



## J. CITY OF CHICO GENERAL PLAN GOALS RELEVANT SECTIONS AND POLICIES AND RELEVANT MUNICIPAL CODES



FINAL BIDWELL PARK MASTER MANAGEMENT PLAN UPDATE

# APPENDIX J CITY OF CHICO GENERAL PLAN GOALS AND POLICIES AND MUNICIPAL CODES

## INTRODUCTION AND OVERVIEW

Excerpts from the City's General Plan, including goals and policies, as well as text, relevant to Bidwell Park and the Master Management Plan update process are provided below. Title 12R of the City's Municipal Code contains the Rules and Regulations for Bidwell Park. This document is available on the City's website.

## GENERAL PLAN THEMES

- ▶ Sustainable development that balances growth and conservation. The plan does not dictate a growth rate, but rather seeks to ensure that growth does not erode those qualities of Chico that make it an attractive place to live and work.
- ▶ Resource-based planning. Development in resource sensitive areas will be permitted only upon preparation of plans and implementation strategies that will ensure continued viability of the resources.
- ▶ Protection of agriculture and natural resources. The plan outlines strategies for acquisition and preservation of sensitive habitats and creekside greenways and stipulates criteria for development in resource sensitive areas.

## COMMUNITY DESIGN ELEMENT

### POLICIES: CONTINUITY AND CONNECTION

**CD-G-7:** *Design street and creekside improvements in consideration of their hierarchical role and function within the larger system.* It is important to visually convey the importance of each corridor. For instance, Bidwell park gives Big Chico Creek prominence within the hierarchy of creeks, as does the Esplanade within the system of streets. These concepts need to be carried forth in the basic elements of civil design so that visual appearance is tied more closely to role within the organization of the City.

**CD-G-10:** *Establish special design guidelines for scenic roads.* Some of the streets that would fall into this category include the Esplanade (south of Lindo channel), Vallombrosa, east and West Lindo Avenue, and Manzanita and Woodland avenues. Develop design guidelines that build on their unique qualities. These streets would be limited to two vehicle travel lanes and ... not include curbs or gutters in the ultimate street design.

**CD-G-11:** *Heighten the prominence of the creek corridors which help establish a sense of orientation and identity within the City.* Following the tradition begun by Bidwell Park, the creek corridor that traverse the city can be improved to give further identity to the City and create closer ties to the natural landscape.

**CD-G-12:** *Open up creeks to public view and access.* The creeks can be made more visible and accessible by appropriate landscaping, frontage roads, and the alignment of streets which directly lead to creek corridors. The possibility of developing creeks with one side more public and active and the other more passive and natural provides opportunities to achieve both recreational and environmental objectives for these important areas.

**CD-G-13:** *Extend the amenity value of the creeks.* The creek corridors represent a significant amenity that should be made more public and visible. They should be extended back into the community through a "necklace" of connected open spaces creating a continuity of diverse recreational experiences.

**CD-G-14:** *Within the developed core of the City, diminish the barrier effect of the creeks.*

**CD-G-30:** *Improve the physical linkages to the University and Bidwell Park through creek crossings, trails and other bicycle and pedestrian improvements.*

**CD-G-77:** *Consider view corridors and vistas in the design of parks and creekside greenways.*

## **LAND USE ELEMENT**

Bidwell Park is designated as Parks on the City's General Plan Diagram. There is very little in the way of description in the General Plan defining the Parks designation. The majority of information regarding the City's parks is found in the Parks, Public Facilities, and Services Element, which is briefly described below.

## **PARKS, PUBLIC FACILITIES AND SERVICES ELEMENT**

### **CURRENT PLANS**

The General Plan acknowledges that two plans guide the provision of parks and recreation facilities for the City of Chico – the Bidwell Park Master Management Plan and CARD's Park and Recreation Plan.

#### **BIDWELL PARK MASTER MANAGEMENT PLAN (1990)**

The Bidwell Park Master Management Plan, adopted by the City Council and the Bidwell Park and Playground Commission (BPPC), recommends practices for the Park's 32 management units and proposes improvements of certain facilities. The Plan recommends that the Park be managed by CARD under a joint powers or lease agreement with the City of Chico and that the tax burden for maintenance and improvements be spread to the CARD boundaries. The BPPC continues to implement the Plan on an ongoing basis.

