

ATTACHMENT 2

**CITY OF GOLETA
PROPOSED GENERAL PLAN AMENDMENTS**

BACARA GENERAL PLAN AMENDMENTS (MARCH 9, 2009)

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| Policy ID # | Policy Text in Adopted General Plan | City Council Initiated Amendment (5/20/08) | Notes |
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| OS 1.10 | <p>OS 1.10 Management of Public Lateral Access Areas. [GP/CP] The following criteria and standards shall apply to use and management of lateral shoreline access areas:</p> <ul style="list-style-type: none"> a. Private commercial uses of public beach areas shall be limited to coastal-dependent recreational uses, including but not limited to surfing schools, ocean kayaking, and similar uses. All commercial uses of beach areas and other lateral accessways shall be subject to approval of a permit by the City. The number, size, duration, and other characteristics of commercial uses of beach areas may be limited in order to preserve opportunities for use and enjoyment of the beach area by the general public. For-profit commercial uses at the City-owned Santa Barbara Shores Park and Sperling Preserve (the Ellwood-Devereux Open Space and Habitat Management Plan [OSHMP] area) are prohibited (see related Policy OS 5). b. Temporary special events shall minimize impacts to public access and recreation along the shoreline. Coastal Development Permits shall be required for any temporary event that proposes to use a sandy beach area and involves a charge for admission or participation. c. Where sensitive habitat resources are present, limited or controlled methods of access and/or mitigation designed to eliminate or reduce impacts to ESHAs shall be implemented. d. The hours during which coastal access areas are available for public use shall be the maximum feasible while maintaining compatibility with nearby neighborhoods and land uses. The hours for public use shall be set forth in each individual coastal development permit. Unless specific hours are described within a permit, the access shall be deemed to be 24 hours per day and 7 days per week. e. In order to maximize public use and enjoyment, user fees for access to lateral beach and shoreline areas shall be prohibited. Activities and/or uses that would deter or obstruct public lateral access shall be prohibited. f. Overnight camping and use of motorized vehicles, except for public safety vehicles and vehicles associated with construction of access improvements and maintenance and restoration or enhancement activities, shall be prohibited in lateral shoreline access areas. | <p>OS 1.10 Management of Public Lateral Access Areas. [GP/CP] The following criteria and standards shall apply to use and management of lateral shoreline access areas:</p> <ul style="list-style-type: none"> a. Private commercial uses of public beach areas shall be limited to coastal dependent recreational uses, including but not limited to surfing schools, ocean kayaking, and similar uses. All commercial uses of beach areas and other lateral accessways shall be subject to approval of a permit by the City. The number, size, duration, and other characteristics of commercial uses of beach areas may be limited in order to preserve opportunities for use and enjoyment of the beach area by the general public. For-profit commercial uses at the City-owned Santa Barbara Shores Park and Sperling Preserve (the Ellwood-Devereux Open Space and Habitat Management Plan OSHMP area) are prohibited (see related Policy OS 5). b. Temporary special events shall minimize impacts to public access and recreation along the shoreline. Coastal Development Permits shall be required for any temporary event that proposes to use a sandy beach area and involves a charge for admission or participation. c. Where sensitive habitat resources are present, limited or controlled methods of access and/or mitigation designed to eliminate or reduce impacts to ESHAs shall be implemented. d. The hours during which coastal access areas are available for public use shall be the maximum feasible while maintaining compatibility <u>and ensuring public safety</u> with nearby neighborhoods and land uses. The hours for public use shall be set forth in each individual coastal development permit. Unless specific hours are described within a permit, the access shall be deemed to be 24 hours per day and 7 days per week. e. In order to maximize public use and enjoyment, user fees for access to lateral beach and shoreline areas shall be prohibited. Activities and/or uses that would deter or obstruct public lateral access shall be prohibited. f. Overnight camping and use of motorized vehicles, except for public safety vehicles-and vehicles associated with construction of access improvements and maintenance and restoration or enhancement activities, shall be prohibited in lateral shoreline access areas. | |
