



Agenda Item C.3
DISCUSSION/ACTION ITEM
Meeting Date: January 20, 2009

TO: Mayor and Councilmembers

FROM: Dan Singer, City Manager

CONTACT: Steve Chase, Planning & Environmental Services Director
Anne Wells, Advance Planning Manager

SUBJECT: General Plan Amendment Work Program – Status Update

RECOMMENDATION:

Receive and file this work program update and provide direction to staff accordingly.

BACKGROUND:

On December 2, 2008, City Council directed staff to provide a status update on the General Plan Amendment Work Program. What follows is an accounting of the five tracks within the work program, including information about the structure, accomplishments, next steps, schedule and finances.

A Brief Look Back

On the evening of October 2, 2006, the City Council celebrated the adoption of the General Plan. However, even at the adoption, it was acknowledged that further work on the General Plan was needed, particularly in the areas of inclusionary affordable housing policies and conservation setbacks.

Since that time, staff's focus on the General Plan shifted from its creation to its implementation and refinement. Any party of interest may seek due process and fair hearing on requested amendments, as provided for under the California Government Code. Several parties chose a path of litigation, however, claiming inadequacies with the General Plan consideration and its adoption and its Environmental Impact Report, with some claiming to be damaged by a regulatory deprivation of property rights (a taking) without just compensation. Meanwhile, staff identified a flaw pertaining to a stormwater management standard that was included into the Conservation Element, as well as other standards and policies that would benefit from further analyses and possible amendments.

From December 2006, to March 2007, the City Council conducted a series of public meetings and hearings to receive input on challenges to the functional implementation of the General Plan from the perspectives of staff, the public-at-large, land owners, developers, special interest groups, as well as other public agencies. What emerged was an extensive administrative record filled with diverse considerations and challenges.

In March 2007, the City Council in consideration of the input it had received, directed staff to prepare a work program and seek budget authority and funds for reopening and refining the General Plan. In July 2007, the City Council authorized the work program that is the subject of this staff report, including processing paths for five interrelated components or tracks, as follows:

- Track 1 – City Initiated Proposed Amendments to Housing Element;
- Track 2 – City Initiated Proposed Minor Amendments to General Plan;
- Track 3 – City Initiated Proposed Substantive Amendments to General Plan;
- Track 4 – Project Related Proposed Amendments to General Plan; and
- Track 5 – Proposed Sphere of Influence.

A chronology of the entire work program is provided in Attachment 1. The chronology covers a set of public workshops in the summer/fall 2007 that, in turn, led to refining analyses of General Plan policies, standards and implementation actions under study. Further public hearings were held in winter/spring 2008 to narrow the list of proposed amendments that the City would sponsor for initiation and study versus those left for developers to bring forward for consideration of initiation as a part of their projects. From that point forward, environmental analysis was launched and various amendments have come forward for decision.

DISCUSSION:

Attached to this staff report is a chart of the work program's structure (Attachment 2). It is suggested that the chart be placed next to this staff report to assist in the review of the following track-by-track status update.

Track 1 – City Initiated Proposed Amendments to Housing Element

In March 2007, the City received official notice from the California Department of Housing and Community Development (HCD) that the Housing Element had not been certified. State officials believe that it did not comply with statutory requirements of the California Government Code. They advised the City that more analysis and decision-making is needed in the following areas:

- Housing needs, resources and constraints;
- Housing program creation;
- General Plan internal consistency with housing policies and programs; and
- Public participation in the formulation of housing policies and programs.

Upon the recommendation of staff, the City Council authorized a \$50,000 contract with the housing element specialty firm of Baird + Driscoll to identify further optional housing strategies, conduct public workshops, present key issues to the Planning Commission and City Council and assist staff in communications with HCD. Much of that work has been completed, including the conduct of workshops with affordable housing providers and public interest groups in September 2007 and the general public in October 2007, plus key issues presentations with the Planning Commission in February 2008 and the City Council in April 2008. At the completion of those efforts, the City Council authorized a \$12,500 contract with Economic & Planning Systems for the preparation of a pro forma/economic feasibility analysis of affordable housing inclusionary rates. That analysis is nearly completed.

Next steps include a reconciliation of the Housing Element, beyond the key issues, with the Regional Housing Needs Allocation Plan 2007–2014 adopted by the Santa Barbara County Association of Governments last June. The City has until June 2009 to comply with this statutory requirement. Staff is scoping those efforts and will return to the City Council shortly for budget authority and funding in the range of \$25,000 to complete that work.

Track 2 – City Initiated Proposed Minor Amendments to General Plan

In June 2008, the City Council approved 46 amendments, out of a pool of 76 amendments originally initiated for study and deliberation. Those approved amendments ranged from corrections, clarifying edits and updated information in the text, tables, charts, figures and glossary to policy and program matters such as broadening the consideration of a transfer of development rights program to areas outside of the City limits as sender and/or receiver sites. Other amendments of note included allowing eating and drinking establishments in the General Commercial designated areas of the City, allowing consideration of a reduced coastal bluff setback for buildings provided that it is supported by site-specific geotechnical engineering study, applying an open space overlay to 18 parcels lying along Mathilda Drive, as well as allowing consideration of time shares, fractional ownerships and similar ownership forms for hotels and other transient lodging uses (see Attachment 3 summary list).

