

## **Table 13. Open Space (OS)**

### **13.1 Purpose.**

The purpose of the OS combining zone is to designate environmentally sensitive areas and dedicated open space areas for protection of natural resources and the public health, safety, and welfare. The OS combining zone is intended for areas subject to potential flooding, sensitive archaeological areas, environmental habitats, or areas where future construction or subdivision may have a significant effect on the environment. The OS combining zone may be applied to all or a portion of a parcel of land.

### **13.2 Applicability.**

The OS combining zone is used to delineate parcels or the minimum portion of parcels necessary to be precluded from development of permanent structures, including:

- A** Areas identified by agreement between the property owner and the Army Corps of Engineers, California Department of Fish and Game and/or the City for wetland protection.
- B** Parcels voluntarily dedicated to a public or non-profit entity by the property owner for purposes of an open space easement.
- C** Lands identified by an archaeologist and for which the City findings have included a condition of project approval that limits or restricts development over a unique archaeological resource.
- D** Lands identified as being within a one-hundred (100) year storm event flood plain for which remediation or mitigation are not feasible.

### **13.3 Permitted uses.**

The OS combining zone is used to designate lands on which development shall not occur. The only permitted uses are those consistent with the reason for the OS zone being placed on the land and those not requiring any structures. No land use permitted in the base zoning district shall be permitted in the OS combining district unless consistent with the reason for the OS zone.

### **13.4 Conditional uses.**

The OS combining zone is used to designate lands on which development shall not occur. The only conditionally permitted uses are those consistent with the reason for the OS zone being placed on the land and those not requiring any structures such as trails, hiking and day use. No land use permitted in the base zoning district shall be permitted in the OS combining district unless consistent with the reason for the OS zone.

### **13.5 Temporary uses.**

Temporary uses within the OS combining zone are subject to approval of an administrative permit pursuant to Chapter 2.8, even if the use is not listed in that section.

### **13.6 Accessory uses.**

Accessory uses within the OS combining zone are subject to approval of an administrative permit pursuant to Chapter 2.8, even if the use is not listed in that section.

### **13.7 Performance standards.**

The following performance standards shall be applicable in the OS combining zone, and only for that portion of any parcel that is included in the OS zone:

- A** Archaeological or historic areas:
  - (1) Native American burial grounds. At the option of the responsible tribal council, and with the concurrence of the City Council, an easement of protective rights may be dedicated to the tribal council.
  - (2) Pioneer cemeteries. Protective easements, as may be required by State law, or at the option of the City Council may be dedicated to the City or other responsible entity.
  - (3) Prehistoric artifacts. Access to the subject area may be required at the option of the Planning Commission for the responsible state archaeological clearinghouse for purposes of excavation, catalogue preparation, and disturbance protection.
- B** Significant botanical areas. An open space easement or other similar mechanism shall be encouraged to preserve or protect significant botanical areas.
- C** Significant wildlife area. An open space easement or other similar mechanism shall be encouraged to preserve critical habitat areas.
- D** Fisheries areas. No grading shall be permitted without approval of an erosion control plan to ensure that sedimentation and erosion does not impact riparian habitats or cause disturbance to stream courses and channels.
- E** Dam inundation, or areas subject to one-hundred (100) year flooding:
  - (1) Construction within a flood plain is acceptable only if there are no other building sites located on the subject property, and if such construction will be found by the official to be in the interest of the public health, safety, and welfare is satisfied.
  - (2) Septic systems shall be located outside of the area subject to inundation per the requirements of the County Health Department.