

**TABLE 2-1
TRACK 3 POLICIES: AMENDMENT ALTERNATIVES**

Note: The alternatives presented in Table 2-1 are sorted by subject area instead of General Plan element and policy order. For example, all policy amendments related to the definition of ESHA are organized in one table subsection. The purpose of sorting by subject area is to assist in the review of policy content for consistency purposes.

Policy ID #	Alt 1 - No Changes (No Project)	Alt 2a - City-Initiated Revisions	Alt 2b – Options Associated with City-Initiated Revisions	Alt 3 – SEIR Recommended Revisions
Regional Commercial Land Use Category				
LU 3.2	LU 3.2 Regional Commercial (C-R). [GP] This category is intended to provide for a wide range of retail commercial uses, including, but not limited to, larger scale commercial uses that serve the community, the region, and the traveling public. These uses are typically land-extensive. The Regional Commercial use designation provides for commercial uses that require large sites or attract large volumes of activity, such as “large box” retail uses, restaurants, high-volume retail businesses, and professional, personal, and financial services. In order to limit regional traffic impacts, lands designated in this category shall be limited to existing locations of “large-box” uses as of 2005, shown on the Land Use Plan map in Figure 2-1, and no additional areas shall be designated.	LU 3.2 Regional Commercial (C-R). [GP] This category is intended to provide for a wide range of retail commercial uses, including, but not limited to, larger scale commercial uses that serve the community, the region, and the traveling public. These uses are typically land-extensive. The Regional Commercial use designation provides for commercial uses that require large sites or attract large volumes of activity, such as “large box” retail uses, restaurants, high-volume retail businesses, and professional, personal, and financial services. <u>New areas for regional commercial development may be determined as appropriate through project review. In order to limit regional traffic impacts, lands designated in this category shall be limited to existing locations of “large-box” uses as of 2005, shown on the Land Use Plan map in Figure 2-1, and no additional areas shall be designated.</u>	Same Change as Alt 2a.	Same Change as Alt 2a.
Nonresidential Growth Management				
LU 11.2 and LU 11.3 plus entirety of LU 11	Policy LU 11: Nonresidential Growth Management [GP] Objective: To manage the amount and timing of nonresidential development within the city based upon actual residential construction so as to maintain an appropriate balance between jobs and housing in the city. LU 11.1 No Limitation on Annual Residential Permits. [GP] The City shall not place limitations on the number of building permits for new residential units that can be approved each year. LU 11.2 Nonresidential Growth Limit Based on New Housing Production. [GP] The quantity of new nonresidential floor area that may be approved for construction each year shall be limited based upon the number of residential units authorized for construction in the preceding year. The nonresidential growth-management system may allow carryover of all or part of any unused portion of the total allocation to the following year. LU 11.3 Annual Cap on Total Allocation. [GP] The growth-management system may establish an annual cap on the total allocation of floor area that is available to be assigned to nonresidential projects each year. LU 11.4 Exemption of Certain Old Town Projects. [GP] The growth-management system may exempt projects located on selected sites within the redevelopment project area defined by the Goleta Old Town Revitalization Plan. LU 11.5 Priority Projects. [GP] The growth-management system may establish a list of priority projects, or categories of projects, that shall have priority for assignment of allocations of floor area each year. LU 11.6 Competitive Assignment of Annual Allocation. [GP] The growth-management system shall establish a method of evaluating projects that are not exempt or in a priority category and a method for determining which projects are to be assigned allocations based upon their relative scores from the evaluation. The growth-management system may include a procedure of assigning annual allocations for larger projects that are phased over a period of several years.	Policy LU 11: Nonresidential Growth Management [GP] Objective: To manage the amount and timing of nonresidential development within the city based upon actual residential construction so as to maintain an appropriate balance between jobs and housing in the city. LU 11.1 No Limitation on Annual Residential Permits. [GP] The City shall not place limitations on the number of building permits for new residential units that can be approved each year. LU 11.2 Nonresidential Growth Limit Based on New Housing Production. [GP] The quantity of new nonresidential floor area that may be approved for construction each year shall be limited based upon the number of residential units authorized for construction in the preceding year. The nonresidential growth-management system may allow carryover of all or part of any unused portion of the total allocation to the following year. LU 11.3 Annual Cap on Total Allocation. [GP] The growth-management system may establish an annual cap on the total allocation of floor area that is available to be assigned to nonresidential projects each year. LU 11.4 Exemption of Certain Old Town Projects. [GP] The growth-management system may exempt projects located on selected sites within the redevelopment project area defined by the Goleta Old Town Revitalization Plan. LU 11.5 Priority Projects. [GP] The growth-management system may establish a list of priority projects, or categories of projects, that shall have priority for assignment of allocations of floor area each year. LU 11.6 Competitive Assignment of Annual Allocation. [GP] The growth-management system shall establish a method of evaluating projects that are not exempt or in a priority category and a method for determining which projects are to be assigned allocations based upon their relative scores from the evaluation. The growth-management system may include a procedure of assigning annual allocations for larger projects that are phased over a period of several years.	Same Change as Alt 2a.	Same Change as Alt 2a.
LU-IA-2	LU-IA-2 Update of Goleta Growth Management Ordinance. The existing growth management ordinance may need to be amended to conform to the provisions of this plan. The ordinance may be codified as part of the new zoning code. Time period: 2006 to 2007 Responsible parties: Planning and Environmental Services Department, Planning Commission, and City Council.	LU-IA-2 Update of Goleta Growth Management Ordinance. The existing growth management ordinance may need to be amended to conform to the provisions of this plan. The ordinance may be codified as part of the new zoning code. Time period: 2006 to 2007 Responsible parties: Planning and Environmental Services Department, Planning Commission, and City Council.	Same Change as Alt 2a.	Same Change as Alt 2a.

**TABLE 2-1
TRACK 3 POLICIES: AMENDMENT ALTERNATIVES**

Policy ID #	Alt 1 - No Changes (No Project)	Alt 2a - City-Initiated Revisions	Alt 2b – Options Associated with City-Initiated Revisions	Alt 3 – SEIR Recommended Revisions
Lateral Shoreline Access				
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 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. 	Same Change as Alt 2a.	Same Change as Alt 2a.
ESHAs – Definition and Designation				
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 all</u> environmentally sensitive habitat areas (ESHA) <u>and could be as</u> protected <u>as</u> 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. 	Same Change as Alt 2a.	Same as Alt 1 - No Action.
CE Table 4-2	Conservation Element Table 4-2 Summary of Environmentally Sensitive Habitats	Change Table 4-2 to include coastal bluff scrub as a significant native plant community and to add the word “designated” before reference to coastal beaches and bluffs and before the reference to Planning Area.	Create a new table that provides a comprehensive, definitive list of ESHA types and locations with designated ESHAs in the City and cite the table in CE policies that currently include lists in ESHA types.	Revise Table 4-2 consistent with Alternative 2a and to reflect Alternative 3 CE 1.2 amendments. This additional change identifies ESHA locations in Table 4-2 as examples only.

**TABLE 2-1
TRACK 3 POLICIES: AMENDMENT ALTERNATIVES**

Policy ID #	Alt 1 - No Changes (No Project)	Alt 2a - City-Initiated Revisions	Alt 2b – Options Associated with City-Initiated Revisions	Alt 3 – SEIR Recommended Revisions
CE Figure 4-1	Conservation Element Figure 4-1 Special-Status Species and Environmentally Sensitive Habitat Areas.	Change Figure 4-1 to reflect the correct raptor/butterfly ESHA along Comstock Homes northern and western boundary consistent with the Comstock Homes FEIR.	Same Change as Alt 2a.	Change Figure 4-1 to reflect the correct raptor/butterfly ESHA along Comstock Homes northern and western boundary consistent with the Comstock Homes FEIR; <u>identify Old San Jose Creek with a creek pattern; and correct ESHA designation from "Riparian/Marsh/Vernal Pool" to "Native Upland Woodlands/Savannah" for parcels 069-090-050, 069-380-001, 069-380-003, 069-380-004, 069-391-001, 069-391-002, 069-391-006, 069-391-007, 069-391-008, 069-401-001, 069-401-002, 069-401-003, 069-401-013, 069-401-016, 069-401-017.</u>
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.	The following habitats occur within Goleta and are considered to be <u>may be designated as ESHAs based upon site specific environmental 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.	Same Change as Alt 2a.	Same as Alt 1 - No Action.
CE 1.1	CE 1.1 Definition of Environmentally Sensitive Habitat Areas. [GP/CP] ESHAs shall include, but are not limited to, any areas that through professional biological evaluation are determined to meet the following criteria: a. Any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and that could be easily disturbed or degraded by human activities and developments. b. Any area that includes habitat for species and plant communities recognized as threatened or endangered by the state or federal governments; plant communities recognized by the State of California (in the Terrestrial Natural Communities Inventory) as restricted in distribution and very threatened; and those habitat types of limited distribution recognized to be of particular habitat value, including wetlands, riparian vegetation, eucalyptus groves associated with monarch butterfly roosts, oak woodlands, and savannas. c. Any area that has been previously designated as an ESHA by a competent authority.	CE 1.1 Definition of Environmentally Sensitive Habitat Areas. [GP/CP] ESHAs shall include, but are not limited to, any areas that through professional biological evaluation are determined to meet the following criteria: a. Any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and that could be easily disturbed or degraded by human activities and developments. b. Any area that includes habitat for species and plant communities recognized as threatened or endangered by the state or federal governments; plant communities recognized by the State of California (in the Terrestrial Natural Communities Inventory) as restricted in distribution and very threatened; and those habitat types of limited distribution recognized to be of particular habitat value, including wetlands, riparian vegetation, eucalyptus groves associated with monarch butterfly roosts, oak woodlands, and savannas. c. Any area that has been previously designated as an ESHA by <u>the California Coastal Commission, the California Department of Fish and Game, City of Goleta, County of Santa Barbara, or other agency with jurisdiction over the designated area a competent authority.</u>	Same Change as Alt 2a.	CE 1.1 Definition of Environmentally Sensitive Habitat Areas. [GP/CP] ESHAs shall include, but are not limited to, any areas that through professional biological evaluation are determined to meet the following criteria: a. Any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and that could be easily disturbed or degraded by human activities and developments. b. Any area that includes habitat for species and plant communities recognized as threatened or endangered by the state or federal governments; plant communities recognized by the State of California (in the Terrestrial Natural Communities Inventory) as restricted in distribution and very threatened; and those habitat types of limited distribution recognized to be of particular habitat value, including wetlands, riparian vegetation, eucalyptus groves associated with monarch butterfly roosts, oak woodlands, and savannas. c. Any area that has been previously designated as an ESHA by <u>the California Coastal Commission, the California Department of Fish and Game, City of Goleta, or other agency with jurisdiction over the designated area a competent authority.</u>
CE 1.2	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: 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, threatened, or endangered under state or federal law. m. Any other habitat areas that are rare or especially valuable from a local, regional, or statewide perspective.	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 the</u> ESHAs <u>designated after a formal determination has been made by the City based upon site specific environmental studies, and examples of each.</u> The provisions of this policy shall apply to all designated ESHAs. ESHAs <u>may</u> include the following resources: 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, threatened, or endangered under state or federal law. m. Any other habitat areas that are rare or especially valuable	Same Change as Alt 2a.	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 examples a summary <u>examples</u> of the ESHAs and <u>some locations</u> examples of each. The provisions of this policy shall apply to all designated ESHAs. ESHAs <u>generally include but are not limited to</u> the following resources : a. Creek and riparian areas. b. Wetlands, such as vernal pools. c. Coastal dunes, lagoons or estuaries, and coastal bluffs/ <u>coastal bluff scrub</u> . 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, threatened, or endangered under state or federal law. m. Any other habitat areas that are rare or especially valuable from a local, regional, or statewide perspective.