Funding was authorized by the City Council for Track 2 work in the amount of \$35,500 for the firm of Jones & Stokes to conduct policy consistency analysis, as well as \$1,000 for JDL Mapping to conduct Geographic Information System analysis and prepare final amended General Plan document maps. Those funds have been expended.

A course correction was made in the area of building intensity standards or three dimensional controls on the footprint, size and height of structures. Staff originally recommended the deletion of building intensity standards from the General Plan, reserving such controls for the Zoning Ordinance. However, in the course of study, staff learned of statutory provisions that require General Plans to address building intensity standards. As such, concern shifted to the standards themselves and whether they

were appropriate to accomplish the objectives of the Land Use Element. Upon further study, staff urged the City Council to refer the reconsideration of building intensity standards to the Planning Commission and Design Review Board for an analysis of ranges. The City Council agreed with that recommendation and, subsequently, three public workshops were jointly conducted by those bodies between August and October 2008. Consensus recommendations came forth from that process and they will be presented to the City Council for consideration and decision-making later this spring. Staff refers to this remnant effort as Track 2.5 (see Attachment 4 summary tables).

Pat Saley, of Pat Saley & Associates, has been assisting staff with the preparation and presentation of Track 2.5 materials, as well as the conduct of the joint public workshops. Funds expended to date are approximately \$10,000 for these contract services. No further funding is needed to complete Track 2.5.

Track 3 – City Initiated Proposed Substantive Amendments to General Plan

It was acknowledged from the beginning of the work program that a subset of the City initiated proposed amendments would require further environmental assessment, most likely in the form of a Supplemental Environmental Impact Report (EIR) to the Final EIR prepared for the General Plan in 2006. Those items that originally fell into this subset were further evaluated in second-cut public hearings of the City Council in January 2008. The purpose of that process was to further screen and reduce the number of proposed amendments that the City was willing to study and analyze in the Supplemental EIR. More over, ten of the originally proposed amendments in Track 2 were found to require more substantive study and/or full environmental assessment. Upon staff's recommendation, the City Council authorized that they be shifted to Track 3. In sum total, 34 proposed amendments are currently under study in Track 3 (see Attachment 5 summary list).

An administrative draft Supplemental EIR was prepared by Jones & Stokes and reviewed by City staff over the holiday season. It is anticipated that the Draft Supplemental EIR will be printed and released for public review during the week of January 19, 2009. A public meeting is scheduled for the evening of February 25, 2009 at 6:00p.m. in the City Council Chambers to receive oral and written public comments on the adequacy of the Draft Supplemental EIR.

Timing-wise, the public review and comments to the Draft Supplemental EIR will dictate when the Task 3 proposed amendments are brought forward to the Planning Commission for review and recommendation, and then to the City Council for consideration and decision-making. Staff anticipates that body of work to be ready for the commencement of deliberations and decision-making in April or May.

Funding-wise, \$110,900 has been expended, to date, for contract work by Jones & Stokes to conduct policy consistency analysis, prepare the Supplemental Draft EIR, and attend meetings and public hearings. An additional \$2,000 has been allocated for JDL Mapping to assist with GIS analysis and preparation of final amended General Plan

maps. Staff has scoped and estimated the cost of the remaining Track 3 work. We anticipate the need to reallocate \$18,300 from other components of the authorized work program to have Jones & Stokes prepare responses to comments, prepare the Final Supplemental EIR, and assist staff with re-publication of the General Plan document.

Track 4 – Project Related Proposed Amendments to General Plan

To date, fifteen requests for the initiation of proposed amendments have been filed by land owners and project developers. Nine were initiated by the City Council following the consideration of staff's recommendations, presentations by applicants, and receipt of public testimony in hearings. One, Bishop Ranch, was withdrawn from consideration of initiation. Four of the initiated proposed amendments were studied, heard and adopted (i.e. Village at Los Carneros, Winchester Union 76, Harwin Family Trust, and HCR – former FedEx building). Five requests for initiation are pending and will be brought before the City Council over the next few months. A complete listing of the project related amendments (pending, initiated and adopted) is provided in Attachment 6.

With one exception, the funding of Track 4 work is entirely paid for on a case deposit-full reimbursement basis by project applicants. Early on in the process, considerable background work was provided by Jones & Stokes to assist staff with shaping and setting up the entire work program. That work involved culling through the many requested proposed amendments, as well as the framing of recommendations about which ones the City may be willing to self-initiate and, conversely, which ones should be left for applicants to seek initiation of as a part of their projects. \$21,200 was allocated and expended for this contract work. Staff now routinely conducts this screening, as well as the follow-up analysis of proposed amendments that are initiated. As contract services are needed for Track 4 work in the future, those funds will be entirely paid for by project applicants.

Track 5 – Proposed Sphere of Influence

In September and October 2007, the City Council conducted a final set of public meetings and gave direction on the content of a proposed Sphere of Influence. A Sphere represents the probable future service area of a city. The Santa Barbara Local Agency Formation Commission (LAFCo) has complete jurisdiction on the setting of a Sphere, rather than the City.

Outreach to property owners and public service providers in the proposed Sphere areas were conducted during 2008. Accordingly, an application to LAFCo was recently submitted and it is expected that the matter will be heard by the LAFCo Board in March. That application proposes that the City's Sphere include the following areas:

- The current City limits;
- A portion of the South Patterson Agricultural Block that is surrounded by the City on three-sides;

- The North Fairview Avenue/Holiday Hill area that is solely accessed through City streets; and
- The Glen Annie Golf Course which also is solely accessed through City streets.