| OS 2.3 | <p>OS 2.3 Preservation of Existing Vertical Accessways. [GP/CP] Vertical access to Goleta's Pacific shoreline was limited to two locations as of 2005. These include access to Haskell's Beach within the Bacara Resort property and access at the City-owned Santa Barbara Shores Park and Sperling Preserve properties. The latter includes numerous trails that provide access to the bluff tops, although access from the bluff top to Ellwood Beach is available at only two locations. Existing public vertical coastal access facilities shall be protected and preserved and shall be expanded or enhanced where feasible (see related Policies LU 9 and OS 4).</p> | <p>OS 2.3 Preservation Protection of Existing Vertical Accessways. [GP/CP] Vertical access to Goleta's Pacific shoreline was limited to two locations as of 2005. These include access to Haskell's Beach within the Bacara Resort property and access at the City owned Santa Barbara Shores Park and Sperling Preserve properties. The latter includes numerous trails that provide access to the bluff tops, although access from the bluff top to Ellwood Beach is available at only two locations. Existing public vertical coastal access facilities shall be protected and preserved and shall be expanded or enhanced where feasible (see related Policies LU 9 and OS 4). <u>In the event an existing vertical accessway must be relocated, it shall be sited so as not to unreasonably diminish the public's right of access.</u></p> | |

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| OS 2.8 | <p>OS 2.8 Management of Vertical Accessways. [GP/CP] The following standards shall apply to management of vertical accessways:</p> <ul style="list-style-type: none"> a. Where sensitive habitat resources are present, limited or controlled methods of access and/or mitigation designed to eliminate or reduce impacts to ESHAs shall be required. b. The hours during which vertical coastal access areas are available for public use shall be the maximum feasible while maintaining compatibility with nearby neighborhoods and land uses. The hours for public use shall be set forth in each individual coastal development permit. Unless specific hours are described within a permit, the access shall be deemed to be 24 hours per day, 7 days per week. c. In order to maximize public use and enjoyment, user fees for access to vertical beach and shoreline areas shall be prohibited. Activities and/or uses that would deter or obstruct public vertical access shall be prohibited. d. Private for-profit commercial use of vertical accessways shall be prohibited. e. Camping or other use of vertical accessways for overnight accommodations shall be prohibited. f. Motorized vehicles shall be prohibited on vertical accessways. | <p>OS 2.8 Management of Vertical Accessways. [GP/CP] The following standards shall apply to management of vertical accessways:</p> <ul style="list-style-type: none"> a. Where sensitive habitat resources are present, limited or controlled methods of access and/or mitigation designed to eliminate or reduce impacts to ESHAs shall be required. b. The hours during which vertical coastal access areas are available for public use shall be the maximum feasible while maintaining compatibility <u>and ensuring public safety</u> with nearby neighborhoods and land uses. The hours for public use shall be set forth in each individual coastal development permit. Unless specific hours are described within a permit, the access shall be deemed to be 24 hours per day, 7 days per week. c. In order to maximize public use and enjoyment, user fees for access to vertical beach and shoreline areas shall be prohibited. Activities and/or uses that would deter or obstruct public vertical access shall be prohibited. d. Private for-profit commercial use of vertical accessways shall be prohibited. e. Camping or other use of vertical accessways for overnight accommodations shall be prohibited. f. Motorized vehicles, <u>except service, maintenance, and public safety vehicles,</u> shall be prohibited on vertical accessways. | |