**TABLE 2-1
TRACK 3 POLICIES: AMENDMENT ALTERNATIVES**

Policy ID #	Alt 1 - No Changes (No Project)	Alt 2a - City-Initiated Revisions	Alt 2b – Options Associated with City-Initiated Revisions	Alt 3 – SEIR Recommended Revisions
		from a local, regional, or statewide perspective.		
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> <ol style="list-style-type: none"> A base map that delineates topographic lines, parcel boundaries, and adjacent roads. A vegetation map that identifies species that may be indicators of ESHAs. A soils map that delineates hydric and nonhydric soils, if applicable. A census of animal species that indicates the potential existence of ESHAs. 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>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 may 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 areas <u>meeting the criteria in CE 1.1</u> may exist shall be required to provide the City with a site-specific biological study that includes the following information:</p> <ol style="list-style-type: none"> A base map that delineates topographic lines, parcel boundaries, and adjacent roads. A vegetation map that identifies all vegetation communities and sensitive plant species that may be indicators of ESHAs. A soils map that delineates hydric and nonhydric soils, if applicable. A census of animal species that utilize the area indicates the potential existence of ESHAs. A detailed map that shows the conclusions regarding the proposed boundary, precise location and extent of the area proposed as ESHA, or current status of the ESHA based on substantial evidence provided in the biological studies. 	<p>CE 1.3 Biological Assessment Guidelines, Site-Specific Studies and Unmapped ESHAs. [GP/CP] The City shall prepare a Biological Assessment Guideline Manual that would specify the requirements for site-specific biological studies, assessments for ESHA determinations, and other biological resources. 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> <ol style="list-style-type: none"> A base map that delineates topographic lines, parcel boundaries, and adjacent roads. A vegetation map that identifies species that may be indicators of ESHAs. A soils map that delineates hydric and nonhydric soils, if applicable. A census of animal species that indicates the potential existence of ESHAs. 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. 	Same as Alt 1 - No Action.
CE 1.5	<p>CE 1.5 Corrections to Map of ESHAs. [GP/CP] If a site-specific biological study contains substantial evidence that an area previously shown as an ESHA on Figure 4-1 does not contain habitat that meets the definition of an ESHA for reasons other than that set forth in CE 1.4, the City biologist and the Planning Commission shall review all available information and determine if the area in question should no longer be considered an ESHA and therefore not be subject to the ESHA protection policies of this plan. If the final decision-making body determines that the area is not an ESHA, a map modification shall be included in the next Coastal Land Use Plan amendment; however, Local Coastal Program policies and standards for protection of ESHAs shall not apply, and approval of development consistent with all other requirements of this plan may be considered prior to the map revision.</p>	<p>CE 1.5 Corrections to Map of ESHAs. [GP/CP] If a site-specific biological study contains substantial evidence that an area previously shown as an ESHA on Figure 4-1 does not contain habitat that meets the definition of an ESHA for reasons other than that set forth in CE 1.4, the City biologist and the Planning Commission shall review all available information and determine if the area in question should no longer be considered an ESHA and therefore not be subject to the ESHA protection policies of this plan. If the final decision-making body determines that the area is not an ESHA, a map modification shall be included in the next <u>General Plan/</u> Coastal Land Use Plan amendment; however, Local Coastal Program policies and standards for protection of ESHAs shall not apply, and approval of development consistent with all other requirements of this plan may be considered prior to the map revision.</p>	Same Change as Alt 2a.	Same Change as Alt 2a.
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> <ol style="list-style-type: none"> Native grasslands. Coastal sage scrub and chaparral. 	<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> <ol style="list-style-type: none"> Native grasslands. Coastal sage scrub and chaparral. 	Same Change as Alt 2a.	<p>CE 5.1 Designation of Other Terrestrial ESHAs. [GP/CP] The following habitats, which are not specifically included in other policies, are hereby designated ESHAs:</p> <ol style="list-style-type: none"> Native grasslands. <u>Coastal bluff scrub</u>, coastal sage-scrub and chaparral.
CE 8.1	<p>CE 8.1 ESHA Designation. [GP/CP] Requisite habitats for individual occurrences of special-status plants and animals, including candidate species for listing under the state and federal endangered species acts, California species of special concern, California Native Plant Society List 1B plants, and other species protected under provisions of the California Fish and Game Code shall be preserved and protected, and their occurrences, including habitat requirements, shall be designated as ESHAs.</p> <p>These habitats include, but are not limited to, the following:</p> <ol style="list-style-type: none"> Special-status plant species such as Santa Barbara honeysuckle (<i>Lonicera subspicata</i> var. <i>subspicata</i>), southern tarplant (<i>Centromadia parryi</i> ssp. <i>australis</i>) and black-flowered figwort (<i>Scrophularia atrata</i>). Habitat capable of supporting special-status invertebrate species, such as the globose dune beetle (<i>Coelus globosus</i>), and roosting habitat for the monarch butterfly. Aquatic habitat capable of supporting special-status fish species such as the steelhead trout (<i>Oncorhynchus mykiss</i>) and tidewater goby (<i>Eucyclogobius newberryi</i>). Habitat capable of supporting special-status amphibians and reptiles such as the red-legged frog (<i>Rana aurora draytonii</i>) and western pond turtle (<i>Clemmys marmorata pallida</i>). Nesting and roosting areas for various species of raptors such as 	<p>CE 8.1 ESHA Designation. [GP/CP] Requisite habitats for individual occurrences of special-status plants and animals, including candidate species for listing under the state and federal endangered species acts, California species of special concern, California Native Plant Society List 1B plants, and other species protected under provisions of the California Fish and Game Code shall be preserved and protected, and their occurrences, including habitat requirements, shall be designated as ESHAs.</p> <p>These habitats include, but are not limited to, habitats which support the <u>species listed in Table 4-1 Potentially Occurring Special Status Species and habitats listed in Table 4-1 Summary of Environmentally Sensitive Habitats, and habitats listed in Table 4-2, Summary of Environmentally Sensitive Habitats, following:</u></p> <ol style="list-style-type: none"> Special-status plant species such as Santa Barbara honeysuckle (<i>Lonicera subspicata</i> var. <i>subspicata</i>), southern tarplant (<i>Centromadia parryi</i> ssp. <i>australis</i>) and black-flowered figwort (<i>Scrophularia atrata</i>). Habitat capable of supporting special-status invertebrate species, such as the globose dune beetle (<i>Coelus globosus</i>), and roosting habitat for the monarch butterfly. Aquatic habitat capable of supporting special-status fish species such as the steelhead trout (<i>Oncorhynchus mykiss</i>) and tidewater goby (<i>Eucyclogobius newberryi</i>). 	Same Change as Alt 2a.	<p>CE 8.1 ESHA Designation. [GP/CP] Requisite habitats for individual occurrences of special-status plants and animals, including candidate species for listing under the state and federal endangered species acts, California species of special concern, California Native Plant Society List 1B plants, and other species protected under provisions of the California Fish and Game Code shall be preserved and protected, and their occurrences, including habitat requirements, shall be designated as ESHAs.</p> <p>These habitats include, but are not limited to, the following:</p> <ol style="list-style-type: none"> <u>Habitats that support</u> Special-status plant species, such as oak woodland with populations of Santa Barbara honeysuckle (<i>Lonicera subspicata</i> var. <i>subspicata</i>) <u>or wetlands with populations of</u>; southern tarplant (<i>Centromadia parryi</i> ssp. <i>australis</i>); <u>and black-flowered figwort (<i>Scrophularia atrata</i>).</u> <u>Habitats that capable of supporting</u> special-status invertebrate species, such as <u>foredunes occupied by</u> the globose dune beetle (<i>Coelus globosus</i>), <u>and woodlands used as</u> roosting sites <u>habitat for by the migratory</u> monarch butterfly. <u>Aquatic habitats that capable of supporting</u> special-status fish species, such as <u>creeks where the</u> steelhead trout (<i>Oncorhynchus mykiss</i>) <u>occur and estuaries where</u> tidewater goby (<i>Eucyclogobius newberryi</i>) <u>occur.</u> <u>Aquatic and terrestrial</u> Habitats that capable of supporting