#### **PARK AND RECREATION PLAN, CARD (1988)**

The CARD master plan proposes park locations and describes improvements for existing facilities.

### **FUTURE NEEDS CREEKSIDE GREENWAYS**

General Plan policies are designed to provide a network of creekside greenways, where feasible, that can be used for walking, jogging, or bicycling, as well as equestrian use, where feasible. The standard for creekside greenways is 2.5 acres per 1,000 residents, which represents a need for an additional 133 acres.

### **BIDWELL PARK**

Opportunities to expand the Park on level sites or in proximity to urban areas are limited. Because the upper reaches of the park are not in proximity to urban uses, the ecology and character of Lower Bidwell Park are under increasing pressure because of intense use. The General Plan calls for the addition of at least one large "city park" in close proximity to urban uses that would, over time, acquire a character similar to that of Lower Bidwell Park.

### **POLICIES: PARKS AND RECREATIONAL OPEN SPACE**

**PP-G-1:** *Develop a diversified, high quality public park system that provides recreation opportunities at a variety of scales for all residents.*

**PP-G-2:** *Use the creeks as a framework for a network of open space.*

**PP-I-9:** *Expand the Upper Bidwell Park consistent with the 1974 Department of Parks and Recreation study, 1976 General Plan, and as depicted on the General Plan Diagram. Undertake efforts to protect viewsheds, open space, and sensitive resources along the south side of Upper Bidwell Park.*

**PP-I-10:** *As part of the development approval process, establish a network of recreational trails extending from the urban area into the foothills, and preserve public access through new and existing development to enable future use of such trails.*

## **OPEN SPACE AND ENVIRONMENTAL CONSERVATION ELEMENT (AIR, BIOLOGICAL RESOURCES, CULTURAL RESOURCES, WATER RESOURCES, OPEN SPACE, SOILS & GEOLOGY)**

### **POLICIES: AIR QUALITY**

**OS-G-1:** *Strive to meet all state and federal ambient air quality standards and reduce the generation of air pollutants.*

**OS-G-2:** *Encourage mixed-use and pedestrian-oriented development and circulation systems that promote use of alternatives to the automobile for transportation, including bicycles and bus transit, along with car pooling. Increased use of transit and car pooling, coupled with land use and circulation patterns that promote walking and bicycle use, can lead to a decrease in daily trips, less emissions, and improved air quality. See also policies in Section 4.1: Bicycle and Pedestrian Circulation, and Section 4.2: Transportation System Management in the Transportation Chapter.*

**OS-G-3:** *Promote the use of trees and plants in landscaping to reduce air pollutant levels. Specific proposals for planting are in the Community Design Element. See policies in Sections 2.1 and 2.2. Landscaping is required for industrial development to protect adjacent non-industrial uses (see Policy LU-I-27).*

**OS-G-4:** *Coordinate air quality, transportation, and land use planning efforts with other jurisdictions and public agencies responsible for air quality management.*

**OS-I-8:** *Require applicants whose development would result in construction-related fugitive dust emissions to control such emissions as follows:*

- ▶ During clearing, grading, earth-moving, or excavation operations, fugitive dust emissions shall be controlled by regular watering, paving of construction roads, or other dust-preventive measures.
- ▶ All material excavated or graded shall be sufficiently watered to prevent excessive amounts of dust. Watering, with complete coverage, shall occur at least twice daily, preferably in the late morning and after work is done for the day.
- ▶ All clearing, grading, earth-moving, or excavation activities shall cease when winds exceed 15 mph averaged over 1 hour.
- ▶ All material transported off-site shall be either sufficiently watered or securely covered to prevent excessive amounts of dust.
- ▶ The area disturbed by demolition, clearing, grading, earth-moving, or excavation operations shall be minimized at all times.

- ▶ Portions of the construction site to remain inactive longer than a period of 3 months shall be seeded and watered until grass cover is grown.