| OS 7.3 | <p>OS 7.3 Open Space for Preservation of Natural Resources. [GP] Goleta's natural resource lands include sandy beaches and dunes; rocky intertidal areas; coastal lagoons; coastal bluffs; eucalyptus groves and monarch butterfly aggregation sites; native grasslands; streams and associated riparian areas; wetlands, lakes, and ponds; and habitats for various protected plant and animal species. Figure 3-5 designates all ESHAs as protected open space. The following standards shall apply to these areas:</p> <ul style="list-style-type: none"> a. The designated natural resource areas shall be managed by the City in accord with the policies described in the Conservation Element. b. The City may require dedication of open space easements as a condition of approval of development on sites that have open space resources as shown in Figure 3-5. c. The City encourages the donation of easements or fee-simple interests in open space lands to the City or other appropriate nonprofit entity, such as a land trust. | <p>OS 7.3 Open Space for Preservation of Natural Resources. [GP] Goleta's natural resource lands include sandy beaches and dunes, rocky intertidal areas, coastal lagoons, coastal bluffs, eucalyptus groves and monarch butterfly aggregation sites, native grasslands, streams and associated riparian areas, wetlands, lakes and ponds, and habitats for various protected plant and animal species. Figure 3-5 designates <u>areas that may be</u> all environmentally sensitive habitat areas (ESHA) <u>and could be</u> as protected as open space <u>depending upon the findings of site-specific biological studies</u>. The following standards shall apply to these areas.</p> <ul style="list-style-type: none"> a. The designated natural resource areas shall be managed by the City in accord with the policies described in the Conservation Element. b. The City may require dedication of open space easements as a condition of approval of development on sites that have open space resources as shown in Figure 3-5. c. The City encourages the donation of easements or fee-simple interests in open space lands to the City or other appropriate non-profit entity, such as a land trust. | <p><i>The proposed Bacara amendment reflect Track 3 Alternative 2a revisions.</i></p> |
| Figure 3-1 | <p>Figure 3-1, Open Space Element, Coastal Access Map</p> | <p>Amend the Coastal Access Map, Figure 3-1, to depict one vertical access point that accommodates relocation of the existing access and proposed access and the removal of the proposed drop off point at the Bacara Resort.</p> | <p><i>Bacara to provide City staff with proposed revisions to Figure 3-1. This item is not required for the Initial Study.</i></p> |

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| Figure 3-5 | Figure 3-5, Open Space Element, Open Space Plan Map | <p>Figure 3-5, Open Space Element, Open Space Plan Map Revise Figure 3-5 (APN 079-200-013) as follows:</p> <ul style="list-style-type: none"> -Relocate the Passive Parks/Open Space Area designation to match the realignment of the parking lot, vertical access, and snack bar, consistent with Figure 3-1. -Bacara to proceed with ESHA boundary adjustments per the process outlined in CE 1.5 <p>Add note to Figure 3-5 following tsunami run-up note as follows: “The Environmentally Sensitive Habitat Areas (ESHA) designations on this map are consistent with the ESHAs identified in Conservation Element Figure 4-1. Corrections to the map of ESHAs are allowed pursuant to subpolicy CE 1.5.”</p> | <p><i>Bacara to provide City staff with proposed revisions to Figure 3-5. This item is not required for the Initial Study.</i></p> <p><i>Bacara to proceed with ESHA boundary adjustments per the process outlined in CE 1.5.</i></p> |
| CE Page 4-2 | The following habitats occur within Goleta and are considered to be ESHAs: marine resources, beach and shoreline resources, coastal dunes, coastal bluff scrub, foredune, oak woodlands/savannah, dense stands of native grasslands, all wetlands such as vernal pools, riparian habitats, butterfly roosts, raptor roosts and nests, and habitats that support special-status plant and wildlife species, including western snowy plover (<i>Charadrius alexandrinus nivosus</i>) habitat. | <p>The following habitats occur within Goleta and are considered to be <u>may be designated as ESHAs based upon site specific biological studies</u>: marine resources, beach and shoreline resources, coastal dunes, coastal bluff scrub, foredune, oak woodlands/savannah, dense stands of native grasslands, all wetlands such as vernal pools, riparian habitats, butterfly roosts, raptor roosts and nests, and habitats that support special-status plant and wildlife species, including western snowy plover (<i>Charadrius alexandrinus nivosus</i>) habitat.</p> <p><u>In addition to other relevant factors, ESHA designations determined by site-specific biological studies shall take into account historical site conditions, previous disturbance and degradation, sustainable vegetative values, and dependence by sensitive species.</u></p> | The proposed Bacara amendment reflects a modified version of Track 3 Alternative 2a. |
