

Policy Options Report July 2008	Creeks Advisory Committee Issues	Comments
<p>LU6. Transfer of Development Rights. Develop and/or support with regional cooperation programs that transfer of development from rural lands and significant urban open spaces to in-fill sites in order to provide housing in appropriate locations, reduce commutes, and preserve open space.</p>	<ul style="list-style-type: none"> • Transfer of Development Rights (as land protection tool) • Public / Private Partnerships (work with landowners to improve water quality and creek health) • Inter- and Intra-Agency Collaboration on Watershed Planning • Watershed Planning / Management • Impacts of Density Near Creeks • Use Incentives to Increase Participation 	<p>Include Creeks Advisory Committee issues within the scope of the “policy considerations” language, and when developing implementation strategies in the future.</p>
<p>LU9. Sustainable Neighborhood Plans (SNP). Develop comprehensive SNPs citywide to include the following components: d. Parks, recreation, trails; f. Watershed, creeks, community gardens. (Page 12)</p>	<ul style="list-style-type: none"> • Non-point Source Pollution • Storm Water Capture / Treatment (natural methods, low-impact development) • Creek Setbacks / Buffers • No Further Channelization of Creeks / Flood Control • Creek Restoration • Increase Permeable Surfaces • Transfer of Development Rights (as land protection tool) • Water Quality (biological / aquatic habitat, as well as human health) • Use Non-invasive Plants / Remove Invasives • Habitat Protection and Improvements (connectivity, special status, keystone species) • Water Quality Improvements (beach, ocean, creeks) • Protect and Enhance Recreation (pedestrian, aquatic) • Steelhead (protection and recovery) • Climate Change • Public / Private Partnerships (work with landowners to improve water quality and creek health) • Acquiring Creekside Land • Inter- and Intra-Agency Collaboration on Watershed Planning • Awareness of Cumulative Impacts of Development on Watersheds • Watershed Planning / Management • Impacts of Density Near Creeks • Daylighting Creeks • Integrated Pest Management (reduce chemical inputs to surface water) • Erosion / Sedimentation Prevention • Use Incentives to Increase Participation • Recognize Connectivity of Parcels. 	<p>Include Creeks Advisory Committee issues within the scope of the “policy considerations” language, the SNPs, and when developing implementation strategies in the future.</p>
<p>Mixed Use Development. Existing “Core” Sustainable Policies. Conserve Resources in Development. Encourage resource conservation measures in new and rehabilitated residential developments and mixed-use projects. (HE 4.6). (<i>Strengthen policy to require resource conservation measures.</i>)</p>	<ul style="list-style-type: none"> • Non-point Source Pollution • Storm Water Capture / Treatment (natural methods, low-impact development) • Creek Setbacks / Buffers • No Further Channelization of Creeks / Flood Control • Creek Restoration • Increase Permeable Surfaces • Use Non-invasive Plants / Remove Invasives • Habitat Protection and Improvements (connectivity, special status, keystone species) 	<p>Leave existing sustainable General Plan policies not specifically included in the report intact. Include Creeks Advisory Committee issues within the scope of the “policy considerations” language, and when developing</p>

	<ul style="list-style-type: none"> • Public / Private Partnerships (work with landowners to improve water quality and creek health) • Awareness of Cumulative Impacts of Development on Watersheds • Watershed Planning / Management • Impacts of Density Near Creeks • Daylighting Creeks • Integrated Pest Management (reduce chemical inputs to surface water) • Erosion / Sedimentation Prevention • Enforcement of Water Quality Protection Laws • Provide Definitions of General Plan Terms • Use Incentives to Increase Participation 	<p>implementation strategies in the future. Also, expand the concept of “resource conservation” from energy efficiency and green building materials to include water quality, storm water management, and habitat and creek protection. Reduce development footprints and consumption.</p>