## **BIOLOGICAL RESOURCES CONSERVATION STRATEGY:**

The General Plan’s conservation strategy focuses on habitat conservation as the most effective way to protect individual special status species, minimize impacts on sensitive biological resources, and preserve plant and animal diversity. Based on the results of the fieldwork and other studies undertaken as part of the General Plan, a habitat “scoring system” was devised (see *Comprehensive Habitat Mapping and Biological Resource Inventory for the City of Chico General Plan Area*) to rank sensitive habitats in the Planning Area. This information was used to classify certain habitats into either Resource Conservation Areas (RCAs) or Resource Management Areas (RMAs) which are delineated on the City’s zoning map and defined below:

### **RESOURCE CONSERVATION AREAS**

Resource Conservation Areas (RCAs) contain the most sensitive and valuable habitat that requires protection and would be conserved in perpetuity. Sites identified as Resource Conservation Areas on Figure 7-1 in the General Plan are either under public ownership or have been agreed to be preserved by project proponents as a condition of development approval. These Resource Conservation Areas contain selected seasonal and permanent wetlands, riparian woodlands, valley oak woodlands, riverine habitats, areas known to support special status species, and areas known to serve as important wildlife movement corridors. Sites include Bidwell Park, especially areas in Upper Bidwell Park or near Big Chico Creek, other creeksides, wetlands near Sycamore Creek and Butte County meadowfoam preserve located in the Warfield/Doe Mill Road area.

RCAs provide opportunities for various non-development oriented uses. They may be used for limited passive recreation, educational purposes, as sites for scientific study, or as locations for off-site mitigation banking when on-site habitat preservation for development projects proves infeasible. Mitigation could include enhancement or restoration components, expansion of existing RCAs through land purchase and preservation, or creation of new RCAs altogether.

### **RESOURCE MANAGEMENT AREAS**

Resource Management Areas (RMAs) generally contain some resources that merit long-term preservation, but further study is necessary before a precise delineation of acreage to be preserved can take place.

RMAs indicated on Figure 7-1 in the General Plan include ecological systems representing important habitat types such as blue oak woodland, blue oak savanna, valley oak woodland, mixed oak woodland, live oak woodland, cottonwood riparian, valley oak riparian, mixed riparian, willow scrub, open water, emergent wetland, vernal pools, lower perennial riverine, upper perennial riverine, and intermittent riverine habitats. Portions of some of the RMAs shown in Figure 7-1 include areas of highly sensitive habitats that may be appropriate for on-site preservation and management, or for incorporation into an existing RCA, if one is adjacent. This determination would occur during review of development proposals for sites within RMAs.

RMAs, unlike RCAs, would allow some level of development if proposed projects demonstrate that sensitive resources would be protected. The intent of the RMA designation is to ensure that biological resources are considered and responded to in development design, prior to substantial design/layout/engineering of a development application. For sites located partly, or wholly, within an RMA, a development applicant would be required to participate in a pre-application review with City staff to identify and discuss the biological resources potentially affected by the project and the applicable policies and review procedures for RMAs. The applicant would then submit a preliminary Resource Management Plan (RMP), or required elements thereof, along with a development application. Information required for the preliminary RMP would be similar to information currently

required for environmental review. The RMP would be revised during the environmental review process, and the final RMP would be approved when environmental review is complete to avoid any additional steps in the process.

## **POLICIES: BIOTIC RESOURCES**

**OS-G-5:** *Protect habitats that are sensitive, rare, declining, unique or represent valuable biological resources in the Planning Area.* This includes, but is not exclusive to, Resource Conservation and Resource Management areas identified in Figure 7-1.

**OS-G-6:** *Preserve and protect populations and supporting habitat of special status species within the Planning Area,* including species that are state or federally-listed as Rare, Threatened, or Endangered, all federal “candidate” species for listing and other species on officially adopted federal and/or state listings, and all California Species of Special Concern.

**OS-G-7:** *Minimize impacts to sensitive natural habitats throughout the Planning Area.* In new developments, emphasis should be placed on protecting and preserving valuable and sensitive natural habitats. The comprehensive habitat mapping and biological resource inventory prepared as part of Plan preparation shall be consulted when reviewing development applications.

**OS-G-8:** *Preserve and protect areas determined to function as regional wildlife corridors, particularly those areas that provide natural connections permitting wildlife movement between designated sensitive habitats and all areas being considered for future conservation because of their high value.* For terrestrial wildlife, particularly those species that require large home ranges (such as the bobcat and mountain lion), connecting corridors are an essential habitat element because they permit access into areas that might otherwise be too small to use if isolated. For less mobile species, such as small mammals, corridors become more important in the long-term because they permit occasional movements between populations, which provides for genetic exchange and more healthy individuals. The preservation of corridors includes development of maintenance and monitoring programs, designation of protective buffers, and construction of under crossings, as necessary.