The General Plan and its Final EIR studied each of these proposed Sphere areas and assigned land use designations that matched on-the-ground conditions (e.g. no changes to land use patterns).

It is anticipated that the LAFCo Executive Officer will determine that sufficient General Plan work and environmental assessment has been conducted by the City for purposes of establishing a Sphere. That information is based on pre-application discussions with LAFCo. Staff respects that understanding could change as due diligence review is conducted over the next few weeks. Should that understanding hold, the balance of the Sphere adoption efforts will not require an amendment of the General Plan.

Funding-wise, Pat Saley has been providing contract services that include public outreach, preparation of the LAFCo application and support materials, and coordination of a recent neighborhood meeting with North Fairview Avenue/Holiday Hill residents. The City Council allocated \$10,000 for such contract work, all of which has been expended. No further funds are necessary for Track 5 work.

Conclusion

This staff report is an opportunity to comprehensively review the efforts and resources expended since the formal launch of the General Plan Amendment Work Program in July 2007. The record is replete with substantial accomplishments. Track 2 (Minor Policy Amendments) has been completed. All that remains for Track 2.5 (Building Intensity Standards) is to conduct decision-making hearings later this spring. Track 4 (Project Related Amendments) is attached to various development projects that will wind their way through the public planning process over the next two-years. Track 5 (Sphere of Influence) is anticipated to come before the LAFCo Board in March for decision-making.

When one looks at the various tracks, the major efforts that remain are in the following areas:

- Track 1 (Housing Element) – Staff is engaged in a pro forma/economic analysis and reconciling of the Regional Housing Needs Allocation Plan with the data, policies and implementation actions. It is anticipated that the Housing Element will be ready for re-submittal to the California Department of Housing & Community Development later this spring (draft) and summer (final for certification).
- Track 3 (Substantive Policy Amendments) – The Draft Supplemental EIR is being released for public review and comment. The EIR public hearing is set for February 25. The extent of public review and comments on the EIR will drive the timing of decision-making hearing, but it is anticipated to occur later this spring.

The City Council will continue to receive as a part of this work program studied policy considerations, as well as professional recommendations by staff and the Planning Commission, as driven by statutory provisions of due process and the administration of litigation.

ALTERNATIVES:

Should the City Council desire to consider reopening the work program or changing course on some or all of the tracks, a public hearing with proper notice must be scheduled for public input, consideration, and decision-making on the policy direction, along with budget authority and funding.

STRATEGIC PLAN:

The work program is being conducted as a priority consideration under the City's Strategic Plan.

FISCAL IMPACTS:

The work program includes budget authority and funding for \$248,800 in expended contract services, a \$28,300 balance in unexpended contract services, plus day-to-day staff services in the Advance Planning Division of the Planning & Environmental Services Department. This funding is budgeted in Fund 5-4300.

It is anticipated that an additional \$25,000 fund allocation may be needed to complete the Track 1 (Housing Element) work efforts. That matter is being scoped and staff will return to the City Council, at a separate meeting, to more fully discuss the balance of those work efforts and funding options. Preparation of this staff report and corresponding materials involved approximately 36 hours of staff time, plus copying costs.

LEGAL REVIEW:

Matters pertaining to General Plan litigation are under Closed Session review by the City Council. The City Attorney has reviewed this staff report as to format and content.

Submitted By:

Reviewed by:

Approved By:

Steve Chase, Director
Planning & Environmental
Services

Michelle Greene, Director
Administrative Services

Daniel Singer
City Manager

ATTACHMENTS:

1. Chronology of Work Program
2. Chart – Structure of Work Program
3. Track 1 Table – Proposed City Initiated Amendments to Housing Element
4. Track 2.5 Table – Consensus Recommendations on Building Intensity Standards
5. Track 3 Table – Proposed City Initiated Substantive Amendments to General Plan
6. Track 4 Table – Proposed Project Related Amendments to General Plan
7. Track 5 Map – Proposed City Initiated Sphere of Influence