**TABLE 2-1
TRACK 3 POLICIES: AMENDMENT ALTERNATIVES**

Policy ID #	Alt 1 - No Changes (No Project)	Alt 2a - City-Initiated Revisions	Alt 2b – Options Associated with City-Initiated Revisions	Alt 3 – SEIR Recommended Revisions
	<p><i>Cooper's hawks (Accipiter cooperii), red-tailed hawks (Buteo jamaicensis), white-tailed kites (Elanus leucurus), and turkey vultures (Cathartes aura).</i></p> <p>f. <i>Nesting habitat for other special-status bird species such as western snowy plover, southwestern willow flycatcher (Empidonax traillii extimus), loggerhead shrike (Lanius ludovicianus), yellow warbler (Dendroica petechia), or tri-colored blackbird (Agelaius tricolor).</i></p> <p>g. <i>Nesting and foraging habitat for special-status mammals such as pallid bat (Antrozous pallidus), western red bat (Lasiurus blossevillii), Yuma myotis (Myotis yumanensis), and American badger (Taxidea taxus).</i></p>	<p>d. <i>Habitat capable of supporting special-status amphibians and reptiles such as the red-legged frog (Rana aurora draytonii) and western pond turtle (Clemmys marmorata pallida).</i></p> <p>e. <i>Nesting and roosting areas for various species of raptors such as Cooper's hawks (Accipiter cooperii), red-tailed hawks (Buteo jamaicensis), white-tailed kites (Elanus leucurus), and turkey vultures (Cathartes aura).</i></p> <p>f. <i>Nesting habitat for other special-status bird species such as western snowy plover, southwestern willow flycatcher (Empidonax traillii extimus), loggerhead shrike (Lanius ludovicianus), yellow warbler (Dendroica petechia), or tri-colored blackbird (Agelaius tricolor).</i></p> <p>g. <i>Nesting and foraging habitat for special status mammals such as pallid bat (Antrozous pallidus), western red bat (Lasiurus blossevillii), Yuma myotis (Myotis yumanensis), and American badger (Taxidea taxus).</i></p>		<p>special-status amphibians and reptiles, such as <u>riparian areas where the red-legged frogs (Rana aurora draytonii) occur and streams and ponds used by the western pond turtle (Clemmys marmorata pallida).</u></p> <p>e. Nesting and roosting areas for <u>special-status bird species, various species of raptors such as Cooper's hawks (Accipiter cooperii), red-tailed hawks (Buteo jamaicensis), white-tailed kites (Elanus leucurus), and turkey vultures (Cathartes aura).</u></p> <p>f. Nesting habitat for other special-status bird species such as western snowy plover, southwestern willow flycatcher (Empidonax traillii extimus), loggerhead shrike (Lanius ludovicianus), yellow warbler (Dendroica petechia), or and tri-colored blackbird (Agelaius tricolor); and communal roost sites for turkey vultures.</p> <p><u>f. g. Nesting and foraging habitat that supports for special-status mammals, including communal nest and roost sites for the such as pallid bat (Antrozous pallidus), western red bat (Lasiurus blossevillii), and Yuma myotis (Myotis yumanensis); and den sites for the American badger (Taxidea taxus).</u></p>
ESHAs – Protection and Buffers				
CE 1.6	<p>CE 1.6 Protection of ESHAs. [GP/CP] ESHAs shall be protected against significant disruption of habitat values, and only uses or development dependent on and compatible with maintaining such resources shall be allowed within ESHAs or their buffers. The following shall apply:</p> <p>a. No development, except as otherwise allowed by this element, shall be allowed within ESHAs.</p> <p>b. A setback or buffer separating all permitted development from an adjacent ESHA shall be required and shall have a minimum width as set forth in subsequent policies of this element. The purpose of such setbacks shall be to prevent any degradation of the ecological functions provided by the habitat area.</p> <p>c. Public accessways and trails are considered resource-dependent uses and may be located within or adjacent to ESHAs. These uses shall be sited to avoid or minimize impacts on the resource to the maximum extent feasible. Measures—such as signage, placement of boardwalks, and limited fencing or other barriers—shall be implemented as necessary to protect ESHAs.</p> <p>d. The following uses and development may be allowed in ESHAs or ESHA buffers only where there are no feasible, less environmentally damaging alternatives and will be subject to requirements for mitigation measures to avoid or lessen impacts to the maximum extent feasible: 1) public road crossings, 2) utility lines, 3) resource restoration and enhancement projects, 4) nature education, and 5) biological research.</p> <p>e. If the provisions herein 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. This use shall not exceed a development footprint of 20 percent of the parcel area and shall be subject to approval of a conditional use permit. Alternatively, the City may establish a program to allow transfer of development rights for such parcels to receiving parcels that have areas suitable for and are designated on the Land Use Plan map for the appropriate type of use and development.</p> <p>f. Any land use, construction, grading, or removal of vegetation that is not listed above is prohibited.</p>	<p>CE 1.6 Protection of ESHAs. [GP/CP] ESHAs shall be protected against significant disruption of habitat values, and only uses or development dependent on and compatible with maintaining such resources shall be allowed within ESHAs or their buffers. The following shall apply:</p> <p>a. No development, except as otherwise allowed by this element, shall be allowed within ESHAs <u>and/or ESHA buffers.</u></p> <p>b. A setback or buffer separating all permitted development from an adjacent ESHA shall be required and shall have a minimum width as set forth in subsequent policies of this element. The purpose of such setbacks shall be to prevent any degradation of the ecological functions provided by the habitat area.</p> <p>c. Public accessways and trails are considered resource-dependent uses and may be located within or adjacent to ESHAs. These uses shall be sited to avoid or minimize impacts on the resource to the maximum extent feasible. Measures—such as signage, placement of boardwalks, and limited fencing or other barriers—shall be implemented as necessary to protect ESHAs.</p> <p>d. The following uses and development may be allowed in ESHAs or ESHA buffers only where there are no feasible, less environmentally damaging alternatives and will be subject to requirements for mitigation measures to avoid or lessen impacts to the maximum extent feasible: 1) public road crossings, 2) utility lines, 3) resource restoration and enhancement projects, 4) nature education, <u>and 5) biological research, and 6) Public Works projects only where there are no feasible, less environmentally damaging alternatives.</u></p> <p>e. If the provisions herein 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. This use shall not exceed a development footprint of 20 percent of the parcel area and shall be subject to approval of a conditional use permit. Alternatively, the City may establish a program to allow transfer of development rights for such parcels to receiving parcels that have areas suitable for and are designated on the Land Use Plan map for the appropriate type of use and development.</p> <p>f. Any land use, construction, grading, or removal of vegetation that is not listed above is prohibited.</p>	<p>CE 1.6 Protection of ESHAs. [GP/CP] <u>The City shall prepare a Citywide Habitat Management Plan that includes the guidelines and criteria for compatible uses in ESHA, ESHA buffers, and other such protected biological resources.</u></p> <p>ESHAs shall be protected against significant disruption of habitat values, and only uses or development dependent on and compatible with maintaining such resources shall be allowed within ESHAs or their buffers. The following shall apply:</p> <p>a. No development, except as otherwise allowed by this element, shall be allowed within ESHAs.</p> <p>b. A setback or buffer separating all permitted development from an adjacent ESHA shall be required and shall have a minimum width as set forth in subsequent policies of this element. The purpose of such setbacks shall be to prevent any degradation of the ecological functions provided by the habitat area.</p> <p>c. Public accessways and trails are considered resource-dependent uses and may be located within or adjacent to ESHAs. These uses shall be sited to avoid or minimize impacts on the resource to the maximum extent feasible. Measures—such as signage, placement of boardwalks, and limited fencing or other barriers—shall be implemented as necessary to protect ESHAs.</p> <p>d. The following uses and development may be allowed in ESHAs or ESHA buffers only where there are no feasible, less environmentally damaging alternatives and will be subject to requirements for mitigation measures to avoid or lessen impacts to the maximum extent feasible: 1) public road crossings, 2) utility lines, 3) resource restoration and enhancement projects, 4) nature education, and 5) biological research.</p> <p>e. If the provisions herein 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. This use shall not exceed a development footprint of 20 percent of the parcel area and shall be subject to approval of a conditional use permit. Alternatively, the City may establish a program to allow transfer of development rights for such parcels to receiving parcels that have areas suitable for and are designated on the Land Use Plan map for the appropriate type of use and development.</p> <p>f. Any land use, construction, grading, or removal of vegetation that is not listed above is prohibited.</p>	Same Change as Alt 2a.