**OS-G-9:** *Provide for no net loss of overall wetland acreage;* where such losses may be unavoidable at the project level, require mitigation that meets the no net loss goal. This policy is consistent with state and federal wetlands policies. The City will continue to work with state and federal regulatory agencies, exploring the feasibility of wetlands mitigation alternatives, including provisions for mitigation banking, transfer of development rights, and land purchases, to implement the “no net loss” goal.

**OS-G-14:** *Preserve and Enhance Chico’s creeks and the riparian corridors* adjacent to them as open space corridors for the visual amenity, drainage, fisheries, wildlife habitats, flood control and water quality value.

**OS-I-15:** *Protect and preserve areas identified for Resource Conservation in Figure 7-1, and amend the Zoning Ordinance to include a Resource Conservation zoning district and habitat protection standards, particularly buffering, for sites abutting Resource Conservation Areas.*

**OS-I-16:** *Establish a fund for acquisition of Resource Conservation Areas to ensure permanent protection, if tax revenues not otherwise committed can be allocated for the purpose.* Also, explore the feasibility of establishment of maintenance district(s) for ongoing management activities. Funds are not required for acquiring sites currently designated as Resource Conservation Areas, but only for others that may be identified for acquisition in the future. It is expected that most Resource Conservation Areas would be dedicated as environmental mitigation or exaction.

**OS-I-17:** *Establish a fund for ongoing management and monitoring of Resource Conservation Areas, and implement the following measures for long-term protection of RCAs:*

- ▶ Controlled public access points will be identified and posted as such. Signs will also be provided at access points prohibiting use of all motorized vehicles in the RCA and posting other regulations that apply to the RCA. Maps of public access points should be made available to the public e.g., through the City of Chico.
- ▶ Each RCA should be checked periodically for vandalism or other unauthorized activities (e.g., dumping, camping, unauthorized motor vehicle entry, etc.).

**OS-I-18:** *Establish a long-term comprehensive planning program to ensure the long-term viability of Resource Conservation Areas, both under public and private ownership.*

**OS-I-19:** *Explore and implement, where feasible, linking Resource Conservation Areas with interconnecting open space corridors, particularly those which provide access to water sources and enhance overall biological diversity of the resource area.*

**OS-I-20:** *Explore and implement, where feasible, means to minimize or avoid interference with sensitive wildlife on the urban fringe by domestic pets.*

**OS-I-21:** *Ensure that all new developments restrict the use of fencing in locations essential for wildlife movement and place structures so as to minimize interference with wildlife corridors.*

**OS-I-22:** *Ensure that open space corridors along creeks include protective buffers (nondevelopment setbacks) preserve existing riparian vegetation through the environmental review process, and continue to require a minimum of 25-foot dedication and acquisition of 75 feet for a total of 100-foot setback from top-of bank along creeks. Ideally, the Resource Conservation Area/open space corridor preserve network will include representative examples of more common plan communities (e.g., grasslands, oak woodland), and those regularly disturbed (such as croplands) or frequently visited (such as Bidwell Park) to maintain the natural diversity of species and habitats. Bicycle and pedestrian paths and low impact recreational uses may be permitted in these open space corridors.*

**OS-I-30:** *Prepare a Best Practices Manual, including general development standards and resources management guidelines for all sensitive habitats found in the Planning Area. Standards and guidelines should be developed for the following habitat types: oak woodlands (i.e., blue oak woodland, blue oak savanna, valley oak woodland, mixed oak woodland, live oak woodland), riparian woodlands (i.e., cottonwood riparian, valley oak riparian, mixed riparian, willow scrub), vernal pools, emergent wetlands, riverine habitats (i.e., lower perennial riverine, upper perennial riverine, intermittent riverine, and fisheries), and open water. Many oak tree protection procedures during construction can, for example, be standardized, as can development setbacks from riparian and riverine systems.*

## **WATER QUALITY**

The low foothill area east of Chico is the primary aquifer recharge area for Chico’s domestic groundwater. The groundwater is particularly vulnerable to contamination from urban activity in this area, including construction, grading, use of equipment and automobiles, pesticides, herbicides, sewer leakage, and other potential contaminants. Special precautions must be taken to prevent groundwater contamination from any development in the foothills.