<p>CC16. Public Views. Retain significant public views of the ocean and the mountains. Establish significant public view corridors to preserve the City’s important public scenic vistas. (Page 18)</p>	<ul style="list-style-type: none"> • Creek Setbacks / Buffers • Transfer of Development Rights (as land protection tool) • Acquiring Creekside Land • Inter- and Intra-Agency Collaboration on Watershed Planning • Awareness of Cumulative Impacts of Development on Watersheds • Watershed Planning / Management • Impacts of Density Near Creeks • Daylighting Creeks • Use Incentives to Increase Participation 	<p>Public views of creek and riparian corridors should be included in this policy consideration. Include Creeks Advisory Committee issues within the scope of the “policy considerations” language, and when developing implementation strategies in the future.</p>
<p>Open Space, Parks & Recreation. <i>Existing “Core Sustainable Policies.</i> Open Space Protection. Significant open space areas should be protected to preserve the City’s visual resources from degradation. (Cons. VR 5.0.)</p>	<ul style="list-style-type: none"> • Creek Setbacks / Buffers • Transfer of Development Rights (as land protection tool) • Acquiring Creekside Land • Inter- and Intra-Agency Collaboration on Watershed Planning • Watershed Planning / Management • Use Incentives to Increase Participation 	<p>Leave existing sustainable General Plan policies not specifically included in the report intact. Include Creeks Advisory Committee issues within the scope of the “policy considerations” language, and when developing implementation strategies in the future.</p>
<p>CC17. Park, Recreation and Open Space Funding. Require a contribution towards public parks, recreational facilities and/or usable open space with all larger projects on site, off site, or through in lieu fees to offset the impact of increased density/intensity of use. (Page 18)</p>	<ul style="list-style-type: none"> • Creek Setbacks / Buffers • Creek Restoration • Transfer of Development Rights (as land protection tool) • Habitat Protection and Improvements (connectivity, special status, keystone species) • Protect and Enhance Recreation (pedestrian, aquatic) • Public / Private Partnerships (work with landowners to improve water quality and creek health) • Acquiring Creekside Land • Awareness of Cumulative Impacts of Development on Watersheds • Watershed Planning / Management • Impacts of Density Near Creeks • Daylighting Creeks 	<p>Open space protection and restoration should occur on-site where feasible. Where infeasible, offsite mitigation should be required. “Open space” should include creeks and riparian corridors. Include Creeks Advisory Committee issues within the scope of the “policy considerations” language, and when developing implementation</p>

<p>CC18. Park and Open Space Acquisition and Maintenance Funding. Develop mechanisms (e.g., Quimby Act fees, conservation easements) for funding and maintaining public parks, recreational facilities and/or usable open space in the urban core as more residential and mixed-use projects develop. (Page 19)</p>	<ul style="list-style-type: none"> • Creek Setbacks / Buffers • Transfer of Development Rights (as land protection tool) • Public / Private Partnerships (work with landowners to improve water quality and creek health) • Acquiring Creekside Land • Inter- and Intra-Agency Collaboration on Watershed Planning • Watershed Planning / Management • Impacts of Density Near Creeks 	<p>strategies in the future. Funding and maintenance for creek and riparian corridors should be included in this policy consideration. Include Creeks Advisory Committee issues within the scope of the “policy considerations” language, and when developing implementation strategies in the future. Reminder: restoration projects require ongoing maintenance and funding.</p>
<p>CC22. Urban Tree and Landscape Assessment District. Form an assessment district to maintain and improve our urban trees and landscaped species to save energy, water, incorporate habitat, and provide shade to foster a healthy, vibrant and livable community.</p>	<ul style="list-style-type: none"> • Creek Restoration • Use Non-invasive Plants / Remove Invasives • Habitat Protection and Improvements (connectivity, special status, keystone species) 	<p>This policy consideration should include the concept of improving the current status quo by removing invasive species and replacing with non-invasive species. Include Creeks Advisory Committee issues within the scope of the “policy considerations” language, and when developing implementation strategies in the future.</p>