| CE 1.2 | <p>CE 1.2 Designation of Environmentally Sensitive Habitat Areas. [GP/CP] ESHAs in Goleta are generally shown in Figure 4-1, and Table 4-2 provides a summary of the ESHAs and examples of each. The provisions of this policy shall apply to all designated ESHAs. ESHAs include the following resources:</p> <ol style="list-style-type: none"> a. Creek and riparian areas. b. Wetlands, such as vernal pools. c. Coastal dunes, lagoons or estuaries, and coastal bluffs. d. Beach and shoreline habitats. e. Marine habitats. f. Coastal sage scrub and chaparral. g. Native woodlands and savannahs, including oak woodlands. h. Native grassland. i. Monarch butterfly aggregation sites, including autumnal and winter roost sites, and related habitat areas. j. Beach and dune areas that are nesting and foraging locations for the western snowy plover. k. Nesting and roosting sites and related habitat areas for various species of raptors. l. Other habitat areas for species of wildlife or plants designated as rare, | <p>CE 1.2 Designation of Environmentally Sensitive Habitat Areas. [GP/CP] <u>Naturally occurring habitats which may be considered to be</u> ESHAs in Goleta are generally shown in Figure 4-1, and Table 4-2 provides a summary of <u>habitats which may be considered</u> the ESHAs and examples of each. The provisions of this policy shall apply to all designated ESHAs <u>designated after a formal determination has been made by the City based upon site-specific environmental studies.</u> ESHAs <u>may</u> include the following resources:</p> <ol style="list-style-type: none"> a. Creek and riparian areas. b. Wetlands, such as vernal pools. c. Coastal dunes, lagoons or estuaries, and coastal bluffs. d. Beach and shoreline habitats. e. Marine habitats. f. Coastal sage scrub and chaparral. g. Native woodlands and savannahs, including oak woodlands. h. Native grassland. i. Monarch butterfly aggregation sites, including autumnal and winter roost sites, and related habitat areas. j. Beach and dune areas that are nesting and foraging locations for the western snowy plover. | The proposed Bacara amendment reflects a modified version of Track 3 Alternative 2a. |

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| | <p>threatened, or endangered under state or federal law.</p> <p>m. Any other habitat areas that are rare or especially valuable from a local, regional, or statewide perspective.</p> | <p>k. Nesting and roosting sites and related habitat areas for various species of raptors.</p> <p>l. Other habitat areas for species of wildlife or plants designated as rare, threatened, or endangered under state or federal law.</p> <p>m. Any other habitat areas that are rare or especially valuable from a local, regional, or statewide perspective.</p> | |
| CE 1.3 | <p>CE 1.3 Site-Specific Studies and Unmapped ESHAs. [GP/CP] Any area not designated on the ESHA map in Figure 4-1 that meets the ESHA criteria for the resources specified in CE 1.1 shall be granted the same protections as if the area was shown on the map. Proposals for development on sites where ESHAs are shown on the map or where there is probable cause to believe that ESHAs may exist shall be required to provide the City with a site-specific biological study that includes the following information:</p> <p>a. A base map that delineates topographic lines, parcel boundaries, and adjacent roads.</p> <p>b. A vegetation map that identifies species that may be indicators of ESHAs.</p> <p>c. A soils map that delineates hydric and nonhydric soils, if applicable.</p> <p>d. A census of animal species that indicates the potential existence of ESHAs.</p> <p>e. A detailed map that shows the conclusions regarding the boundary, precise location and extent, or current status of the ESHA based on substantial evidence provided in the biological studies.</p> | <p>CE 1.3 Site-Specific Studies and Unmapped ESHAs. [GP/CP] Any area not designated on the ESHA map in Figure 4-1 that meets the ESHA criteria for the resources specified in CE 1.1 <u>may shall</u> be granted the same protections as if the area was shown on the map <u>if they are determined to be ESHA and function as ESHA based upon site-specific biological studies.</u> Proposals for development on sites where ESHAs are shown on the map, <u>or areas meeting the criteria in CE 1.1 where there is probable cause to believe that ESHAs may exist,</u> shall be required to provide the City with a site-specific biological study that includes the following information:</p> <p>a. A base map that delineates topographic lines, parcel boundaries, and adjacent roads.