### **POLICIES: WATER QUALITY**

**OS-G-10:** *Enhance the quality of surface water resources of the Planning Area and prevent their contamination.*

**OS-I-40:** *Periodically monitor and prepare reports on surface water quality in Big Chico, Butte, Little Chico, Mud, Sycamore, and Comanche Creeks.*

**OS-I-41:** *Require use of Best Management Practices to control runoff from all new development within the Planning Area.*

*See also policies PP-I-34, PP-I-36, and PP-I-37 which address storm drainage and detention/retention and incentives for “zero-net” stormwater runoff, such as reduced storm drainage impact fees.*

## **POLICIES: OPEN SPACE**

**OS-G-13:** *Maintain hillsides and viable agricultural lands as open space for resource conservation and preservation of views.*

**OS-G-14:** *Maintain existing views of the foothills from roadways and public uses and other rights-of-way on the valley floor whenever feasible.*

**OS-G-15:** *Preserve and enhance Chico’s creeks and the riparian corridors adjacent to them as open space corridors for the visual amenity, drainage, fisheries, wildlife habitats, flood control and water quality value.*

**OS-G-16:** *Where feasible, integrate creekside greenways with the City’s open space system and encourage public access to creek corridors.*

**OS-G-17:** *Protect aquifer recharge areas needed to maintain adequate groundwater supplies.*

**OS-G-18:** *Maintain oak woodlands and habitat for sensitive biological resources as open space for resource conservation and resource management.*

**OS-G-19:** *Minimize conflicts between urban and agricultural uses by requiring buffers and greenbelts.*

**OS-G-20:** *Maintain public access to the foothills for recreational purposes and plan for a future network of foothill trails.*

Implementing policies for open space are in Section 3.2: Growth and Physical Expansion; Section 5.1: Parks and Recreational Open Space; Section 7.2: Biological Resources, Section 7.5: Agriculture, and Section 7.6: Mineral Resources. Together, these implementing policies constitute the open space action program required by state law.

## **MINERAL RESOURCES**

The state has not yet mapped Butte County’s mineral resources, so there is no specific information available on the present potential supply of mineral resources in the Planning Area. Potential resources may be located where these resources historically were mined, that is along creeks and the apron of the foothills. However, buried deposits are not easily identified, so there is no technical basis for defining Mineral Resource Zones, as required by SMARA.

## **POLICIES: MINERAL RESOURCES**

**OS-G-24:** *Work with the State and Butte County to identify and protect significant mineral resources in the Planning Area.*

## **POLICIES: ARCHAEOLOGIC, HISTORIC, AND PALEONTOLOGIC RESOURCES**

**OS-G-26:** *Protect archaeologic, historic, and paleontologic resources for their aesthetic, scientific, educational, and cultural values.*

**OS-I-50:** *Require a records search for any development project proposed in areas of high archaeological sensitivity identified in Figure 7-3 to determine whether the site contains known prehistoric or historic cultural resources and/or to determine the potential for discovery of additional cultural resources.*

**OS-I-51:** *Require that sponsors of projects on sites where probable cause for discovery of archaeological resources (as indicated by records search and where resources have been discovered in the vicinity of the project) retain a consulting archaeologist to survey the project site. If unique resources, as defined by state law, are found, require preparation of an archaeological resource mitigation plan; monitor the project to ensure that mitigation measures are implemented. More specifically, project sponsors will be required to adhere to the following which will be implemented as an environmental mitigation measure or condition of project approval:*

- ▶ In the event that any cultural resources are discovered during clearing, grading, or construction, project operations shall cease until a qualified archaeologist has evaluated the situation. Following the evaluation, the project sponsor shall implement recommendations provided by the archaeologist, in consultation with the City, that are consistent with state law.
- ▶ If human skeleton remains are encountered during construction of a project, the county coroner shall be notified. If the remains are Native American, the coroner has 24 hours to notify the Native American Heritage Commission.
- ▶ Any cultural resources found on the proposed project site will be recorded or described in a professional report and submitted to the Northeast Archaeological Inventory Northeast Information Center at California State University at Chico.