**TABLE 2-1
TRACK 3 POLICIES: AMENDMENT ALTERNATIVES**

Policy ID #	Alt 1 - No Changes (No Project)	Alt 2a - City-Initiated Revisions	Alt 2b – Options Associated with City-Initiated Revisions	Alt 3 – SEIR Recommended Revisions
CE 5.3	<p>CE 5.3 Protection of Coastal Sage Scrub and Chaparral. [GP/CP] In addition to the provisions of Policy CE 1, the following standards shall apply:</p> <p>a. For purposes of this policy, existing coastal sage scrub is defined as a drought-tolerant, Mediterranean habitat characterized by soft-leaved, shallow-rooted subshrubs such as California sagebrush (<i>Artemisia californica</i>), coyote bush (<i>Baccharis pilularis</i>), and California encelia (<i>Encelia californica</i>). It is found at lower elevations in both coastal and interior areas where moist maritime air penetrates inland. Chaparral is composed mainly of fire- and drought-adapted woody, evergreen, shrubs and generally occupies hills and lower mountain slopes.</p> <p>b. To the maximum extent feasible, development shall avoid impacts to coastal sage scrub and chaparral habitats that would destroy, isolate, interrupt, or cause a break in continuous habitat that would (1) disrupt associated bird and animal movement patterns and seed dispersal, and (2) increase erosion and sedimentation impacts to nearby creeks or drainages.</p> <p>c. Impacts to coastal sage scrub and chaparral habitats shall be minimized by providing at least a 25-foot buffer restored with native species around the perimeter of the delineated habitat area.</p> <p>d. Removal of nonnative and invasive exotic species shall be allowed; revegetation shall be with plants or seeds collected within the same watershed whenever feasible.</p>	<p>CE 5.3 Protection of Coastal Sage Scrub and Chaparral. [GP/CP] In addition to the provisions of Policy CE 1, <u>the City shall prepare a Citywide Habitat Management Plan that includes the guidelines and criteria for compatible uses in ESHA, ESHA buffers, and other such protected biological resources. The Citywide Habitat Management Plan shall include the standards applicable to the protection of coastal sage scrub and chaparral ESHAs.</u> the following standards shall apply:</p> <p>a. For purposes of this policy, existing coastal sage scrub is defined as a drought-tolerant, Mediterranean habitat characterized by soft-leaved, shallow-rooted subshrubs such as California sagebrush (<i>Artemisia californica</i>), coyote bush (<i>Baccharis pilularis</i>), and California encelia (<i>Encelia californica</i>). It is found at lower elevations in both coastal and interior areas where moist maritime air penetrates inland. Chaparral is composed mainly of fire- and drought-adapted woody, evergreen, shrubs and generally occupies hills and lower mountain slopes.</p> <p>b. To the maximum extent feasible, development shall avoid impacts to coastal sage scrub and chaparral habitats that would destroy, isolate, interrupt, or cause a break in continuous habitat that would (1) disrupt associated bird and animal movement patterns and seed dispersal, and (2) increase erosion and sedimentation impacts to nearby creeks or drainages.</p> <p>c. Impacts to coastal sage scrub and chaparral habitats shall be minimized by providing at least a 25-foot buffer restored with native species around the perimeter of the delineated habitat area.</p> <p>d. Removal of nonnative and invasive exotic species shall be allowed; revegetation shall be with plants or seeds collected within the same watershed whenever feasible.</p>	Same Change as Alt 2a.	<p>CE 5.3 Protection of Coastal Bluff Scrub, Coastal Sage Scrub, and Chaparral. [GP/CP] In addition to the provisions of Policy CE 1, the following standards shall apply:</p> <p>a. For purposes of this policy, existing <u>coastal bluff scrub is defined as scrub habitat occurring on exposed coastal bluffs. Example species in bluff scrub habitat include Brewer's saltbush (<i>Atriplex lentiformis</i>), lemonade berry (<i>Rhus integrifolia</i>), seashore blight (<i>Suaeda californica</i>), seacliff buckwheat (<i>Eriogonum parvifolium</i>), California sagebrush (<i>Artemisia californica</i>), and coyote bush (<i>Baccharis pilularis</i>).</u> Coastal sage scrub is defined as a drought-tolerant, Mediterranean habitat characterized by soft-leaved, shallow-rooted subshrubs such as California sagebrush (<i>Artemisia californica</i>), coyote bush (<i>Baccharis pilularis</i>), and California encelia (<i>Encelia californica</i>). It is found at lower elevations in both coastal and interior areas where moist maritime air penetrates inland. Chaparral <u>is defined as composed mainly of fire- and drought-adapted woody, evergreen, shrubs and generally occurring on occupies</u> hills and lower mountain slopes. <u>The area must have both the compositional and structural characteristics of coastal bluff scrub, coastal sage scrub, or chaparral habitat as described in Preliminary Descriptions of Terrestrial Natural Communities of California (Holland 1986) or other classification system recognized by the California Department of Fish and Game.</u></p> <p>b. To the maximum extent feasible, development shall avoid impacts to <u>coastal bluff scrub, coastal sage scrub, and or</u> chaparral habitat <u>that is part of a wildlife movement corridor and the impact would preclude animal movement or isolate ESHAs previously connected by the corridor.</u> s that would destroy, isolate, interrupt, or cause a break in continuous habitat that would (1) disrupt associated bird and animal movement patterns and seed dispersal, and (2) increase erosion and sedimentation impacts to nearby creeks or drainages.</p> <p>c. Impacts to <u>coastal bluff scrub, coastal sage scrub, and chaparral ESHAs</u> habitats shall be minimized by providing at least a 25-foot buffer restored with native species around the perimeter of the ESHA, <u>delineated habitat area, unless the activity is allowed under other CE subpolicies and mitigation is applied per CE 1.7.</u></p> <p>d. Removal of nonnative and invasive exotic species shall be allowed; revegetation shall be with plants or seeds collected within the same watershed whenever feasible.</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 of adverse impacts to special-status species and their habitats, including spawning, nesting, rearing, roosting, foraging, and other elements of the required habitats. <u>The City shall prepare a Citywide Habitat Management Plan that includes the guidelines and criteria for compatible uses in ESHA, ESHA buffers, and other such protected biological resources. The Citywide Habitat Management Plan shall include the standards applicable to new development near ESHAs.</u></p>	Same Change as Alt 2a.	<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 <u>to the maximum extent feasible. See also CE 1.7 for mitigation of impacts to ESHA and CE 1.9 for standards applicable to development projects.</u></p>
CE 4.5	<p>CE 4.5 Buffers Adjacent to Monarch Butterfly ESHAs. [GP/CP] A buffer of a sufficient size to ensure the biological integrity and preservation of the monarch butterfly habitat, including aggregation sites and the surrounding grove of trees, shall be required. Buffers shall not be less than 100 feet around existing and historic roost sites as measured from the outer extent of the tree canopy. The buffer area shall serve as transitional habitat with native vegetation and shall provide physical barriers to human intrusion. The buffer may be reduced to 50 feet in circumstances where the trees contribute to the habitat but are not considered likely to function as an aggregation site, such as along narrow windrows. Grading and other activities that could alter the surface hydrology that sustains the groves of trees are prohibited within or adjacent to the buffer area.</p>	<p>CE 4.5 Buffers Adjacent to Monarch Butterfly ESHAs. [GP/CP] A buffer of a sufficient size to ensure the biological integrity and preservation of the monarch butterfly habitat, including aggregation sites and the surrounding grove of trees, shall be required. <u>The City shall prepare a Citywide Habitat Management Plan that includes the guidelines and criteria for compatible uses in ESHA, ESHA buffers, and other such protected biological resources. The Citywide Habitat Management Plan shall include the details regarding buffers adjacent to monarch butterfly ESHAs. Buffers shall not be less than 100 feet around existing and historic roost sites as measured from the outer extent of the tree canopy. The buffer area shall serve as transitional habitat with native vegetation and shall provide physical barriers to human intrusion. The buffer may be reduced to 50 feet in circumstances where the trees contribute to the habitat but are not considered likely to function as an aggregation site, such as along narrow windrows. Grading and other activities that could alter the surface hydrology that sustains the groves of trees are prohibited within or adjacent to the buffer area.</u></p>	Same Change as Alt 2a.	<p>CE 4.5 Buffers Adjacent to Monarch Butterfly ESHAs. [GP/CP] A buffer of a sufficient size to ensure the biological integrity and preservation of the monarch butterfly habitat, including aggregation sites and the surrounding grove of trees, shall be required. Buffers shall not be less than 100 feet around existing and historic roost sites as measured from the outer extent of the tree canopy. The buffer area shall serve as transitional habitat with native vegetation and shall provide physical barriers to human intrusion. The buffer may be reduced to 50 feet in circumstances where the trees contribute to the habitat but are not considered likely to function as an aggregation site, such as along narrow windrows. Grading and other activities that could alter the surface hydrology that sustains the groves of trees are prohibited within or adjacent to the buffer area, <u>unless the activity is allowed under other CE subpolicies and mitigation is applied per CE 1.7. Protections afforded to historic and existing roost sites shall be evaluated on a case-by-case basis by a qualified biologist.</u></p>