ATTACHMENT 1

Chronology of Work Program

**GENERAL PLAN AMENDMENT WORK PROGRAM – JANUARY 20, 2009
CHRONOLOGY OF WORK PROGRAM**

Council/Commission/Workshop Date/Item	Track 1	Track 2	Track 2.5	Track 3	Track 5
2006					
12/18/06 Planning Processes/GP Next Steps (CC)					
2007					
1/16/07 Planning Processes/GP Next Steps (CC)					
3/5/07 Consideration of Amending GP (CC)	X	X		X	X
4/16/07 GP Amendments Initiation Hearing (CC)	X	X		X	X
5/14/07 GPA Status Report (PC)					
6/18/07 Consideration of Sphere of Influence (CC)					X
7/9/07 Housing Element/RHNA Status Report	X				
7/16/07 Consideration of GPAs & Program Authorization (CC)	X	X		X	X
8/6/07 GP Amendments Initiation Hearing (CC)	X	X		X	X
8/27/07 GPA Work Program Schedule (CC)	X	X		X	X
9/4/07 Sphere of Influence Public Workshop (CC)					X
9/15/07 GPA Workshop	X	X		X	X
9/20/07 Affordable Housing Stakeholder Work Session	X				
9/27/07 GPA Workshop	X	X		X	X
10/1/07 Consideration of Proposed Sphere (CC)					X
10/5/08 Housing Element Workshop	X				
10/17/07 GPA Workshop	X	X		X	X
11/19/07 GPA Work Program Schedule (CC)	X	X		X	X
12/10/07 GPA Work Program Status Update (PC)	X	X		X	X
2008					
1/17/08 GPA Worksheet Processing – 2 nd Cut (CC)	X	X		X	X
1/29/08 GPA Worksheet Processing Cont. – 2 nd Cut (CC)	X	X		X	X
2/25/08 Housing Element GPA Key Issues (PC)	X				
3/24/08 CEQA Addendum for Track 2 Hearing (PC)		X			
4/1/08 Housing Element GPA Key Issues (CC)	X				
4/14/08 Track 2 GPA Recommendation Adoption Hearing (PC)		X			
4/21/08 Track 2 GPA Recommendation Adoption Hearing (PC)		X			
5/12/08 Track 2 GPA Recommendation Adoption Hearing (PC)		X			
6/3/08 GPA Work Program Schedule (CC)	X	X		X	X
6/3/08 Track 2 GPA Adoption (CC)		X			
6/17/08 Track 2 GPA Adoption Cont. (CC)		X			
8/11/08 Building Intensity Standards Workshop (PC/DRB)			X		
8/18/08 Building Intensity Standards Workshop (PC/DRB)			X		
9/15/08 Building Intensity Standards Workshop (PC/DRB)			X		
10/20/08 Building Intensity Standards Workshop (PC/DRB)			X		
2009					
1/20/09 GPA Work Program Schedule (CC)	X	X	X	X	X

Abbreviations:

CC City Council
GP Goleta General Plan/Coastal Land Use Plan
GPA General Plan Amendment
PC Planning Commission

Notes:

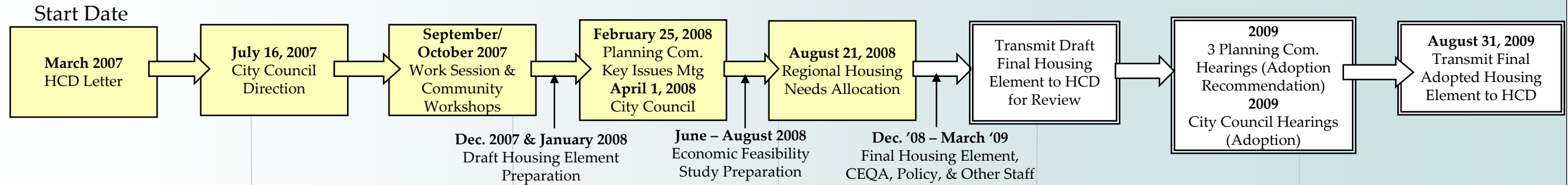
Track 1= Housing Element Amendments
Track 2= Minor Policy Revision
Track 2.5 = Building Intensity Standards
Track 3= Substantive Policy Revisions
Track 4= Project GPAs (not reflected in this table)
Track 5= Sphere of Influence

ATTACHMENT 2

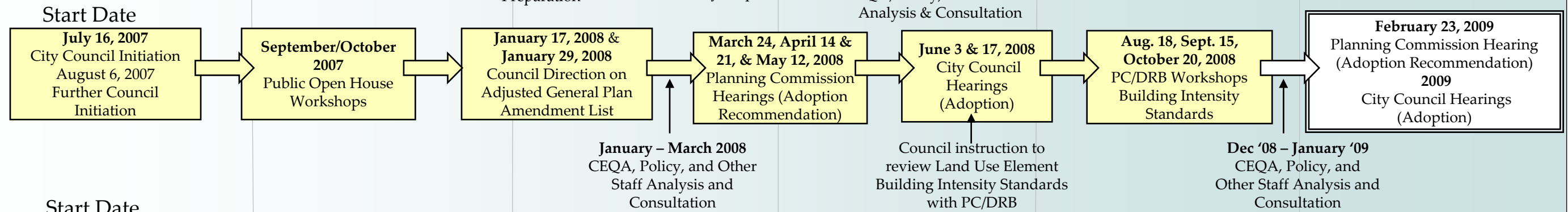
Chart – Structure of Work Program

General Plan Amendment Work Program (January 20, 2009)