<p>EC6. Monitoring and Adaptive Management. Identify appropriate, measurable indicators for energy and climate change and develop a program for regularly monitoring in order to adjust policies and implementation measures to better achieve goals.</p>	<ul style="list-style-type: none"> • Climate Change • Inter- and Intra-Agency Collaboration on Watershed Planning 	<p>Include Creeks Advisory Committee issues within the scope of the “policy considerations” language, and when developing implementation strategies in the future.</p>
<p>EC7. Urban Heat Island Effect. Reduce urban heat island effect by: a. Amending the Zoning Ordinance to establish standards that minimize impermeable surfaces and building areas; b. Increasing vegetation, especially suitable tree species. (Page 28)</p>	<ul style="list-style-type: none"> • Non-point Source Pollution • Storm Water Capture / Treatment (natural methods, low-impact development) • Creek Setbacks / Buffers • Creek Restoration • Increase Permeable Surfaces • Public Health • Education / Outreach / Research regarding Water Quality and Creek Restoration Issues • Use Non-invasive Plants / Remove Invasives • Habitat Protection and Improvements (connectivity, special status, keystone species) • Climate Change • Public / Private Partnerships (work with landowners to improve water quality and creek 	<p>Include Creeks Advisory Committee issues within the scope of the “policy considerations” language, and when developing implementation strategies in the future.</p>

	<p>health)</p> <ul style="list-style-type: none"> • Acquiring Creekside Land • Inter- and Intra-Agency Collaboration on Watershed Planning • Awareness of Cumulative Impacts of Development on Watersheds • Watershed Planning / Management • Impacts of Density Near Creeks • Daylighting Creeks • Use Incentives to Increase Participation 	
<p>Biological Resources. Existing “Core” Sustainable Policies. Native and Specimen Trees and Landscaping. Existing policies, ordinances, and environmental review guidelines direct protection of native oak and other specimen trees and promote use of native and Mediterranean and drought-tolerant landscaping. <i>(Consider strengthening these measures in the General Plan, and establishing them as ordinance requirements that could apply to both discretionary and ministerial development permits.)</i></p>	<ul style="list-style-type: none"> • Creek Restoration • Use Non-invasive Plants / Remove Invasives • Habitat Protection and Improvements (connectivity, special status, keystone species) • Public / Private Partnerships (work with landowners to improve water quality and creek health) • Erosion / Sedimentation Prevention • Provide Definitions of General Plan Terms • Use Incentives to Increase Participation 	<p>Leave existing sustainable General Plan policies not specifically included in the report intact. Include Creeks Advisory Committee issues within the scope of the “policy considerations” language, and when developing implementation strategies in the future.</p>
<p>Biological Resources. Existing “Core” Sustainable Policies. Protection of Wildlife and Vegetation. Existing policies direct the protection of native wildlife and vegetation species and their habitats, including ocean, wetland, coastal, foothill, and urban-adapted habitats. (Conservation Element and Coastal Plan). <i>(Update references to Federal and State regulations. Develop more detailed design guidelines to accompany policies.)</i></p>	<ul style="list-style-type: none"> • Creek Setbacks / Buffers • No Further Channelization of Creeks / Flood Control • Creek Restoration • Water Quality (biological / aquatic habitat, as well as human health) • Use Non-invasive Plants / Remove Invasives • Habitat Protection and Improvements (connectivity, special status, keystone species) • Steelhead (protection and recovery) • Public / Private Partnerships (work with landowners to improve water quality and creek health) • Acquiring Creekside Land • Inter- and Intra-Agency Collaboration on Watershed Planning • Awareness of Cumulative Impacts of Development on Watersheds • Watershed Planning / Management • Impacts of Density Near Creeks • Enforcement of Water Quality Protection Laws • Provide Definitions of General Plan Terms • Use Incentives to Increase Participation 	<p>Leave existing sustainable General Plan policies not specifically included in the report intact. Include Creeks Advisory Committee issues within the scope of the “policy considerations” language, and when developing implementation strategies in the future.</p>
