongoing conservation. Under this act, a conservation easement is a voluntary agreement that allows a landowner to limit the type or amount of development on their property, while retaining private ownership of the land. The purpose of a conservation easement is to retain land predominantly in its natural, scenic, historical, agricultural, or open space condition. The easement is a binding contract that applies to successive owners of the land. By granting conservation easements, a landowner can assure that the property will be protected forever, regardless of who owns the land in the future.

Open Space Easement Act

The Open Space Easement Act of 1974 (Government Code Sections 51070-51097) gives local governments the authority to accept easements granted to them or to non-profit organizations for the purpose of conserving open space and agricultural lands.

The Scenic Easement Deed Act

The Scenic Easement Deed Act authorizes local governments to purchase land or scenic easements, but offers no special mechanism for obtaining them. Permitted land uses are regulated by the Act, and local governments are authorized to adopt an ordinance to establish open space covenants with property owners. (Government Code Sections 6950-6954)

Land Trusts

The preservation of open space and natural resource lands can be facilitated through the use of land conservation trusts. Public and private land conservation trust offers protection to open space, agricultural lands, wildlife habitats and natural resource lands. Land trusts achieve their objectives primarily through acquiring and managing interests in land.

The preservation of open space and natural resource lands can be facilitated through the use of land conservation trusts. Trust funds can be used to acquire fee simple interest in real estate to then manage or lease back holdings, or to purchase conservation easements that protect sensitive land from development.

Land trusts are usually able to respond more quickly than governmental entities to purchasing opportunities, since they are less restrained by formalities and regulations. In addition, they tend to have more experience in helping public agencies with the technicalities of acquisition. Land

trusts preserve environmentally sensitive open space and conservation lands. They pursue State and Federal financing with grants and loans and other assistance methods for the preservation of open space.

Methods of Funding Open Space

In order to finance the acquisition and management of open space lands, viable funding mechanisms are essential. Some financing opportunities include State obligation bonds, grants and tax increment financing. In addition, the California Legislature has helped organizations create grant and loan programs that can aid open space financing. The following are available on a competitive basis for specific projects:

- Land and Water Conservation Fund/Department of Parks and Recreation
- Habitat Conservation Program/Department of Parks and Recreation
- Simms Trail Bill/Department of Parks and Recreation
- Public Access Program/Department of Fish and Game
- Wildlife Conservation Board/ Department of Fish and Game
- Urban Forestry Program/California Department of Forestry

FUTURE DIRECTIONS

The Town of Apple Valley contains many valuable natural resources and open space lands that contribute to the desirability of the area by enhancing the quality of life in the community. Ongoing preservation of open space areas and natural resources is a continuous effort that will need to be pursued and evaluated by the Town as build out continues. Implementation of the General Plan, Development Code, and other regulatory mechanisms will effectively promote conservation and ensure that growth and development will not interfere with or interrupt open space and conservation lands within the Town. Use of the development review process should be encouraged in order to promote the dedication and conservation of open space lands by public and private developers and landowners.

In addition, the Town of Apple Valley can play an important role in encouraging and supporting the preservation efforts of non-profit and other conservation groups, and assist in acquiring other open space lands, including locating federal and state grants for the purchase of conservation easements and/or fee simple ownership interests.

GOALS, POLICIES, AND PROGRAMS

Goal 1

The Town will conserve and protect natural resources in perpetuity.

Policy 1.A

The Town will cooperate with Federal, State and County governments and local agencies concerning the maintenance and improvement of the quality and quantity of local and regional groundwater resources.

Program 1.A.1

The Town shall preserve all watercourses and washes necessary for regional flood control, ground water recharge areas and drainage for open space and appropriate recreational purposes.

Responsible Agency: Planning Division

Schedule: Ongoing

Program 1.A.2

The Town shall seek to reduce per capita water consumption by requiring the use of planned landscapes in new developments, and by requiring review of all new agricultural and mining uses related to water.

Responsible Agency: Planning Division

Schedule: Ongoing

Program 1.A.3

New developments will be required to utilize measures designed to conserve water resources including low flow irrigation and plumbing fixtures.

Responsible Agency: Apple Valley Ranchos Water District, Mojave Water Agency

Schedule: Ongoing

Program 1.A.4

The Town shall use and promote reclaimed water for irrigation in parks, golf courses, agricultural uses, recreation areas, and industrial uses, as well as from residential and other urban uses where practical and economically feasible.

Responsible Agency: VVWRA, Public Works Division

Schedule: Ongoing

Policy 1.B

Encourage the preservation, integrity, function, productivity and long-term viability of environmentally sensitive habitats, wildlife corridors, and significant geological features within the Town.

Program 1.B.1

The Town shall protect and preserve significant habitats, wildlife corridors, and geological features as described in the Apple Valley MSHCP.

Responsible Agency: Planning Division, Apple Valley MSHCP

Schedule: Ongoing

Program 1.B.2

Identify and assess lands in the Town that are suitable for preservation. Identified lands may be preserved as public or private lands and as passive or active open space.

Responsible Agency: Planning Division

Schedule: Every few years.

Policy 1.C

Environmental hazard zones, including floodways, floodplains, and hillsides or slopes greater than 15% shall be designated as open space on the land use map.