</p> <p>b. A vegetation map that identifies <u>all vegetation communities and sensitive plant species</u> species that may be indicators of ESHAs.</p> <p>c. A soils map that delineates hydric and nonhydric soils, if applicable.</p> <p>d. A census of animal species that <u>utilize the area</u> indicates the potential existence of ESHAs.</p> <p>e. A detailed map that shows the conclusions regarding the <u>proposed</u> boundary, precise location and extent <u>of the area proposed as ESHA,</u> or current status of the ESHA based on substantial evidence provided in the biological studies.</p> <p>g. <u>Information as to historical site conditions, previous disturbance and degradation, sustainable vegetative values and dependence by sensitive species.</u></p> | <p><i>The proposed Bacara amendment reflects a modified version of Track 3 Alternative 2b.</i></p> |
| CE 2.2 | <p>CE 2.2 Streamside Protection Areas. [GP/CP] A streamside protection area (SPA) is hereby established along both sides of the creeks identified in Figure 4-1. The purpose of the designation shall be to preserve the streamside protection area in a natural state in order to protect the associated riparian habitats and ecosystems. The streamside protection area shall include the creek channel, wetlands and/or riparian vegetation related to the creek hydrology, and an adjacent upland buffer area. The width of the streamside protection area shall be as follows:</p> <p>a. In areas where land has already been fully subdivided and developed, the SPA shall not be less than 50 feet outward on both sides of the creek, measured from the top of the bank or the outer limit of wetlands and/or riparian vegetation, whichever is greater. Exceptions may be allowed in instances where existing permitted development on a subject parcel encroaches within the 50-foot buffer if: (1) there is no feasible alternative siting for the development that will avoid the SPA; (2) the new development will not extend into the ESHA, and the resulting buffer will not be less than 25 feet; and (3) the new</p> | <p>CE 2.2 Streamside Protection Areas. [GP/CP] A streamside protection area (SPA) is hereby established along both sides of the creeks identified in Figure 4-1. The purpose of the designation shall be to preserve the streamside protection area in a natural state in order to protect the associated riparian habitats and ecosystems. The streamside protection area shall include the creek channel, wetlands and/or riparian vegetation related to the creek hydrology, and an adjacent upland buffer area. The width of the streamside protection area shall be as follows:</p> <p>a. In areas where land has already been fully subdivided and developed, the SPA shall not be less than 50 feet outward on both sides of the creek, measured from the top of the bank or the outer limit of wetlands and/or riparian vegetation, whichever is greater. Exceptions may be allowed in instances where existing permitted development on a subject parcel encroaches within the 50-foot buffer if: (1) there is no feasible alternative siting for the development that will avoid the SPA; (2) the new development will not extend into the ESHA, and the resulting buffer will not be less than 25 feet; and (3) the new</p> | <p><i>The proposed Bacara amendment reflects a modified version of Track 3 Alternative 2a/b and 3.</i></p> |

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| | <p>development will not encroach further into the SPA than the existing development on the parcel.</p> <p>b. In all other instances, the SPA shall not be less than 100 feet outward on both sides of the creek, measured from the top of the bank or the outer limit of associated wetlands and/or riparian vegetation, whichever is greater.</p> <p>c. If the provisions above would result in any legal parcel created prior to the date of this plan being made unusable in its entirety for any purpose allowed by the land-use plan, exceptions to the foregoing may be made to allow a reasonable economic use of the parcel, subject to approval of a conditional use permit.</p> | <p>development will not encroach further into the SPA than the existing development on the parcel.</p> <p>b. In all other instances, the SPA shall not be less than 50-100 feet outward on both sides of the creek, measured from the top of the bank or the outer limit of associated wetlands and/or riparian vegetation, whichever is greater.</p> <p>c. If the provisions above would result in any legal parcel created prior to the date of this plan being made unusable in its entirety for any purpose allowed by the land-use plan, exceptions to the foregoing may be made to allow a reasonable economic use of the parcel, subject to approval of a conditional use permit.</p> <p><u>d. Development setbacks for ESHAs determined by site-specific biological studies shall be established in the manner provided in CE 1.5 taking into account historical site conditions, previous disturbance and degradation, sustainable vegetative values, dependence by sensitive species, and other relevant factors.</u></p> | |