**TABLE 2-1
TRACK 3 POLICIES: AMENDMENT ALTERNATIVES**

Policy ID #	Alt 1 - No Changes (No Project)	Alt 2a - City-Initiated Revisions	Alt 2b – Options Associated with City-Initiated Revisions	Alt 3 – SEIR Recommended Revisions
CE 8.4	<p>CE 8.4 Buffer Areas for Raptor Species. [GP/CP] Development shall be designed to provide a 100-foot buffer around active and historical nest sites for protected species of raptors when feasible. In existing developed areas, the width of the buffer may be reduced to correspond to the actual width of the buffer for adjacent development. If the biological study described in CE 8.3 determines that an active raptor nest site exists on the subject property, whenever feasible no vegetation clearing, grading, construction, or other development activity shall be allowed within a 300-foot radius of the nest site during the nesting and fledging season.</p>	<p>CE 8.4 Buffer Areas for Raptor Species. [GP/CP] Development shall be designed to provide a 100-foot buffer around active and historical nest sites for protected species of raptors when feasible. In existing developed areas, the width of the buffer may be reduced to correspond to the actual width of the buffer for adjacent development. If the biological study described in CE 8.3 determines that an active raptor nest site exists on the subject property, whenever feasible no vegetation clearing, grading, construction, or other development activity shall be allowed within a 300-foot radius of the nest site during the nesting and fledging season</p>	<p>CE 8.4 Buffer Areas for Raptor Species. [GP/CP] Development shall be designed to provide a 100-foot buffer around active and historical nest sites for protected species of raptors when feasible. In existing developed areas, the width of the buffer may be reduced to correspond to the actual width of the buffer for adjacent development. If the biological study described in CE 8.3 determines that an active raptor nest site exists on the subject property, whenever feasible no vegetation clearing, grading, construction, or other development activity shall be allowed within a 300-foot radius of the nest site during the nesting and fledging season. <u>The City shall prepare a Citywide Habitat Management Plan that includes the guidelines and criteria for compatible uses in ESHA, ESHA buffers, and other such protected biological resources. The Citywide Habitat Management Plan shall establish the criteria for and distance of buffer areas for raptor-related ESHAs.</u></p>	<p>CE 8.4 Buffer Areas for Raptor Species. [GP/CP] Development shall be designed to provide a 100-foot buffer around active and historical nest sites for protected species of raptors when feasible. <u>Protection afforded to historic nest sites shall be evaluated on a case-by-case basis by a qualified biologist.</u> In existing developed areas, the width of the buffer may be reduced to correspond to the actual width of the buffer for adjacent development. If the biological study described in CE 8.3 determines that an active raptor nest site exists on the subject property, whenever feasible no vegetation clearing, grading, construction, or other development activity shall be allowed within a 300-foot radius of the nest site during the nesting and fledging season</p>
ESHAs – Development Standards				
CE 1.9	<p>CE 1.9 Standards Applicable to Development Projects. [GP/CP] The following standards shall apply to consideration of developments within or adjacent to ESHAs:</p> <ul style="list-style-type: none"> a. Site designs shall preserve wildlife corridors or habitat networks. Corridors shall be of sufficient width to protect habitat and dispersal zones for small mammals, amphibians, reptiles, and birds. b. Land divisions for parcels within or adjacent to an ESHA shall only be allowed if each new lot being created, except for open space lots, is capable of being developed without building in any ESHA or ESHA buffer and without any need for impacts to ESHAs related to fuel modification for fire safety purposes. c. Site plans and landscaping shall be designed to protect ESHAs. Landscaping, screening, or vegetated buffers shall retain, salvage, and/or reestablish vegetation that supports wildlife habitat whenever feasible. Development within or adjacent to wildlife habitat networks shall incorporate design techniques that protect, support, and enhance wildlife habitat values. Planting of nonnative, invasive species shall not be allowed in ESHAs and buffer areas adjacent to ESHAs. d. All new development shall be sited and designed so as to minimize grading, alteration of natural landforms and physical features, and vegetation clearance in order to reduce or avoid soil erosion, creek siltation, increased runoff, and reduced infiltration of stormwater and to prevent net increases in baseline flows for any receiving water body. e. Light and glare from new development shall be controlled and directed away from wildlife habitats. Exterior night lighting shall be minimized, restricted to low intensity fixtures, shielded, and directed away from ESHAs. f. In order to minimize adverse impacts related to fish and wildlife habitat conservation areas and noise, noise levels from new development should not exceed an exterior noise level of 60 Ldn (day-night noise level) at the habitat site. During construction, noise levels may exceed these levels when it can be demonstrated that significant adverse impacts on wildlife can be avoided or will be temporary. g. All new development shall be sited and designed to minimize the need for fuel modification, or weed abatement, for fire safety in order to preserve native and/or nonnative supporting habitats. Development shall use fire-resistant materials and incorporate alternative measures, such as firewalls and landscaping techniques, that will reduce or avoid fuel modification activities. h. The timing of grading and construction activities shall be controlled to minimize potential disruption of wildlife during critical time periods such as nesting or breeding seasons. i. Grading, earthmoving, and vegetation clearance adjacent to an ESHA shall be prohibited during the rainy season, generally from November 1 to March 31, except where necessary to protect or enhance the ESHA itself. An exception to this prohibition may be allowed if these actions are necessary to remediate hazardous flooding or geologic conditions that endanger public health and 	<p>CE 1.9 Standards Applicable to Development Projects. [GP/CP] The following standards shall apply to consideration of developments within or adjacent to ESHAs:</p> <ul style="list-style-type: none"> a. Site designs shall preserve wildlife corridors or habitat networks. Corridors shall be of sufficient width to protect habitat and dispersal zones for small mammals, amphibians, reptiles, and birds. b. Land divisions for parcels within or adjacent to an ESHA shall only be allowed if each new lot being created, except for open space lots, is capable of being developed without building in any ESHA or ESHA buffer and without any need for impacts to ESHAs related to fuel modification for fire safety purposes. c. Site plans and landscaping shall be designed to protect ESHAs. Landscaping, screening, or vegetated buffers shall retain, salvage, and/or reestablish vegetation that supports wildlife habitat whenever feasible. Development within or adjacent to wildlife habitat networks shall incorporate design techniques that protect, support, and enhance wildlife habitat values. Planting of nonnative, invasive species shall not be allowed in ESHAs and buffer areas adjacent to ESHAs. d. All new development shall be sited and designed so as to minimize grading, alteration of natural landforms and physical features, and vegetation clearance in order to reduce or avoid soil erosion, creek siltation, increased runoff, and reduced infiltration of stormwater and to prevent net increases in baseline flows for any receiving water body. e. Light and glare from new development shall be controlled and directed away from wildlife habitats. Exterior night lighting shall be minimized, restricted to low intensity fixtures, shielded, and directed away from ESHAs. f. In order to minimize adverse impacts related to fish and wildlife habitat conservation areas and noise, noise levels from new development should not exceed an exterior noise level of 60 Ldn (day-night noise level) at the habitat site. During construction, noise levels may exceed these levels when it can be demonstrated that significant adverse impacts on wildlife can be avoided or will be temporary. g. All new development shall be sited and designed to minimize the need for fuel modification, or weed abatement, for fire safety in order to preserve native and/or nonnative supporting habitats. Development shall use fire-resistant materials and incorporate alternative measures, such as firewalls and landscaping techniques, that will reduce or avoid fuel modification activities. h. The timing of grading and construction activities shall be controlled to minimize potential disruption of wildlife during critical time periods such as nesting or breeding seasons. i. Grading, earthmoving, and vegetation clearance adjacent to an ESHA shall be prohibited during the rainy season, generally from November 1 to March 31, <u>unless erosion control measures such as sediment basins, silt fencing, sandbagging, or installation of geofabrics have been incorporated into the project and such measures receive prior City approval, or except</u> where necessary 	Same Change as Alt 2a.	<p>CE 1.9 Standards Applicable to Development Projects. [GP/CP] The following standards shall apply to consideration of developments within or adjacent to ESHAs:</p> <ul style="list-style-type: none"> a. Site designs shall preserve wildlife corridors or habitat networks. Corridors shall be of sufficient width to protect habitat and dispersal zones for small mammals, amphibians, reptiles, and birds. b. Land divisions for parcels within or adjacent to an ESHA shall only be allowed if each new lot being created, except for open space lots, is capable of being developed without building in any ESHA or ESHA buffer and without any need for impacts to ESHAs related to fuel modification for fire safety purposes. c. Site plans and landscaping shall be designed to protect ESHAs. Landscaping, screening, or vegetated buffers shall retain, salvage, and/or reestablish vegetation that supports wildlife habitat whenever feasible. Development within or adjacent to wildlife habitat networks shall incorporate design techniques that protect, support, and enhance wildlife habitat values. Planting of nonnative, invasive species shall not be allowed in ESHAs and buffer areas adjacent to ESHAs. d. All new development shall be sited and designed so as to minimize grading, alteration of natural landforms and physical features, and vegetation clearance in order to reduce or avoid soil erosion, creek siltation, increased runoff, and reduced infiltration of stormwater and to prevent net increases in baseline flows for any receiving water body. e. Light and glare from new development shall be controlled and directed away from wildlife habitats. Exterior night lighting shall be minimized, restricted to low intensity fixtures, shielded, and directed away from ESHAs. f. <u>All new development should minimize potentially significant noise impacts on special-status species in adjacent ESHAs. In order to minimize adverse impacts related to fish and wildlife habitat conservation areas and noise, noise levels from new development should not exceed an exterior noise level of 60 Ldn (day-night noise level) at the habitat site. During construction, noise levels may exceed these levels when it can be demonstrated that significant adverse impacts on wildlife can be avoided or will be temporary.</u> g. All new development shall be sited and designed to minimize the need for fuel modification, or weed abatement, for fire safety in order to preserve native and/or nonnative supporting habitats. Development shall use fire-resistant materials and incorporate alternative measures, such as firewalls and landscaping techniques, that will reduce or avoid fuel modification activities. h. The timing of grading and construction activities shall be controlled to minimize potential disruption of wildlife during critical time periods such as nesting or breeding seasons. i. Grading, earthmoving, and vegetation clearance adjacent to an ESHA shall be prohibited during the rainy season, generally from November 1 to March 31, except <u>as follows: 1)</u>

**TABLE 2-1
TRACK 3 POLICIES: AMENDMENT ALTERNATIVES**

Policy ID #	Alt 1 - No Changes (No Project)	Alt 2a - City-Initiated Revisions	Alt 2b – Options Associated with City-Initiated Revisions	Alt 3 – SEIR Recommended Revisions
	<p>safety.</p> <p>j. In areas that are not adjacent to ESHAs, where grading may be allowed during the rainy season, erosion control measures such as sediment basins, silt fencing, sandbagging, and installation of geofabrics shall be implemented prior to and concurrent with all grading operations.</p>	<p>to protect or enhance the ESHA itself. An exception to this prohibition, <u>subject to City approval</u>, may be allowed if these actions are necessary to remediate hazardous flooding or geologic conditions that endanger public health and safety.</p> <p>j. In areas that are not adjacent to ESHAs, where grading may be allowed during the rainy season, erosion control measures such as sediment basins, silt fencing, sandbagging, and installation of geofabrics shall be implemented prior to and concurrent with all grading operations.</p>		<p>where erosion control measures such as sediment basins, silt fencing, sandbagging, or installation of geofabrics have been incorporated into the project and approved in advance by the City; 2) where necessary to protect or enhance the ESHA itself; or 3). An exception to this prohibition may be allowed if these actions are where necessary to remediate hazardous flooding or geologic conditions that endanger public health and safety.</p> <p>j. In areas that are not adjacent to ESHAs, where grading may be allowed during the rainy season, erosion control measures such as sediment basins, silt fencing, sandbagging, and installation of geofabrics shall be implemented prior to and concurrent with all grading operations.</p>
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> <p>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.</p> <p>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.</p> <p>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.</p> <p>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>	<p>CE 4.6 Standards Applicable to New Development Adjacent to Monarch ESHAs. [GP/CP] <u>The City shall prepare a Citywide Habitat Management Plan that includes the guidelines and criteria for compatible uses in ESHA, ESHA buffers, and other such protected biological resources. The Citywide Habitat Management Plan shall include the standards applicable to new development adjacent to monarch ESHAs.</u> The following standards shall apply to consideration of proposals for new development adjacent to monarch ESHAs or ESHA buffers:</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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>	Same Change as Alt 2a.	<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> <p>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.</p> <p>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.</p> <p>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.</p> <p>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 it can be demonstrated that the Monarch Butterfly Habitat Protection Plan provides the necessary measures to protect the roost, subject to the approval of the City.</u></p>
Streams and Creeks				
CE 2.2	<p>Alternative 1—No Changes (No Project) as Existing Prior to May 2009</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 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>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 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</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 <u>determined in accordance with the City's adopted Streamside Protection Plan. The Streamside Protection Plan should reflect varying buffer widths based on differences in stream class/order and levels of adjacent development, as follows:</u></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 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</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 <u>SPA streamside protection area</u> in a natural state in order to protect the associated riparian habitats and ecosystems. The <u>SPA streamside protection area</u> 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 SPA <u>upland buffer streamside protection area</u> 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. The City may consider increasing or decreasing the width of the SPA upland buffer on a case-by-case basis at the time of environmental review. The City may allow portions of a SPA upland buffer to be less than 50 feet wide based on a site specific assessment if (1) there is no feasible alternative siting for development that will avoid the SPA upland buffer; and (2) the project's impacts will not have significant adverse effects on streamside vegetation or the biotic quality of the stream. 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</p>