<p>Biological Resources. Existing “Core” Sustainable Policies. Integrated Pest Management Program. City program minimizes the use of pesticides in City operations, and conditions of approval are applied to development permits.</p>	<ul style="list-style-type: none"> • Non-point Source Pollution • Water Quality (biological / aquatic habitat, as well as human health) • Public Health • Public / Private Partnerships (work with landowners to improve water quality and creek health) • Inter- and Intra-Agency Collaboration on Watershed Planning 	<p>Leave existing sustainable General Plan policies not specifically included in the report intact. Include Creeks Advisory Committee issues within</p>

<p><i>(Consider strengthening these measures and establishing them as ordinance requirements that could apply to both discretionary and ministerial permits.)</i></p>	<ul style="list-style-type: none"> • Integrated Pest Management (reduce chemical inputs to surface water) 	<p>the scope of the “policy considerations” language, and when developing implementation strategies in the future.</p>
<p>R6. Multi-Use Plan for Coast. Develop updated multi-use land use and monitoring guidelines for beaches and other coastal areas to provide for both recreational uses and protection of coastal habitats and wildlife/plant species. (Page 30)</p>	<ul style="list-style-type: none"> • Non-point Source Pollution • Storm Water Capture / Treatment (natural methods, low-impact development) • Creek Setbacks / Buffers • No Further Channelization of Creeks / Flood Control • Creek Restoration • Increase Permeable Surfaces • Transfer of Development Rights (as land protection tool) • Water Quality (biological / aquatic habitat, as well as human health) • Public Health • Use Non-invasive Plants / Remove Invasives • Habitat Protection and Improvements (connectivity, special status, keystone species) • Water Quality Improvements (beach, ocean, creeks) • Protect and Enhance Recreation (pedestrian, aquatic) • Steelhead (protection and recovery) • Climate Change • Public / Private Partnerships (work with landowners to improve water quality and creek health) • Acquiring Creekside Land • Inter- and Intra-Agency Collaboration on Watershed Planning • Awareness of Cumulative Impacts of Development on Watersheds • Watershed Planning / Management • Impacts of Density Near Creeks • Daylighting Creeks • Erosion / Sedimentation Prevention • Enforcement of Water Quality Protection Laws 	<p>Include Creeks Advisory Committee issues within the scope of the “policy considerations” language, and when developing implementation strategies in the future.</p>
<p>R7. Multi-Species Habitat Planning. Develop plans and land use/design guidelines for multi-species habitat areas and wildlife corridors within the City, including for chaparral and oak woodlands, and riparian areas. (Page 30)</p>	<ul style="list-style-type: none"> • Creek Setbacks / Buffers • No Further Channelization of Creeks / Flood Control • Creek Restoration • Transfer of Development Rights (as land protection tool) • Water Quality (biological / aquatic habitat, as well as human health) • Education / Outreach / Research regarding Water Quality and Creek Restoration Issues • Use Non-invasive Plants / Remove Invasives • Habitat Protection and Improvements (connectivity, special status, keystone species) • Steelhead (protection and recovery) • Public / Private Partnerships (work with landowners to improve water quality and creek health) • Acquiring Creekside Land • Inter- and Intra-Agency Collaboration on Watershed Planning • Awareness of Cumulative Impacts of Development on Watersheds 	<p>Leave existing sustainable General Plan policies not specifically included in the report intact. Include Creeks Advisory Committee issues within the scope of the “policy considerations” language, and when developing implementation strategies in the future.</p>

	<ul style="list-style-type: none"> • Watershed Planning / Management • Impacts of Density Near Creeks • Daylighting Creeks • Use Incentives to Increase Participation 	