**OS-I-52:** *Amend the Zoning Ordinance to include a Landmark Overlay District to be applied to designated landmarks and historic sites, and require preparation of conservation plans for designated landmarks and historic sites. Overlay zoning can promote conservation and enhancement of cultural resources and provide a review process for proposed development that may affect historic districts or landmarks. Limitations on demolition of designated historic buildings and historic sites (e.g., the wagon ruts along Humboldt Road) should be considered and a certificate of appropriateness required for alterations and additions to ensure compatibility with the historic or architectural character to be maintained.*

## **SAFETY AND SAFETY SERVICES**

### **FIRE SERVICES: WILDLAND FIRES**

Bidwell Park, the land surrounding it, and the foothills in the eastern Planning Area are the areas most prone to wildland fires. The City of Chico, Butte County, and the California Department of Forestry (CDF) consider these areas to be major fire threats. Each agency responds according to the location of the fire and mutual aid agreements. Besides City and County jurisdictional boundaries, there are also State Responsibility Areas (SRAs) in the eastern Planning Area. For these SRAs, the CDF is the leading responding agency in case of a fire. Wildland fires often require special equipment, such as four wheel drive vehicles, to reach inaccessible areas that are typical of the eastern Planning Area. The City currently does not have specialized equipment specifically for wildland fires; it employs a combination of the standard City fire fighting equipment with forces of fire fighters doing work on the ground to effectively fight wildland fires.

### **POLICIES: FIRE SERVICES**

**S-G-3:** *Continue to provide high quality, effective and efficient fire protection services for Chico area residents.*

**S-G-4:** *Minimize the loss of life and property resulting from the hazards of fire, medical and rescue emergencies, hazardous materials incidents, and disaster response and recovery within the City and surrounding Planning Area.*

**S-I-9:** *Work with the California Department of Forestry and Butte County Fire Department, on the feasibility of a watershed protection contract for the Bidwell Park area and other areas that are prone to wildland fires, to enhance city capabilities with tools such as air tankers and helicopters.*

#### **POLICY: LAW ENFORCEMENT**

**S-I-14:** *Provide rapid and timely response to all emergencies and maintain the capability to have minimum average response times.*

#### **POLICY: MISCELLANEOUS HAZARDS**

**S-G-10:** *Protect residents from the potential health dangers of electric and magnetic fields generated by power transmission lines and other sources, and hazards associated with agricultural spraying and wind-shear.*

#### **Implementing Policy: Miscellaneous Hazards**

**S-I-29:** *Establish in the Zoning Ordinance specific requirements to ensure that outdoor equipment and structures incorporate tie-down requirements where these may pose a threat to public safety in times of high winds or tornados.*

### **MUNICIPAL CODE: TITLE 19.50 SPECIAL PURPOSE ZONES**

#### **19.50.010 PURPOSE, APPLICABILITY**

This chapter regulates development and new land uses in the special purpose zoning districts established by Section 19.40.010 (Zoning districts, generally). The purposes of the individual special purpose zoning districts and the manner in which they are applied are as follows:

**C. OS1 (Primary Open Space) District.** The OS1 zoning district is applied to areas appropriate for permanent protection as open space because of environmental resources or potential hazards. These areas may include the Resource Conservation Areas of the General Plan and other sensitive habitats, oak and riparian woodlands, wetlands, creekways, riparian corridors, groundwater recharge areas, power transmission corridors, deer herd ranges, hillsides and viewshed management areas, and areas subject to flooding, that are either, publicly owned or have been committed to preservation by property owners in conjunction with development approval. The OS1 zoning district is consistent with the Open Space for Environmental Conservation/Safety, Open Space for Agriculture and Resource Management, Parks (passive uses), and Creekside Greenways land use classifications of the General Plan.

Table 4-12 (Allowed Uses and Permit Requirements for Special Purpose Zoning Districts) of CMC 19.50.020 sets forth permitted uses and uses allowed with approval of a use permit under the OS1 zoning district. Of the nine listed allowable uses, six require approval of a use permit, and include animal keeping, equestrian facilities, interpretative centers, parks and playgrounds, caretaker housing, pipelines and utility lines. The remaining three uses are permitted uses and include creekside greenways, nature preserves, and parks, greenbelts, and landscape areas.

**D. OS2 (Secondary Open Space) District.** The OS2 zoning district is applied to areas where open space is created or maintained as a byproduct of another use, including agricultural areas, and very low density residential

areas. The OS2 zoning district is consistent with the Open Space for Parks (active) and Creekside Greenways land use classifications of the General Plan.