**TABLE 2-1
TRACK 3 POLICIES: AMENDMENT ALTERNATIVES**

Policy ID #	Alt 1 - No Changes (No Project)	Alt 2a - City-Initiated Revisions	Alt 2b – Options Associated with City-Initiated Revisions	Alt 3 – SEIR Recommended Revisions
	<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>Alternative 1—No Changes (No Project) as Amended by City May 2009</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 SPA in a natural state in order to protect the associated riparian habitats and ecosystems. The SPA 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 SPA upland buffer shall be as follows:</p> <p>a. In areas where land has already been fully subdivided and developed, the SPA <u>upland</u> buffer 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 associated 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, only if:</p> <ol style="list-style-type: none"> (1) there is no feasible alternative siting for the development that will avoid the SPA; (2) the new development will not extend into an ESHA, and the resulting buffer will not be less than 25 feet; and (3) the new development will not encroach further into the SPA than the existing development on the parcel. <p>b. In all other instances, the SPA <u>upland</u> buffer 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. <u>If there is no feasible alternative siting for the development that will avoid the SPA, the City may consider changing the width of the SPA upland buffer on a case-by-case basis at the time of environmental review. Based on a site-specific assessment, the City may designate portions of an SPA upland buffer to be less than or greater than 100 feet wide, but not less than 50 feet, only if:</u></p> <ol style="list-style-type: none"> (1) <u>substantial beneficial environmental improvements to the creek, its SPA, and/or related ESHAs are to be made as part of the project;</u> (2) <u>the new development will not extend into an ESHA, and the resulting buffer will not be less than 50 feet; and</u> (3) <u>the project's impacts will not have significant adverse effects on streamside vegetation or the biotic quality of the stream.</u> <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. <i>(Amended by Reso. 09-30, 5/19/09)</i></p>	<p>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>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>ESHA, and the resulting buffer will not be less than 25 feet; and (3) the new 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>b-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>

**TABLE 2-1
TRACK 3 POLICIES: AMENDMENT ALTERNATIVES**

Policy ID #	Alt 1 - No Changes (No Project)	Alt 2a - City-Initiated Revisions	Alt 2b – Options Associated with City-Initiated Revisions	Alt 3 – SEIR Recommended Revisions
CE 2.3	<p>CE 2.3 Allowable Uses and Activities in Streamside Protection Areas. [GP/CP] The following compatible land uses and activities may be allowed in SPAs, subject to all other policies of this plan, including those requiring avoidance or mitigation of impacts:</p> <ul style="list-style-type: none"> a. Agricultural operations, provided they are compatible with preservation of riparian resources. b. Fencing along property boundaries and along SPA boundaries. c. Maintenance of existing roads, driveways, utilities, structures, and drainage improvements. d. Construction of public road crossings and utilities, provided that there is no feasible, less environmentally damaging alternative. e. Construction and maintenance of foot trails, bicycle paths, and similar low-impact facilities for public access. f. Resource restoration or enhancement projects. g. Nature education and research activities. h. Low-impact interpretive and public access signage. <p>Any land use, construction, grading, or removal of vegetation that is not listed above is prohibited.</p>	<p>CE 2.3 Allowable Uses and Activities in Streamside Protection Areas. [GP/CP] The following compatible land uses and activities may be allowed in SPAs, subject to all other policies of this plan, including those requiring avoidance or mitigation of impacts:</p> <ul style="list-style-type: none"> a. Agricultural operations, provided they are compatible with preservation of riparian resources. b. Fencing <u>and other access barriers</u> along property boundaries and along SPA boundaries. c. Maintenance of existing roads, driveways, utilities, structures, and drainage improvements. d. Construction of public road crossings and utilities, provided that there is no feasible, less environmentally damaging alternative. e. Construction and maintenance of foot trails, bicycle paths, and similar low-impact facilities for public access. f. Resource restoration or enhancement projects. g. Nature education and research activities. h. Low-impact interpretive and public access signage. i. <u>Other such Public Works projects only where there are no feasible, less environmentally damaging alternative.</u> <p>Any land use, construction, grading, or removal of vegetation that is not listed above is prohibited.</p>	Same Change as Alt 2a.	Same Change as Alt 2a.
CE 2.5	<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> <ul style="list-style-type: none"> a. The capacity of natural drainage courses shall not be diminished by development or other activities. 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. 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. 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. 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>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> <ul style="list-style-type: none"> a. The capacity of natural drainage courses shall not be diminished by development or other activities. 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. 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. 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. 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> located outside creek beds and banks, <u>where feasible.</u> 	Same Change as Alt 2a.	Same Change as Alt 2a.

**TABLE 2-1
TRACK 3 POLICIES: AMENDMENT ALTERNATIVES**

Wetlands				
CE 3.1	<p>CE 3.1 Definition of Wetlands. [GP/CP] <i>Wetlands</i> are defined as those areas that are inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Lands classified as wetlands generally have one or more of three indicators: (1) a substrate that is predominately undrained hydric soils; (2) at least periodically, the land supports a preponderance of plants adapted to moist areas, or hydrophytic plants; or (3) a surface or subsurface water source that is present for sufficient periods of time to promote formation of hydric soils or growth of hydrophytic plant species.</p>	<p>CE 3.1 Definition of Wetlands. [GP/CP] <i>Wetlands</i> are defined as land where the water table is at near, or above the land surface long enough to promote the formation of hydric soils or to support the growth of hydrophytes, and shall also include types of wetlands where vegetation is lacking and soil is poorly developed or absent as a result of frequent drastic fluctuations of surface water levels, wave action, water flow, turbidity or high concentration of salts or other substances in the substrate. Such wetlands can be recognized by the presence of surface water or saturated substrate at some point during each year and their location within, or adjacent to vegetated wetland or deepwater habitats. those areas that are inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Lands classified as wetlands generally have one or more of three indicators: (1) a substrate that is predominately undrained hydric soils; (2) at least periodically, the land supports a preponderance of plants adapted to moist areas, or hydrophytic plants; or (3) a surface or subsurface water source that is present for sufficient periods of time to promote formation of hydric soils or growth of hydrophytic plant species.</p>	<p>CE 3.1 Definition of Wetlands. [GP/CP] <i>Wetlands</i> are defined as any area that meets the definition of a wetland as defined by the California Coastal Commission, California Department of Fish and Game, U.S. Fish and Wildlife Service, and U.S. Army Corps of Engineers. The most protective of definitions shall be applied and used to determine the boundary of a wetland. those areas that are inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Lands classified as wetlands generally have one or more of three indicators: (1) a substrate that is predominately undrained hydric soils; (2) at least periodically, the land supports a preponderance of plants adapted to moist areas, or hydrophytic plants; or (3) a surface or subsurface water source that is present for sufficient periods of time to promote formation of hydric soils or growth of hydrophytic plant species.</p>	Same Change as Alt 2b.
CE 3.4	<p>CE 3.4 Protection of Wetlands in the Coastal Zone. [CP] The biological productivity and the quality of wetlands shall be protected and, where feasible, restored. The filling, diking, or dredging of open coastal waters, wetlands, estuaries, and lakes is prohibited unless it can be demonstrated that:</p> <ol style="list-style-type: none"> There is no feasible, environmentally less damaging alternative to wetland fill. The extent of the fill is the least amount necessary to allow development of the permitted use. Mitigation measures have been provided to minimize adverse environmental effects. The purposes of the fill are limited to: incidental public services, such as burying cables or pipes; restoration of wetlands; and nature study, education, or similar resource-dependent activities. <p>A wetland buffer of a sufficient size to ensure the biological integrity and preservation of the wetland shall be required, but in no case shall wetland buffers be less than 100 feet. The buffer area shall serve as transitional habitat with native vegetation and shall provide physical barriers to human intrusion.</p>	<p>CE 3.4 Protection of Wetlands in the Coastal Zone. [CP] The biological productivity and the quality of wetlands shall be protected and, where feasible, restored; in accordance with the federal and state regulations and policies that apply to wetlands within the Coastal Zone. Only uses permitted by the regulating agencies shall be allowed within wetlands. The filling, diking, or dredging of open coastal waters, wetlands, estuaries, and lakes is prohibited unless it can be demonstrated that:</p> <ol style="list-style-type: none"> There is no feasible, environmentally less damaging alternative to wetland fill. The extent of the fill is the least amount necessary to allow development of the permitted use. Mitigation measures have been provided to minimize adverse environmental effects. The purposes of the fill are limited to: incidental public services, such as burying cables or pipes; restoration of wetlands; and nature study, education, or similar resource-dependent activities. <p>A wetland buffer of a sufficient size to ensure the biological integrity and preservation of the wetland shall be required. Generally the required buffer shall be 100 feet, but in no case shall wetland buffers be less than 50-100 feet. The buffer size should take into consideration the type and size of the development, the sensitivity of the wetland resources to detrimental edge effects of the development to the resources, natural features such as topography, the functions and values of the wetland and the need for upland transitional habitat. A 100-foot minimum buffer area shall not be reduced when it serves the functions and values of slowing and absorbing flood waters for flood and erosion control, sediment filtration, water purification, and ground water recharge. The buffer area shall serve as transitional habitat with native vegetation and shall provide physical barriers to human intrusion.</p>	<p>CE 3.4 Protection of Wetlands in the Coastal Zone. [CP] The biological productivity and the quality of wetlands shall be protected and, where feasible, restored. The City shall prepare a Riparian and Wetland Mitigation Ordinance that establishes buffers and includes the guidelines and criteria for determining the required mitigation for impacts to these resources. The filling, diking, or dredging of open coastal waters, wetlands, estuaries, and lakes is prohibited unless it can be demonstrated that:</p> <ol style="list-style-type: none"> There is no feasible, environmentally less damaging alternative to wetland fill. The extent of the fill is the least amount necessary to allow development of the permitted use. Mitigation measures have been provided to minimize adverse environmental effects. The purposes of the fill are limited to: incidental public services, such as burying cables or pipes; restoration of wetlands; and nature study, education, or similar resource dependent activities. <p>A wetland buffer of a sufficient size to ensure the biological integrity and preservation of the wetland shall be required, but in no case shall wetland buffers be less than 100 feet. The buffer area shall serve as transitional habitat with native vegetation and shall provide physical barriers to human intrusion.</p>	Same Change as Alt 2a.