<p>Creeks and Watersheds (Surface and Ground Water Resources and Water Quality). <i>Existing “Core” Sustainable Policies. Creeks Division Plans and Programs.</i> City policies and programs address watershed planning, creeks restoration, water quality, storm water management, and public outreach programs. <i>(City Creeks Division programs are funded by voter-approved funding from hotel tax. Incorporate policies into the General Plan that support programs and associated guidelines.)</i></p>	<ul style="list-style-type: none"> • Non-point Source Pollution • Storm Water Capture / Treatment (natural methods, low-impact development) • Creek Setbacks / Buffers • No Further Channelization of Creeks / Flood Control • Creek Restoration • Increase Permeable Surfaces • Transfer of Development Rights (as land protection tool) • Water Quality (biological / aquatic habitat, as well as human health) • Public Health • Education / Outreach / Research regarding Water Quality and Creek Restoration Issues • Use Non-invasive Plants / Remove Invasives • Habitat Protection and Improvements (connectivity, special status, keystone species) • Water Quality Improvements (beach, ocean, creeks) • Protect and Enhance Recreation (pedestrian, aquatic) • Steelhead (protection and recovery) • Climate Change • Public / Private Partnerships (work with landowners to improve water quality and creek health) • Acquiring Creekside Land • Inter- and Intra-Agency Collaboration on Watershed Planning • Awareness of Cumulative Impacts of Development on Watersheds • Watershed Planning / Management • Impacts of Density Near Creeks • Daylighting Creeks • Integrated Pest Management (reduce chemical inputs to surface water) • Erosion / Sedimentation Prevention • Enforcement of Water Quality Protection Laws • Provide Definitions of General Plan Terms • Use Incentives to Increase Participation 	<p>Leave existing sustainable General Plan policies not specifically included in the report intact. Include Creeks Advisory Committee issues within the scope of the “policy considerations” language, and when developing implementation strategies in the future.</p>
<p>Creeks and Watersheds (Surface and Ground Water Resources and Water Quality). <i>Existing “Core” Sustainable Policies. Storm Water Management.</i> The Storm Water Management Program policies and low impact development guidelines aim to reduce storm water runoff and water pollutants through inclusion of design measures such as impervious surfaces, bioswales, detention basins, and green roofs. <i>(Include General</i></p>	<ul style="list-style-type: none"> • Non-point Source Pollution • Storm Water Capture / Treatment (natural methods, low-impact development) • Increase Permeable Surfaces • Water Quality (biological / aquatic habitat, as well as human health) • Public Health • Education / Outreach / Research regarding Water Quality and Creek Restoration Issues • Water Quality Improvements (beach, ocean, creeks) • Public / Private Partnerships (work with landowners to improve water quality and creek health) • Inter- and Intra-Agency Collaboration on Watershed Planning • Awareness of Cumulative Impacts of Development on Watersheds 	<p>Leave existing sustainable General Plan policies not specifically included in the report intact. Include Creeks Advisory Committee issues within the scope of the “policy considerations” language, and when developing implementation strategies in the future.</p>

<p><i>Plan policies that specifically address storm water reduction and quality.)</i></p>	<ul style="list-style-type: none"> • Watershed Planning / Management • Impacts of Density Near Creeks • Erosion / Sedimentation Prevention • Enforcement of Water Quality Protection Laws • Use Incentives to Increase Participation 	
<p>Creeks and Watersheds (Surface and Ground Water Resources and Water Quality). <i>Existing “Core” Sustainable Policies. Urban Run-Off Programs.</i> City programs such as street sweeping, storm drain stenciling, and public outreach reduce pollutants carried through urban run-off. (<i>Expand programs throughout City.</i>)</p>	<ul style="list-style-type: none"> • Non-point Source Pollution • Storm Water Capture / Treatment (natural methods, low-impact development) • Increase Permeable Surfaces • Water Quality (biological / aquatic habitat, as well as human health) • Public Health • Education / Outreach / Research regarding Water Quality and Creek Restoration Issues • Water Quality Improvements (beach, ocean, creeks) • Public / Private Partnerships (work with landowners to improve water quality and creek health) • Inter- and Intra-Agency Collaboration on Watershed Planning • Awareness of Cumulative Impacts of Development on Watersheds • Watershed Planning / Management • Impacts of Density Near Creeks • Enforcement of Water Quality Protection Laws • Use Incentives to Increase Participation 	<p>Leave existing sustainable General Plan policies not specifically included in the report intact. Include Creeks Advisory Committee issues within the scope of the “policy considerations” language, and when developing implementation strategies in the future.</p>