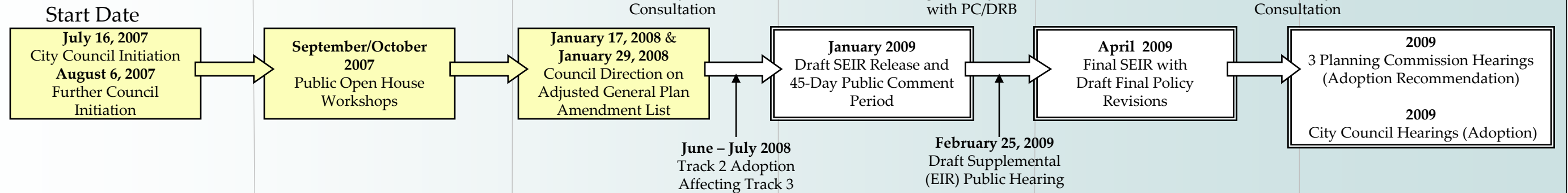
Track 1 Housing Element



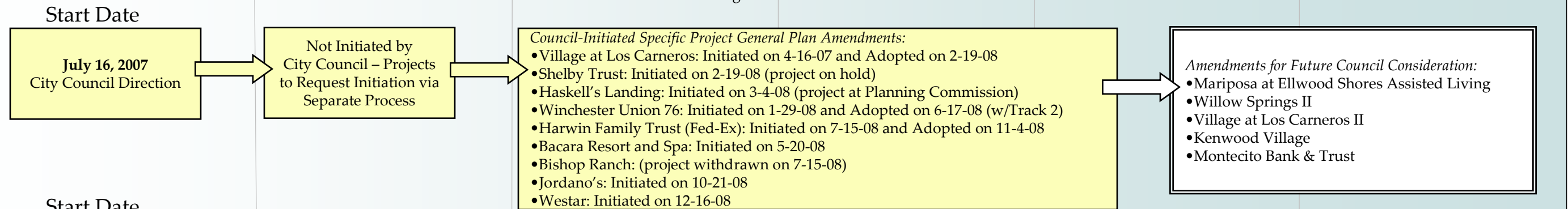
Track 2 Minor Policy Revisions



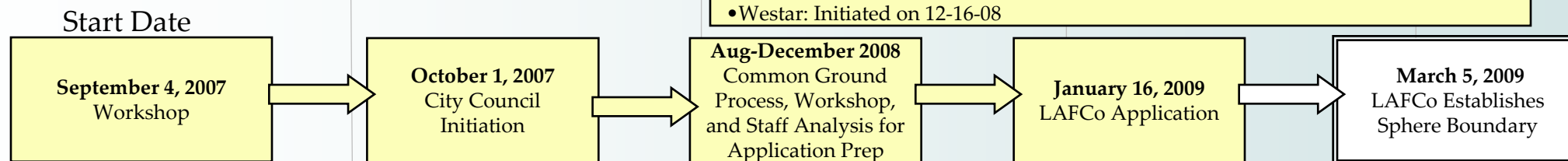
Track 3 Substantive Policy Revisions



Track 4 Specific-Project GPA Requests



Track 5 Sphere of Influence



Task Accomplished

ATTACHMENT 3

**Track 1 Table – Proposed City Initiated Amendments to Housing
Element**

**GENERAL PLAN AMENDMENT WORK PROGRAM – JANUARY 20, 2009
TRACK 1 HOUSING ELEMENT DRAFT PROJECT DESCRIPTION**

Policy ID #	Policy Text in Adopted General Plan	City Council Initiated Amendment (4/1/08)
HE 10.1	<p>HE 10.1 Density Bonuses and Other Incentives for Affordable Housing Developments. [GP] The City will use density bonuses and other incentives consistent with state law to help achieve housing goals while ensuring that potential impacts are considered and mitigated. The City will consider the following possible incentives for residential developments where the applicant requests a density bonus over the maximum otherwise allowable residential density under the applicable zoning regulations and proposes to include the appropriate percentages of very low, low-, and/or moderate-income units on site or donate an appropriate amount of land for affordable residential development:</p> <p>a. State Density Bonus Law. Continue to offer density bonuses and incentives or concessions consistent with the State Density Bonus law (California Government Code Section 65915).</p> <p>b. Streamlined Development Review. Affordable housing developments shall receive the highest priority, and efforts will be made by staff and decision makers to (1) provide technical assistance to potential affordable housing developers in processing requirements, including community involvement; (2) consider project funding and timing needs in the processing and review of the application; and (3) provide the fastest turnaround time possible in determining application completeness.</p>	<p>HE 10.1 Density Bonuses and Other Incentives for Affordable Housing Developments. [GP] The City will use density bonuses and other incentives consistent with state law to help achieve housing goals while ensuring that potential impacts are considered and mitigated. The City will consider <u>the following possible incentives for residential developments where the applicant requests a density bonus over the maximum otherwise allowable residential density under the applicable zoning regulations and proposes to include the appropriate percentages of very low, low-, and/or moderate-income units on site or donate an appropriate amount of land for affordable residential development:</u></p> <p>a. State Density Bonus Law. <u>C</u>ontinue to offer density bonuses and incentives or concessions consistent with the State Density Bonus law (California Government Code Section 65915). <u>In addition, the City will incorporate the requirements of State Density Bonus law into the new zoning ordinance, as specified in IP-10C.</u></p> <p>b. Streamlined Development Review. Affordable housing developments shall receive the highest priority, and efforts will be made by staff and decision makers to (1) <u>provide technical assistance to potential affordable housing developers in processing requirements, including community involvement; (2) consider project funding and timing needs in the processing and review of the application; and (3) provide the fastest turnaround time possible in determining application completeness.</u></p>
New HE 10.2	Not Applicable	<p><u>HE 10.2 Other Incentives for Affordable Housing Developments. [GP]</u> For projects that do not apply for State Density Bonus Law incentives, the City will use other incentives to help achieve affordable housing goals. The City will grant the following incentives for residential developments where the applicant meets the requirements of Policy HE 11 and all rental projects:</p> <p>a. <u>Allow modifications in zoning requirements that will facilitate increased density, such as modifications to Floor Area Ratio (FAR), Lot Coverage Ratio, parking, setbacks, open space, and solar access requirements as specified in the zoning ordinance.</u></p> <p>b. <u>Allow modifications in zoning requirements and guidelines, consistent with subpolicy HE 9.3, that facilitate affordable housing production such that the zoning requirements and guidelines establishes minimum sizes for affordable units and provides for flexibility for the location of the affordable units within a development.</u></p> <p>c. <u>Modify procedures and materials to expedite project review to encourage an increase in the supply of well-designed housing for very low-, low-, and moderate-income households, consistent with IP-10E</u></p>