**TABLE 2-1
TRACK 3 POLICIES: AMENDMENT ALTERNATIVES**

Policy ID #	Alt 1 - No Changes (No Project)	Alt 2a - City-Initiated Revisions	Alt 2b – Options Associated with City-Initiated Revisions	Alt 3 – SEIR Recommended Revisions
CE 3.5	<p>CE 3.5 Protection of Wetlands Outside the Coastal Zone [GP]. The biological productivity and the quality of inland wetlands shall be protected and, where feasible, restored. The filling of wetlands outside the Coastal Zone is prohibited unless it can be demonstrated that:</p> <ol style="list-style-type: none"> The wetland area is small, isolated, not part of a larger hydrologic system, and generally lacks productive or functional habitat value. The extent of the fill is the least amount necessary to allow reasonable development of a use allowed by the Land Use Element. Mitigation measures will be provided to minimize adverse environmental effects, including restoration or enhancement of habitat values of wetlands at another location on the site or at another appropriate offsite location within the City. <p>A wetland buffer of a sufficient size to ensure the biological integrity and preservation of the wetland shall be required. Generally a wetland buffer shall be 100 feet, but in no case shall a wetland buffer be less than 50 feet. The buffer area shall serve as transitional habitat with native vegetation and shall provide physical barriers to human intrusion.</p>	<p>CE 3.5 Protection of Wetlands Outside the Coastal Zone [GP]. The biological productivity and the quality of inland wetlands shall be protected and, where feasible, restored. The filling of wetlands outside the Coastal Zone is prohibited unless it can be demonstrated that:</p> <ol style="list-style-type: none"> The wetland area is small, isolated, not part of a larger hydrologic system, and generally lacks productive or functional habitat value. The extent of the fill is the least amount necessary to allow reasonable development of a use allowed by the Land Use Element. Mitigation measures will <u>may</u> be provided to minimize adverse environmental effects, including restoration or enhancement of habitat values of wetlands at another location on the site or at another appropriate offsite location within the City. <p>A wetland buffer of a sufficient size to ensure the biological integrity and preservation of the wetland shall <u>should</u> be required. Generally a wetland buffer shall <u>should</u> be 100 feet, but in no case shall <u>should</u> a wetland buffer be less than 50 feet. The buffer area shall <u>should</u> serve as transitional habitat with native vegetation and shall <u>should</u> provide physical barriers to human intrusion.</p>	<p>CE 3.5 Protection of Wetlands Outside the Coastal Zone [GP]. The biological productivity and the quality of inland wetlands shall be protected and, where feasible, restored. <u>The City shall prepare a Riparian and Wetland Mitigation Ordinance that establishes buffers and includes the guidelines and criteria for determining the required mitigation for impacts to these resources. The filling of wetlands outside the Coastal Zone is prohibited unless it can be demonstrated that:</u></p> <ol style="list-style-type: none"> The wetland area is small, isolated, not part of a larger hydrologic system, and generally lacks productive or functional habitat value. The extent of the fill is the least amount necessary to allow reasonable development of a use allowed by the Land Use Element. Mitigation measures will be provided to minimize adverse environmental effects, including restoration or enhancement of habitat values of wetlands at another location on the site or at another appropriate offsite location within the City. <p><u>A wetland buffer of a sufficient size to ensure the biological integrity and preservation of the wetland shall be required. Generally a wetland buffer shall be 100 feet, but in no case shall a wetland buffer be less than 50 feet. The buffer area shall serve as transitional habitat with native vegetation and shall provide physical barriers to human intrusion.</u></p>	<p>CE 3.5 Protection of Wetlands Outside the Coastal Zone, [GP]. The biological productivity and the quality of inland wetlands shall be protected and, where feasible, restored. The filling of wetlands outside the Coastal Zone is prohibited unless it can be demonstrated that:</p> <ol style="list-style-type: none"> The wetland area is small, isolated, not part of a larger hydrologic system, and generally lacks productive or functional habitat value. The extent of the fill is the least amount necessary to allow reasonable development of a use allowed by the Land Use Element. Mitigation measures will be provided to minimize adverse environmental effects, including restoration or enhancement of habitat values of wetlands at another location on the site or at another appropriate offsite location within the City. <p>A wetland buffer of a sufficient size to ensure the biological integrity and preservation of the wetland shall be required. <u>Generally a wetland buffer shall be no 100 feet, but in no case shall a wetland buffer be less than 50 feet. The buffer size should take into consideration the type and size of the development, the sensitivity of the wetland resources to detrimental edge effects of the development to the resources, natural features such as topography, the functions and values of the wetland and the need for upland transitional habitat.</u> The buffer area shall serve as transitional habitat with native vegetation and shall provide physical barriers to human intrusion.</p>
Protection of Trees				
CE 9.1	<p>CE 9.1 Definition of Protected Trees. [GP/CP] New development shall be sited and designed to preserve the following species of native trees: oaks (<i>Quercus</i> spp.), walnut (<i>Juglans californica</i>), sycamore (<i>Platanus racemosa</i>), cottonwood (<i>Populus</i> spp.), willows (<i>Salix</i> spp.), toyon (<i>Heteromeles arbutifolia</i>), or other native trees that are not otherwise protected in ESHAs.</p>	<p>CE 9.1 Definition of Protected Trees. [GP/CP] New development, <u>where feasible,</u> shall be sited and designed to preserve the following species of native trees: oaks (<i>Quercus</i> spp.), walnut (<i>Juglans californica</i>), sycamore (<i>Platanus racemosa</i>), cottonwood (<i>Populus</i> spp.), willows (<i>Salix</i> spp.), toyon (<i>Heteromeles arbutifolia</i>), or other native trees that are not otherwise protected in ESHAs. <u>If total avoidance of the native tree is not feasible, relocation should be permitted, and if relocation is not feasible, replacement in accordance with subpolicy CE 9.5 should be permitted.</u></p>	Same Change as Alt 2a.	Same Change as Alt 2a.
CE 9.3	<p>CE 9.3 Native Oak Woodlands or Savannas. [GP/CP] Native oak woodlands and savannas are designated as ESHAs and shall be preserved and protected. A minimum buffer area 25 feet wide shall be provided around the woodland, measured from the outer extent of the canopy of the trees or the critical root zone, whichever is greater.</p>	<p>CE 9.3 Native Oak Woodlands or Savannas. [GP/CP] Native oak woodlands and savannas are designated as ESHAs and shall be preserved and protected. <u>The City shall prepare a Citywide Habitat Management Plan that includes the guidelines and criteria for compatible uses in ESHA, ESHA buffers, and other such protected biological resources. A minimum buffer area shall be established through the Citywide Habitat Management Plan. 25 feet wide shall be provided around the woodland, measured from the outer extent of the canopy of the trees or the critical root zone, whichever is greater.</u></p>	Same Change as Alt 2a.	<p>CE 9.3 Native Oak Woodlands or Savannas. [GP/CP] Native oak woodlands and savannas are designated as ESHAs and shall be preserved and protected. A minimum buffer area shall <u>be established via the implementation of CE-IA-4 Preparation of a Tree Protection Ordinance. 25 feet wide shall be provided around the woodland, measured from the outer extent of the canopy of the trees or the critical root zone, whichever is greater.</u></p>
CE-IA-4	<p>CE-IA-4 Preparation of a Tree Protection Ordinance. The City may prepare and adopt a Tree Protection Ordinance that addresses standards for: heritage trees; public right-of-way trees; parking lot shade trees; native trees; street and parkway trees; and anti-topping.</p> <p><u>Time period:</u> 2008</p> <p><u>Responsible party:</u> Planning and Environmental Services Department; Community Services Department</p>	<p>CE-IA-4 Preparation of a Tree Protection Ordinance. The City may prepare and adopt a Tree Protection Ordinance that addresses standards for: heritage trees; public right-of-way trees; parking lot shade trees; native trees; <u>protective buffer widths for native trees, tree protection zones, mitigation ratios,</u> street and parkway trees; and anti-topping.</p> <p><u>Time period:</u> 20082010</p> <p><u>Responsible party:</u> Planning and Environmental Services Department; Community Services Department</p>	Same Change as Alt 2a.	Same Change as Alt 2a.