<p>R8. Creek Setbacks. Establish stronger creek setback and restoration standards and requirements for all new development and redevelopment along all creeks, and guidelines for restoration and increase of pervious surfaces within creekside buffers. (Page 31)</p>	<ul style="list-style-type: none"> • Non-point Source Pollution • Storm Water Capture / Treatment (natural methods, low-impact development) • Creek Setbacks / Buffers • No Further Channelization of Creeks / Flood Control • Creek Restoration • Increase Permeable Surfaces • Education / Outreach / Research regarding Water Quality and Creek Restoration Issues • Use Non-invasive Plants / Remove Invasives • Habitat Protection and Improvements (connectivity, special status, keystone species) • Water Quality Improvements (beach, ocean, creeks) • Protect and Enhance Recreation (pedestrian, aquatic) • Steelhead (protection and recovery) • Public / Private Partnerships (work with landowners to improve water quality and creek health) • Acquiring Creekside Land • Inter- and Intra-Agency Collaboration on Watershed Planning • Awareness of Cumulative Impacts of Development on Watersheds • Watershed Planning / Management • Impacts of Density Near Creeks • Daylighting Creeks • Integrated Pest Management (reduce chemical inputs to surface water) • Erosion / Sedimentation Prevention • Enforcement of Water Quality Protection Laws • Provide Definitions of General Plan Terms 	<p>Prohibit or limit any structures/ development in setback/buffers. Increase pervious areas throughout City, not just in creekside buffers. Include Creeks Advisory Committee issues within the scope of the “policy considerations” language, and when developing implementation strategies in the future.</p>

<p>R9. Creekside Development Guidelines. Establish design guidelines for development and redevelopment near creeks, such as measures to orient development toward creeks, better incorporate creeks as part of landscape and open space design, encourage creekside pedestrian paths where appropriate to increase connectivity, and establish better public presence of creek locations within pocket parks and signage. (Page 31)</p>	<ul style="list-style-type: none"> • Use Incentives to Increase Participation • Non-point Source Pollution • Storm Water Capture / Treatment (natural methods, low-impact development) • Creek Setbacks / Buffers • No Further Channelization of Creeks / Flood Control • Creek Restoration • Increase Permeable Surfaces • Education / Outreach / Research regarding Water Quality and Creek Restoration Issues • Use Non-invasive Plants / Remove Invasives • Habitat Protection and Improvements (connectivity, special status, keystone species) • Water Quality Improvements (beach, ocean, creeks) • Protect and Enhance Recreation (pedestrian, aquatic) • Public / Private Partnerships (work with landowners to improve water quality and creek health) • Acquiring Creekside Land • Inter- and Intra-Agency Collaboration on Watershed Planning • Awareness of Cumulative Impacts of Development on Watersheds • Watershed Planning / Management • Impacts of Density Near Creeks • Daylighting Creeks • Integrated Pest Management (reduce chemical inputs to surface water) • Erosion / Sedimentation Prevention • Enforcement of Water Quality Protection Laws • Provide Definitions of General Plan Terms 	<p>Include Creeks Advisory Committee issues within the scope of the “policy considerations” language, and when developing implementation strategies in the future.</p>
<p>R10. Master Drainage Plan. In coordination with Watershed planning, develop a comprehensive drainage plan that identifies the existing system, policies and development standards to better address drainage and water quality issues, areas appropriate for drainage retention/detention, future capital improvements, and funding plan to finance the projects. (Page 31)</p>	<ul style="list-style-type: none"> • Non-point Source Pollution • Storm Water Capture / Treatment (natural methods, low-impact development) • Creek Setbacks / Buffers • No Further Channelization of Creeks / Flood Control • Creek Restoration • Increase Permeable Surfaces • Water Quality (biological / aquatic habitat, as well as human health) • Public Health • Education / Outreach / Research regarding Water Quality and Creek Restoration Issues • Water Quality Improvements (beach, ocean, creeks) • Climate Change • Public / Private Partnerships (work with landowners to improve water quality and creek health) • Acquiring Creekside Land • Inter- and Intra-Agency Collaboration on Watershed Planning • Awareness of Cumulative Impacts of Development on Watersheds • Watershed Planning / Management • Impacts of Density Near Creeks • Erosion / Sedimentation Prevention 	<p>Encourage decentralized drainage systems at a parcel-by-parcel level. Include Creeks Advisory Committee issues within the scope of the “policy considerations” language, and when developing implementation strategies in the future.</p>