| <p>CE 2.5</p> | <p>CE 2.5 Maintenance of Creeks as Natural Drainage Systems. [GP/CP] Creek banks, creek channels, and associated riparian areas shall be maintained or restored to their natural condition wherever such conditions or opportunities exist. Creeks carry a significant amount of Goleta's stormwater flows. The following standards shall apply:</p> <p>a. The capacity of natural drainage courses shall not be diminished by development or other activities.</p> <p>b. Drainage controls and improvements shall be accomplished with the minimum vegetation removal and disruption of the creek and riparian ecosystem that is necessary to accomplish the drainage objective.</p> <p>c. Measures to stabilize creek banks, improve flow capacity, and reduce flooding are allowed but shall not include installation of new concrete channels, culverts, or pipes except at street crossings, unless it is demonstrated that there is no feasible alternative for improving capacity.</p> <p>d. Drainage controls in new development shall be required to minimize erosion, sedimentation, and flood impacts to creeks. Onsite treatment of stormwater through retention basins, infiltration, vegetated swales, and other best management practices (BMPs) shall be required in order to protect water quality and the biological functions of creek ecosystems.</p> <p>e. Alteration of creeks for the purpose of road or driveway crossings shall be prohibited except where the alteration is not substantial and there is no other feasible alternative to provide access to new development on an existing legal parcel. Creek crossings shall be accomplished by bridging and shall be designed to allow the passage of fish and wildlife. Bridge abutments or piers shall be located outside creek beds and banks.</p> | <p>CE 2.5 Maintenance of Creeks as Natural Drainage Systems. [GP/CP] Creek banks, creek channels, and associated riparian areas shall be maintained or restored to their natural condition wherever such conditions or opportunities exist. Creeks carry a significant amount of Goleta's stormwater flows. The following standards shall apply:</p> <p>a. The capacity of natural drainage courses shall not be diminished by development or other activities.</p> <p>b. Drainage controls and improvements shall be accomplished with the minimum vegetation removal and disruption of the creek and riparian ecosystem that is necessary to accomplish the drainage objective.</p> <p>c. Measures to stabilize creek banks, improve flow capacity, and reduce flooding are allowed but shall not include installation of new concrete channels, culverts, or pipes except at street crossings, unless it is demonstrated that there is no feasible alternative for improving capacity.</p> <p>d. Drainage controls in new development shall be required to minimize erosion, sedimentation, and flood impacts to creeks. Onsite treatment of stormwater through retention basins, infiltration, vegetated swales, and other best management practices (BMPs) shall be required in order to protect water quality and the biological functions of creek ecosystems.</p> <p>e. Alteration of creeks for the purpose of road or driveway crossings shall be prohibited except where the alteration is not substantial and there is no other feasible alternative to provide access to new development on an existing legal parcel. Creek crossings shall be accomplished by bridging and shall be designed to allow the passage of fish and wildlife. Bridge abutments or piers <u>should be</u> shall be located outside creek beds and banks, <u>where feasible</u>.</p> <p><u>f. Take into account historical site conditions, previous disturbance and degradation, sustainable vegetative values, and dependence by sensitive species.</u></p> | <p><i>The proposed Bacara amendment reflects a modified version of Track 3 Alternative 2a.</i></p> |