**TABLE 2-1
TRACK 3 POLICIES: AMENDMENT ALTERNATIVES**

Policy ID #	Alt 1 - No Changes (No Project)	Alt 2a - City-Initiated Revisions	Alt 2b – Options Associated with City-Initiated Revisions	Alt 3 – SEIR Recommended Revisions
CE 9.4	<p>CE 9.4 Tree Protection Standards. [GP/CP] The following impacts to native trees and woodlands shall be avoided in the design of projects except where no other feasible alternative exists: 1) removal of native trees; 2) fragmentation of habitat; 3) removal of understory; 4) disruption of the canopy, and 5) alteration of drainage patterns. Structures, including roads and driveways, shall be sited to prevent any encroachment into the critical root zone and to provide an adequate buffer outside of the critical root zone of individual native trees in order to allow for future growth.</p>	<p>CE 9.4 Tree Protection Standards. [GP/CP] The following impacts to native trees and woodlands should shall be avoided in the design of projects except where no other feasible alternative exists: 1) removal of native trees; 2) fragmentation of habitat; 3) removal of understory; 4) disruption of the canopy, and 5) alteration of drainage patterns. Structures, including roads and driveways, shall shall be sited to prevent any encroachment into the <u>protection zone of any protected tree critical root zone</u> and to provide an adequate buffer outside of the <u>protection zone critical root zone</u> of individual native trees in order to allow for future growth. <u>Tree protection standards shall be detailed in the Tree Protection Ordinance called for in CE-IA-4.</u></p>	Same Change as Alt 2a.	Same Change as Alt 2a.
CE 9.5	<p>CE 9.5 Mitigation of Impacts to Native Trees. [GP/CP] Where the removal of mature native trees cannot be avoided through the implementation of project alternatives or where development encroaches into the protected zone and could threaten the continued viability of the tree(s), mitigation measures shall include, at a minimum, the planting of replacement trees on site, if suitable area exists on the subject site, at a ratio of 10 replacement trees for every one tree removed. Where onsite mitigation is not feasible, offsite mitigation shall be provided by planting of replacement trees at a site within the same watershed. If the tree removal occurs at a site within the Coastal Zone, any offsite mitigation area shall also be located within the Coastal Zone. Minimum sizes for various species of replacement trees shall be established by ordinance. Mitigation sites shall be monitored for a period of 5 years. The City may require replanting of trees that do not survive.</p>	<p>CE 9.5 Mitigation of Impacts to Native Trees. [GP/CP] Where the removal of mature native trees cannot be avoided through the implementation of project alternatives or where development encroaches into the protected zone and could threaten the continued viability of the tree(s), mitigation measures shall include, at a minimum, the planting of replacement trees on site, if suitable area exists on the subject site, <u>or offsite if suitable onsite area is unavailable, consistent with the Tree Protection Ordinance (see also CE-IA-4). The Tree Protection Ordinance shall establish the mitigation ratios for replacement trees for every tree removed, at a ratio of 10 replacement trees for every one tree removed.</u> Where onsite mitigation is not feasible, offsite mitigation shall be provided by planting of replacement trees at a site within the same watershed. If the tree removal occurs at a site within the Coastal Zone, any offsite mitigation area shall also be located within the Coastal Zone. Minimum sizes for various species of replacement trees shall be established <u>in the Tree Protection Ordinance, by ordinance.</u> Mitigation sites shall be monitored for a period of 5 years. The City may require replanting of trees that do not survive.</p>	Same Change as Alt 2a.	Same Change as Alt 2a.
Storm Water Management				
CE 10.3	<p>CE 10.3 Incorporation of Best Management Practices for Stormwater Management [GP/CP]: New development shall be designed to minimize impacts to water quality from increased runoff volumes and discharges of pollutants from non-point sources to the maximum extent feasible consistent with the requirements and standards of the Central Coast Regional Water Quality Control Board. Post construction structural BMPs shall be designed to treat, infiltrate, or filter stormwater runoff in accordance with the City's Stormwater Management Program. Examples of BMPs include the following:</p> <ul style="list-style-type: none"> a. Retention and detention basins; b. Vegetated swales; c. Infiltration galleries or injection wells; d. Use of permeable paving materials; e. Mechanical devices such as oil-water separators and filters; f. Revegetation of graded or disturbed areas; g. Other measures that are promoted by the Central Coast Regional Water Quality Control Board and those described in the BMP report of the Bay Area Association of Stormwater Management Agencies. 	<p>CE 10.3 Incorporation of Best Management Practices for Stormwater Management [GP/CP]: New development shall be designed to minimize impacts to water quality from increased runoff volumes and discharges of pollutants from non-point sources to the maximum extent feasible, <u>consistent with the requirements and standards of the Central Coast Regional Water Quality Control Board.</u> Post construction structural BMPs shall be designed to treat, infiltrate, or filter stormwater runoff in accordance with <u>adopted State Legislation, and the City's Stormwater Management Plan as approved by the Central Coast Regional Water Quality Control Board.</u> Examples of BMPs include the following:</p> <ul style="list-style-type: none"> a. Retention and detention basins; b. Vegetated swales; c. Infiltration galleries or injection wells; d. Use of permeable paving materials; e. Mechanical devices such as oil-water separators and filters; f. Revegetation of graded or disturbed areas; g. Other measures as <u>identified in the City's adopted Stormwater Management Plan, promoted by the Central Coast Regional Water Quality Control Board and those described in the BMP report of the Bay Area Association of Stormwater Management Agencies.</u> 	Same Change as Alt 2a.	<p>CE 10.3 Incorporation of Best Management Practices for Stormwater Management [GP/CP]: New development shall be designed to minimize impacts to water quality from increased runoff volumes and discharges of pollutants from non-point sources to the maximum extent feasible, <u>consistent with the City's Storm Water Management Plan or a subsequent Storm Water Management Plan approved by the City and the consistent with the requirements and standards of the Central Coast Regional Water Quality Control Board.</u> Post construction structural BMPs shall be designed to treat, infiltrate, or filter stormwater runoff in accordance with <u>applicable standards as required by law, the City's Stormwater Management Program.</u> Examples of BMPs include, <u>but are not limited to,</u> the following:</p> <ul style="list-style-type: none"> a. Retention and detention basins; b. Vegetated swales; c. Infiltration galleries or injection wells; d. Use of permeable paving materials; e. Mechanical devices such as oil-water separators and filters; f. Revegetation of graded or disturbed areas; g. Other measures <u>as identified in the City's adopted Storm Water Management Plan, that are promoted by the Central Coast Regional Water Quality Control Board and those described in the BMP report of the Bay Area Association of Stormwater Management Agencies.</u>

**TABLE 2-1
TRACK 3 POLICIES: AMENDMENT ALTERNATIVES**

Policy ID #	Alt 1 - No Changes (No Project)	Alt 2a - City-Initiated Revisions	Alt 2b – Options Associated with City-Initiated Revisions	Alt 3 – SEIR Recommended Revisions
Traffic Mitigation Options				
TE 13.4	<p>TE 13.4 Options If Traffic Mitigations Are Not Fully Funded. [GP] If the transportation capital improvements needed to maintain adopted transportation LOS standards are not able to be funded, then the City shall take one or more of the following four actions:</p> <ul style="list-style-type: none"> a. Phase or delay development until such time that adequate fiscal resources can be provided to build the necessary facilities transportation improvements (or to include them in the impact fee system). b. Require the developer to construct the necessary transportation system improvements, with a reimbursement agreement that uses future payments of impact fees by other projects. c. Reduce the scope of the development to reduce the traffic generation below the thresholds set in Policy TE 4. d. Require the developer to identify alternative strategies, such as transit improvements, improving signalization, improving other streets, adding pedestrian or bicycle improvements, etc., to mitigate potential traffic impacts. 	<p>TE 13.4 Options If Traffic Mitigations Are Not Fully Funded. [GP] If the transportation capital improvements needed to maintain adopted transportation LOS standards are not able to be funded, then the City shall take one or more of the following four actions:</p> <ul style="list-style-type: none"> a. Phase or delay development until such time that adequate fiscal resources can be provided to build the necessary facilities transportation improvements (or to include them in the impact fee system). b. Require the developer to construct the necessary transportation system improvements, with a reimbursement agreement that uses future payments of impact fees by other projects. c. Reduce the scope of the development to reduce the traffic generation below the thresholds set in Policy TE 4. d. Require the developer to identify alternative strategies, such as transit improvements, improving signalization, improving other streets, adding pedestrian or bicycle improvements, etc., to mitigate minimize potential traffic impacts. 	Same Change as Alt 2a.	Same as Alt 1, No Action.
Greenhouse Gas Reduction				
CE-IA-5	N/A	N/A	N/A	<p>Mitigation Measure AQ-1: Add a Policy that Requires Development of a Greenhouse Gas Reduction Plan</p> <p>Within 24 months of the adoption of the General Plan Amendments, the City of Goleta will develop a GHG Reduction Plan with implementation to commence 12 months thereafter. The Plan is intended to address City activities, as well as activities and projects subject to ministerial and/or discretionary approval by the City.</p> <p>At a minimum, the Plan will:</p> <ul style="list-style-type: none"> a. Establish an inventory of current GHG emissions in the City of Goleta including, but not limited to, residential, commercial, industrial, and agricultural emissions. b. Forecast GHG emissions for 2020 for City operations. c. Forecast GHG emissions for areas within the jurisdictional control of the City for business-as-usual conditions. d. Identify methods to reduce GHG emissions. e. Quantify the reductions in GHG emissions from the identified methods. f. Establish requirements for monitoring and reporting of GHG emissions. g. Establish a schedule of actions for implementation. h. Identify funding sources for implementation. i. Identify a reduction goal for the 2030 Planning Horizon. j. Consider a biological resource component. <p>During preparation of the GHG Reduction Plan, the City will also continue to implement City policies regarding land use and circulation as necessary to further achieve the 2020 and 2030 reduction goals and measures to promote urban forestry and public awareness concerning climate change.</p> <p>In addition to the above, the GHG Reduction Plan will include a plan for City Operations that will address, but is not limited to, the following measures: an energy tracking and management system; energy-efficient lighting; lights-out-at-night policy; occupancy sensors; heating, cooling, and ventilation system retrofits; ENERGY STAR appliances; green or reflective roofing; improved water pumping energy efficiency; central irrigation control system; energy-efficient vending machines; preference for recycled materials in purchasing; use of low or zero-emission vehicles and equipment and recycling of construction materials in new city construction; conversion of fleets (as feasible) to electric and hybrid vehicles; and solar roofs.</p>