<p>R11. Wash-Down Policies. Strengthen</p>	<ul style="list-style-type: none"> • Non-point Source Pollution 	<p>Include Creeks Advisory</p>

<p>policies to limit the practice of hosing down driveways, to reduce pollutants carried through urban run-off and conserve water, per State Water Resources Control Board regulatory guidelines for storm water management. (Page 31)</p>	<ul style="list-style-type: none"> • Storm Water Capture / Treatment (natural methods, low-impact development) • Increase Permeable Surfaces • Water Quality (biological / aquatic habitat, as well as human health) • Public Health • Education / Outreach / Research regarding Water Quality and Creek Restoration Issues • Water Quality Improvements (beach, ocean, creeks) • Enforcement of Water Quality Protection Laws • Use Incentives to Increase Participation 	<p>Committee issues within the scope of the “policy considerations” language, and when developing implementation strategies in the future.</p>
<p>Open Space, Landform, and Scenic Resources. Existing “Core” Sustainable Policies. Visual Resources. Existing visual resources policies direct that creekside environments be maintained and enhanced, scarring or excessive modification of hillside areas be prevented, removal of significant trees be prevented and new trees encouraged, and significant open space areas be protected from inappropriate development. (Land use Element, Conservation Element, and Coastal Plan.) (Clarify policy applications for ridgeline and hillside development.)</p>	<ul style="list-style-type: none"> • Creek Setbacks / Buffers • No Further Channelization of Creeks / Flood Control • Creek Restoration • Transfer of Development Rights (as land protection tool) • Water Quality (biological / aquatic habitat, as well as human health) • Use Non-invasive Plants / Remove Invasives • Habitat Protection and Improvements (connectivity, special status, keystone species) • Public / Private Partnerships (work with landowners to improve water quality and creek health) • Acquiring Creekside Land • Inter- and Intra-Agency Collaboration on Watershed Planning • Awareness of Cumulative Impacts of Development on Watersheds • Watershed Planning / Management • Impacts of Density Near Creeks 	<p>Leave existing sustainable General Plan policies not specifically included in the report intact. Include Creeks Advisory Committee issues within the scope of the “policy considerations” language, and when developing implementation strategies in the future.</p>
<p>R18. Grading Standards. Identify more specific grading standards.</p>	<ul style="list-style-type: none"> • Non-point Source Pollution • Water Quality (biological / aquatic habitat, as well as human health) • Habitat Protection and Improvements (connectivity, special status, keystone species) • Awareness of Cumulative Impacts of Development on Watersheds • Watershed Planning / Management • Erosion / Sedimentation Prevention • Enforcement of Water Quality Protection Laws • Provide Definitions of General Plan Terms 	<p>Include Creeks Advisory Committee issues within the scope of the “policy considerations” language, and when developing implementation strategies in the future.</p>
<p>R19. Groundwater Banking. Investigate agreements with other water purveyors that have available groundwater storage capacity to store surplus water for later use during drought. (Page 34)</p>	<ul style="list-style-type: none"> • Non-point Source Pollution • Storm Water Capture / Treatment (natural methods, low-impact development) • Increase Permeable Surfaces 	<p>Protect and enhance groundwater supply by increasing infiltration rates and volumes using pervious surfaces in development (to address supply fluctuations associated with climate change). Include Creeks Advisory Committee issues within the scope of the “policy considerations” language, and when developing implementation strategies in the future.</p>