**GENERAL PLAN AMENDMENT WORK PROGRAM – JANUARY 20, 2009
TRACK 1 HOUSING ELEMENT DRAFT PROJECT DESCRIPTION**

Policy ID #	Policy Text in Adopted General Plan	City Council Initiated Amendment (4/1/08)
		<p>d. <u>Work with the water and sanitary districts to identify possible reductions, deferred payments, or waivers of some fees for water and sewer hook-ups for affordable housing for very low-income households, consistent with IP-10F.</u></p> <p>e. <u>Consider a transfer of development rights, consistent with IP-10G.</u></p> <p>f. <u>Consider modifying parking standards, consistent with IP-10H</u></p>
HE 10.3	<p>HE 10.3 “Designated” Affordable Housing Sites. [GP] Given the limited availability of developable land within its boundaries, housing opportunity sites or areas are designated. These sites are vacant and designated for densities of 20 units per acre or greater (see maps, policies, and programs under Policy HE 6). Development proposals on these sites may be subject to special affordability provisions, pursuant to the Inclusionary Housing Policy set forth in Policy HE 11, in recognition of the substantial increases in the land values as a consequence of rezoning of these sites from nonresidential zones to Medium-Density Residential.</p>	<p>HE 10.3 “Designated” Affordable Housing Sites. [GP] Given the limited availability of developable land within its boundaries, housing opportunity sites or areas are designated. These sites are vacant and designated for densities of 20 units per acre or greater (see maps, policies, and programs under Policy HE 6). Development proposals on these sites may be subject to special affordability provisions, pursuant to the Inclusionary Housing Policy set forth in Policy HE 11, in recognition of the substantial increases in the land values as a consequence of rezoning of these sites from nonresidential zones to Medium-Density Residential.</p>
IP-10C	<p>IP-10C State Density Bonus Law. Incorporate the requirements of State Density Bonus law into the new zoning ordinance.</p> <p><u>Time period:</u> New Zoning Ordinance by 2007</p> <p><u>Responsible party:</u> Planning and Environmental Services Department</p>	<p>IP-10C State Density Bonus Law. Incorporate the requirements of State Density Bonus Law into the new zoning ordinance <u>and consider requests by applicants for density bonuses and related incentives or concessions pursuant to the new zoning ordinance and consistent with state law.</u></p> <p><u>Time period:</u> New Zoning Ordinance by 20079</p> <p><u>Responsible party:</u> Planning and Environmental Services Department</p>
IP-10D	<p>IP-10D Apply Density Bonus Zoning and Related Incentives. Administer the zoning ordinance provisions to encourage an increase in the supply of well-designed housing for very low-, low-, and moderate-income households. Evaluate the following:</p> <ol style="list-style-type: none"> Consider requests by applicants for density bonuses and related incentives or concessions pursuant to the new zoning ordinance and consistent with state law. Maintain a tiered impact fee structure that correlates the amount of fees with the level of impacts of housing projects, including projects that have lower impacts and are more likely to be affordable by virtue of design characteristics, such as small-sized units. Consider methods to allow deferred payment of fees for affordable rental housing, and encourage other agencies to provide similar mechanisms. Establish “fast track” processing procedures in the new zoning code, California Environmental Quality Act (CEQA) processing efficiencies, and other mechanisms to fit with 	<p>IP-10D Apply Density Bonus Zoning and Related Offer Incentives. Update and <u>Administer the zoning ordinance provisions to encourage an increase in the supply of well-designed housing for very low-, low-, and moderate-income households. Offer incentives consistent with the subpolicies and programs established in HE 10. Evaluate the following:</u></p> <ol style="list-style-type: none"> Consider requests by applicants for density bonuses and related incentives or concessions pursuant to the new zoning ordinance and consistent with state law. Maintain a tiered impact fee structure that correlates the amount of fees with the level of impacts of housing projects, including projects that have lower impacts and are more likely to be affordable by virtue of design characteristics, such as small-sized units. Consider methods to allow deferred payment of fees for affordable rental housing, and encourage other agencies to provide similar mechanisms. Establish “fast track” processing procedures in the new zoning code, California