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| CE 4.6 | <p>CE 4.6 Standards Applicable to New Development Adjacent to Monarch ESHAs. [GP/CP] The following standards shall apply to consideration of proposals for new development adjacent to monarch ESHAs or ESHA buffers:</p> <ul style="list-style-type: none"> a. A site-specific biological study, prepared by an expert approved by the City who is qualified by virtue of education and experience in the study of monarch butterflies, shall be required to be submitted by the project proponent. b. The study shall include preparation of a Monarch Butterfly Habitat Protection Plan, which at a minimum shall include: 1) the mapped location of the cluster of trees where monarchs are known, or have been known, to roost in both autumnal and over-wintering aggregations; 2) an estimate of the size of the population within the colony; 3) the mapped extent of the entire habitat area; and 4) the boundaries of the buffer zone around the habitat area. c. A temporary fence shall be installed along the outer boundary of the buffer zone prior to and during any grading and construction activities on the site. d. If an active roost or aggregation is present on the project site, any construction grading, or other development within 200 feet of the active roost, shall be prohibited between October 1 and March 1. | <p>CE 4.6 Standards Applicable to New Development Adjacent to Monarch ESHAs. [GP/CP] The following standards shall apply to consideration of proposals for new development adjacent to monarch ESHAs or ESHA buffers:</p> <ul style="list-style-type: none"> a. A site-specific biological study, prepared by an expert approved by the City who is qualified by virtue of education and experience in the study of monarch butterflies, shall be required to be submitted by the project proponent. b. The study shall include preparation of a Monarch Butterfly Habitat Protection Plan, which at a minimum shall include: 1) the mapped location of the cluster of trees where monarchs are known, or have been known, to roost in both autumnal and over-wintering aggregations; 2) an estimate of the size of the population within the colony; 3) the mapped extent of the entire habitat area; and 4) the boundaries of the buffer zone around the habitat area. c. A temporary fence shall be installed along the outer boundary of the buffer zone prior to and during any grading and construction activities on the site. d. If an active roost or aggregation is present on the project site, any construction grading, or other development within 200 feet of the active roost, shall be prohibited between October 1 and March 1, <u>unless a biological study is provided which provides for biological monitoring and other measures to protect the roost or aggregation site.</u> | <p><i>The proposed Bacara amendment reflects a modified version of Track 3 Alternative 3.</i></p> |
| CE 5.1 | <p>CE 5.1 Designation of ESHAs. [GP/CP] The following habitats, which are not specifically included in other policies, are hereby designated ESHAs:</p> <ul style="list-style-type: none"> a. Native grasslands. b. Coastal sage scrub and chaparral. | <p>CE 5.1 Designation of ESHAs. [GP/CP] <u>Except as otherwise determined in connection with site-specific biological studies or as may be determined appropriate by the City on a case-by-case basis,</u> the following habitats, which are not specifically included in other policies, are <u>considered sensitive habitats and may be hereby designated as ESHAs taking into account whether the community is naturally occurring, whether it is or has been subject to disturbance and degradation, and use of the vegetation community by sensitive species:</u></p> <ul style="list-style-type: none"> a. Native grasslands. b. Coastal sage scrub and chaparral. | <p><i>The proposed Bacara amendment reflects a modified version of Track 3 Alternative 2a.</i></p> |
| CE 8.2 | <p>CE 8.2 Protection of Habitat Areas. [GP/CP] All development shall be located, designed, constructed, and managed to avoid disturbance of adverse impacts to special-status species and their habitats, including spawning, nesting, rearing, roosting, foraging, and other elements of the required habitats.</p> | <p>CE 8.2 Protection of Habitat Areas. [GP/CP] All development shall be located, designed, constructed, and managed to avoid disturbance <u>or of</u> adverse impacts to special-status species and their habitats, including spawning, nesting, rearing, roosting, foraging, and other elements of the required habitats. <u>Buffers shall be provided around areas in which special status species habitats are determined to be present based upon site specific biological studies.</u></p> | <p><i>The proposed Bacara amendment reflects a modified version of Track 3 Alternative 2a.</i></p> |
| Figure 4-1 | <p>Figure 4-1 Special-Status Species and Environmentally Sensitive Habitat Areas</p> | <p>Bacara to proceed with ESHA boundary adjustments per the process outlined in CE 1.5</p> | <p><i>Bacara to proceed with ESHA boundary adjustments per the process outlined in CE 1.5.</i></p> |

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