<p>R20. On-Site Storage and Reuse. Identify more detailed guidelines for use of cisterns and grey water in new development and retrofitting existing development. (Page 34)</p>	<ul style="list-style-type: none"> • Non-point Source Pollution • Storm Water Capture / Treatment (natural methods, low-impact development) • Education / Outreach / Research regarding Water Quality and Creek Restoration Issues 	<p>Develop a detailed assistance program to help people use these systems in a safe and effective manner. Include Creeks Advisory Committee issues within the scope of the “policy considerations” language, and when developing implementation strategies in the future.</p>
<p>R24. Floodplain Mapping Update. Update the Flood Insurance Rate Maps (FIRM) maps of floodplain boundaries for the Special Flood Hazard Areas of Sycamore Creek drainages and Area A near the estero. (Page 35)</p>	<ul style="list-style-type: none"> • Creek Setbacks / Buffers • No Further Channelization of Creeks / Flood Control • Climate Change • Public / Private Partnerships (work with landowners to improve water quality and creek health) • Acquiring Creekside Land • Inter- and Intra-Agency Collaboration on Watershed Planning • Awareness of Cumulative Impacts of Development on Watersheds • Watershed Planning / Management • Impacts of Density Near Creeks 	<p>Include Creeks Advisory Committee issues within the scope of the “policy considerations” language, and when developing implementation strategies in the future.</p>
<p>R25. Flood Management Policy Option. Consider augmenting Federal regulatory guidelines with local floodplain standards. (Page 35)</p>	<ul style="list-style-type: none"> • Creek Setbacks / Buffers • No Further Channelization of Creeks / Flood Control • Creek Restoration • Use Non-invasive Plants / Remove Invasives • Habitat Protection and Improvements (connectivity, special status, keystone species) • Climate Change • Public / Private Partnerships (work with landowners to improve water quality and creek health) • Acquiring Creekside Land • Inter- and Intra-Agency Collaboration on Watershed Planning • Awareness of Cumulative Impacts of Development on Watersheds • Watershed Planning / Management • Impacts of Density Near Creeks • Erosion / Sedimentation Prevention 	<p>Include Creeks Advisory Committee issues within the scope of the “policy considerations” language, and when developing implementation strategies in the future.</p>
<p>R26. Climate Change. Study potential effects of climate change on humans and the built and natural environments. Incorporate information and response strategies about extreme weather, sea level rise, or other changes into emergency preparations and provision of public services and facilities. (Page 35)</p>	<ul style="list-style-type: none"> • Climate Change 	<p>Include Creeks Advisory Committee issues within the scope of the “policy considerations” language, and when developing implementation strategies in the future.</p>
<p>EF16. Eco-Tourism. Promote eco-tourism that takes advantage of existing</p>	<ul style="list-style-type: none"> • Creek Restoration • Water Quality (biological / aquatic habitat, as well as human health) 	<p>Include Creeks Advisory Committee issues within</p>

<p>hotels and resources such as the beach, ocean, foothill trails, bicycle tours, etc. (Page 38)</p>	<ul style="list-style-type: none"> • Habitat Protection and Improvements (connectivity, special status, keystone species) • Water Quality Improvements (beach, ocean, creeks) • Protect and Enhance Recreation (pedestrian, aquatic) • Steelhead (protection and recovery) • Acquiring Creekside Land • Inter- and Intra-Agency Collaboration on Watershed Planning • Watershed Planning / Management 	<p>the scope of the “policy considerations” language, and when developing implementation strategies in the future.</p>
<p>EF17. Recognize Green Businesses. Develop a Green Business Program that publicly recognizes businesses that promote environmental responsibility, good business practices and community concern. (Page 38)</p>	<ul style="list-style-type: none"> • Education / Outreach / Research regarding Water Quality and Creek Restoration Issues • Public / Private Partnerships (work with landowners to improve water quality and creek health) • Use Incentives to Increase Participation 	<p>Include Creeks Advisory Committee issues within the scope of the “policy considerations” language, and when developing implementation strategies in the future.</p>