**GENERAL PLAN AMENDMENT WORK PROGRAM – JANUARY 20, 2009
TRACK 1 HOUSING ELEMENT DRAFT PROJECT DESCRIPTION**

Policy ID #	Policy Text in Adopted General Plan	City Council Initiated Amendment (4/1/08)
	<p>funding requirements and encourage desirable affordable housing projects that have a significant portion of their total floor area committed to affordable housing. Consider opportunities to streamline environmental review for individual residential projects, such as preparation of specific plans and specific plan EIRs, particularly in the North Willow Springs and mid-Hollister areas.</p> <p><u>Time period:</u> Through 2009</p> <p><u>Responsible party:</u> Planning and Environmental Services Department</p>	<p>Environmental Quality Act (CEQA) processing efficiencies, and other mechanisms to fit with funding requirements and encourage desirable affordable housing projects that have a significant portion of their total floor area committed to affordable housing. Consider opportunities to streamline environmental review for individual residential projects, such as preparation of specific plans and specific plan EIRs, particularly in the North Willow Springs and mid-Hollister areas.</p> <p><u>Time period:</u> Through 2009</p> <p><u>Responsible party:</u> Planning and Environmental Services Department</p>
New IP-10E	Not Applicable	<p><u>IP-10E Modify Procedures and Materials to Expedite Project Review.</u> <u>Modify procedures and materials to expedite project review to encourage an increase in the supply of well-designed housing for very low-, low-, and moderate-income households. Expedited project review also applies to all rental projects. Specific procedures include, but are not limited to:</u></p> <ol style="list-style-type: none"> <u>a. Establish a “concept review” process that is subject to the Planning Director’s oversight to enable early feedback and direction for development design.</u> <u>b. Establish an “in-house” processing team to assist developments which are beneficial to the City and provide a significant number of affordable units.</u> <u>c. Create a specific project review checklist of General Plan and other City requirements appropriate for each project application submitted.</u> <u>d. Establish “fast track” processing procedures in the new zoning code, and other mechanisms to fit with funding requirements and encourage desirable affordable housing projects that have a significant number of affordable units.</u> <p><u>Time period:</u> Through 2009</p> <p><u>Responsible party:</u> Planning and Environmental Services Department</p>
HE 11.2	<p>HE 11.2 Applicability of Inclusionary Requirements. [GP] Inclusionary requirements shall apply to residential projects as follows:</p> <ol style="list-style-type: none"> a. Projects consisting of one individual single-family unit shall be exempt from the inclusionary requirement, except that units of 3,000 square feet or larger, excluding area within a garage, shall be subject to payment of an impact fee. b. Projects consisting of two to four housing units shall be required to pay an in-lieu fee based on the number and sizes of the units. c. Projects of five or more units shall be required to construct the applicable number of units, except that the City, at its sole discretion, may allow the inclusionary requirement for these 	<p>HE 11.2 Applicability of Inclusionary Requirements. [GP] Inclusionary requirements shall apply to residential projects as follows:</p> <ol style="list-style-type: none"> a. Projects consisting of one individual single-family unit shall be exempt from the inclusionary requirement, except that units of 3,000 square feet or larger, excluding area within a garage, shall be subject to payment of an impact fee, <u>unless a deed restricted very low- or low- income second unit is provided. A deed restriction or payment of an impact fee is not required if proof is established that the second unit is occupied by a family member.</u> b. Projects consisting of two to four housing units shall be required to pay an in-lieu fee based on the number and sizes of the units.

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TRACK 1 HOUSING ELEMENT DRAFT PROJECT DESCRIPTION**

Policy ID #	Policy Text in Adopted General Plan	City Council Initiated Amendment (4/1/08)
	<p>projects to be satisfied by alternative means as set forth in Subpolicies HE 11.3 and 11.4.</p>	<p>c. Projects of five or more units shall be required to construct the applicable number of units, except that the City, at its sole discretion, may allow the inclusionary requirement for these projects to be satisfied by alternative means as set forth in Subpolicies HE 11.3 and 11.4. <u>The applicability of these requirements, while at the sole discretion of the City, shall be determined with the applicant early in the application process, with the goal of developing a project-specific approach consistent with the intent of City policies. The Planning Director shall work with applicants to determine the appropriate project-specific approach.</u></p> <p><i>Discussion</i> Per Council direction, staff to research legal status of new wording in subpart a. and to present a definition of "family member" for consideration.</p>
HE 11.5	<p>HE 11.5 Establishment of Unit Percentages and Income Levels. [GP] Except for designated affordable housing sites as set forth in HE 11.6, the inclusionary housing requirement shall be as follows:</p> <p>a. Proposed rental projects shall be required to provide 5 percent of the total number of units within the project at rent levels affordable to very low- and low-income households.</p> <p>b. Proposed for-sale projects, including subdivisions for purposes of condominium conversions, will be required to provide 5 percent of the units at prices affordable to very low-income households, 5 percent affordable to low-income households, 10 percent affordable to moderate-income households, and 10 percent affordable to households earning 120 to 150 percent of the median income.</p> <p>Requirements for provision of inclusionary units in for-sale projects for very low- and low-income households may be satisfied by providing the same number of rental units at rent levels affordable to these households.</p>	<p>HE 11.5 Establishment of Unit Percentages and Income Levels. [GP] Except for designated affordable housing sites as set forth in HE 11.6, The inclusionary housing requirement shall be as follows:</p> <p>a. Proposed rental projects shall be required to provide 5 percent of the total number of units within the project at rent levels affordable to very low- and low-income households.</p> <p>ab. Proposed for-sale projects, including subdivisions for purposes of condominium conversions, will be required to provide 5 percent of the units at prices affordable to very low-income households, 5 percent affordable to low-income households, 5-10 percent affordable to moderate-income households, and 5-10 percent affordable to households earning 120 to 200-150 percent of the median income.</p> <p>Requirements for provision of inclusionary units in for-sale projects for very low- and low-income households may be satisfied by providing the same number of rental units at rent levels affordable to these households."</p> <p><i>Discussion</i> Direction to consider increasing the median income range to something larger than 200%.</p>
HE 11.6	<p>HE 11.6 Inclusionary Requirement for Affordable Housing Opportunity Sites. [GP] Vacant sites rezoned from nonresidential districts to Medium-Density Residential at 20 units per acre to meet the City's RHNA of units for very low- and low-income households are hereby designated as Affordable Housing Opportunity Sites. These sites, shown in Figure 10A-3, include site numbers 20, 21, 24, 25, and 26. In recognition of the substantial increases in property values that may be associated with the rezonings, proposed projects on these sites shall be subject to a greater inclusionary requirement than is applicable to projects at other locations. The inclusionary</p>	<p>HE 11.6 Inclusionary Requirement for Affordable Housing Opportunity Sites. [GP] Vacant sites rezoned from nonresidential districts to Medium-Density Residential at 20 units per acre to meet the City's RHNA of units for very low- and low-income households are hereby designated as Affordable Housing Opportunity Sites. These sites, shown in Figure 10A-3, include site numbers 20, 21, 24, 25, and 26. In recognition of the substantial increases in property values that may be associated with the rezonings, proposed projects on these sites shall be subject to a greater inclusionary requirement than is applicable to projects at other locations. The inclusionary</p>