Policy 1.D

The Land Use Map and Development Code shall regulate development at the boundaries of the Town to assure the preservation of a well-defined, functional, or visual edge.

Responsible Agency: Planning Division

Schedule: Every few years.

Goal 2

The Town shall encourage the preservation of significant native trees, native vegetation, landforms and wildlife habitat.

Policy 2.A

The Town shall seek to reduce soil erosion caused by wind and water.

Program 2.A.1

Erosion control measures shall be included as a component of a grading plan and to assure compliance for agricultural and mining uses through the use of Best Management Practices (BMPs).

Responsible Agency: Town Engineer, Planning Division

Schedule: Ongoing

Policy 2.B

The Town will only allow types and patterns of development that will minimize destruction of, or damage to, significant biotic resources, such as wildlife corridors along the Mojave River.

Policy 2.C

The Town will encourage the planting and preservation of native species of trees and plants to enhance the environment.

Program 2.C.1

Drought tolerant landscaping materials and design features shall be incorporated into parks, roadway medians, common area landscaping, public facilities, and other appropriate open space lands to retain and preserve the natural environment.

Responsible Agency: Planning Division, Community Services Division

Schedule: Ongoing

Policy 2.D

The Town shall provide specific parameters for development within and adjacent to natural hillsides.

Program 2.D.1

The Town shall only allow types of development and construction practices that adequately control grading and minimize impacts to geological formations within the hillside areas of Apple Valley.

Responsible Agency: Planning Division

Schedule: Ongoing

Goal 3

The Town will encourage and support the preservation of historic and cultural resources.

Policy 3.A

Lands on which cultural resources are identified may be preserved as Open Space.

Policy 3.B

The Town will require that archaeological, cultural, and historical resources are preserved or salvaged if threatened by new development.

Program 3.B.1

The Town will require that prehistoric and historic archaeological resources, and historic structures, be inventoried in identified areas and evaluated according to CEQA regulations and appropriate California Office of Historic Preservation guidelines prior to the adoption of mitigation measures and the acceptance of conditions of approval and permit approvals.

Responsible Agency: Planning Division

Schedule: Ongoing

Goal 4

The Town shall continue to emphasize the maintenance of, and access to, open space areas within the Town and vicinity.

Policy 4.A

The Town shall continue to monitor and manage designated open space areas and maintain improved recreational open space.

Program 4.A.1

The Town shall cooperate with other jurisdictions to implement measures that preserve and protect significant natural environments and areas designated for open space preservation.

Responsible Agency: Planning Division, Community Services Division, Public Works Division, U. S. Bureau of Land Management, various utility providers,

Schedule: Ongoing

Program 4.A.2

Maintenance of, and access to, open space and recreational resources within the Town shall be monitored and considered when development is proposed.

Responsible Agency: Planning Division, Community Services Division

Schedule: Ongoing

Program 4.A.3

Desirable hillside lands currently owned by public agencies, shall be considered for recreational usage and if appropriate shall be acquired and secured as open space lands. Similarly, the Town shall inquire about desirable lands owned by private entities and shall negotiate public access provisions.

Responsible Agency: Planning Division

Schedule: Ongoing

Program 4.A.4

Recreational facilities shall be sited and maintained to meet the needs of all segments of the community including use for activities, relaxation, and social interaction.

Responsible Agency: Planning Division, Parks and Recreation

Schedule: Ongoing

Policy 4.B

Subject to appropriate permitting or approvals, where practical, new development shall integrate pipeline, above- and under-ground utility corridors and other easements (including electric, cable and telephone distribution lines) into a functional open space network.

Program 4.B.1

Pedestrian, equestrian and bicycle trails shall be encouraged and utilized as linkages between open space and recreational facilities within the Town.

Responsible Agency: Planning Division, Community Services Division, and Utility Companies

Schedule: Ongoing

Policy 4.C

Public or private lands protected through conservation easements, acquired by private or public agencies, or dedicated for open space shall be designated for the appropriate Open Space land use designation on the Land Use Map.

Program 4.C.1

Review development proposals adjacent to designated open space lands and assure that land uses are compatible, and buffers and/or linkages are provided when necessary to maintain natural resource values.

Responsible Agency: Planning Division, Planning Commission, Town Council

Schedule: Ongoing

Program 4.C.2

Coordinate the Land Use Map with preservation areas identified in the Multiple Species Habitat Conservation Plan as these lands are identified.

Responsible Agency: Planning Division, Planning Commission, Town Council

Schedule: Ongoing

Goal 5

The Town will promote land use decisions that ensure compatibility between mineral resource extraction and adjacent land uses.

Policy 5.A

The Town shall require that potential adverse environmental effects from mineral extraction operations are prevented or minimized to the greatest extent possible.

Program 5.A.1

All mined lands must be reclaimed to a usable condition which is readily adaptable for alternative uses in such a way that the continued mining of valuable minerals is not precluded, at the earliest possible time after the cessation of mining activity within a given resource area in compliance with the approved Reclamation Plan adopted for each mining activity permit.

Responsible Agency: Planning Division

Schedule: Ongoing

Policy 5.B

Aggregate, limestone and other mineral resource extractions shall be allowed only in cases where all residual hazards to public health and safety are effectively mitigated.