**GENERAL PLAN AMENDMENT WORK PROGRAM – JANUARY 20, 2009
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Policy ID #	Policy Text in Adopted General Plan	City Council Initiated Amendment (4/1/08)
	<p>requirements shall be the same percentages as the RHNA to the City for each household income category. The requirements for the affordable housing opportunity sites, including for-sale and rental projects, are as follows:</p> <ul style="list-style-type: none"> a. 24 percent of the units within the project shall be provided at prices or rents affordable to very low-income households. b. 17 percent of the units within the project shall be provided at prices or rents affordable to low-income households. c. 14 percent of the units within the project shall be provided at prices or rents affordable to moderate-income households. <p>Requirements for provision of inclusionary units in for-sale projects for very low- and low-income households may be satisfied by providing the same number of rental units at rent levels affordable to these households. Participation by nonprofit housing organizations is encouraged.</p>	<p>requirements shall be the same percentages as the RHNA to the City for each household income category. The requirements for the affordable housing opportunity sites, including for-sale and rental projects, are as follows:</p> <ul style="list-style-type: none"> a. <u>24 5</u> percent of the units within the project shall be provided at prices or rents affordable to very low-income households. b. <u>47 10</u> percent of the units within the project shall be provided at prices or rents affordable to low-income households. c. <u>44 5</u> percent of the units within the project shall be provided at prices or rents affordable to moderate-income households. d. <u>10 percent of the units within the project shall be provided at prices or rents affordable to households earning 120 to 200 percent of the median income.</u> <p>Requirements for provision of inclusionary units in for-sale projects for very low- and low-income households may be satisfied by providing the same number of rental units at rent levels affordable to these households. Participation by nonprofit housing organizations is encouraged.</p> <p><u>Discussion</u> Instruction to further study inclusionary percentage options and economic effects.</p>
HE 11.7	<p>HE 11.7 Long-Term Affordability of Inclusionary Units. [GP] Inclusionary units shall be subject to recordation of a regulatory agreement to provide affordable housing units and an affordability covenant or deed restriction. The term of affordability restrictions shall not be less than 55 years and would rollover to another 55 years upon resale.</p>	<p>HE 11.7 Long-Term Affordability of Inclusionary Units. [GP] Inclusionary units shall be subject to recordation of a regulatory agreement to provide affordable housing units and an affordability covenant or deed restriction. The term of affordability restrictions shall <u>be based on applicable Federal Laws and financing mechanisms, generally 45 years but not less than 30 years. not be less than 55 years and would rollover to another 55 years upon resale. Long-term affordability restrictions for phased projects will remain consistent with the originally permitted project.</u></p>
IP-11A	<p>IP-11A Prepare Inclusionary Housing Regulations in the New Zoning Code. Establish specific standards and requirements for inclusionary housing in the zoning ordinance, including standards and requirements for qualifying projects, specific affordability levels of the inclusionary units, in-lieu fee amounts, management of the units, standard agreements and covenant documents, etc.</p> <p><u>Time period:</u> New Zoning Ordinance by 2007 <u>Responsible party:</u> Planning and Environmental Services Department</p>	<p>IP-11A Prepare Inclusionary Housing Regulations in the New Zoning Code. Establish specific standards and requirements for inclusionary housing in the zoning ordinance, including standards and requirements for qualifying projects, specific affordability levels of the inclusionary units, in-lieu fee amounts, management of the units, <u>fractional unit requirements as it relates to affordable unit counts,</u> standard agreements and covenant documents, etc.</p> <p><u>Time period:</u> New Zoning Ordinance by 2007<u>9</u> <u>Responsible party:</u> Planning and Environmental Services Department</p>

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Policy ID #	Policy Text in Adopted General Plan	City Council Initiated Amendment (4/1/08)
IP-11B	<p>IP-11B Monitoring and Long-Term Affordability. Establish appropriate management approaches for all affordable housing agreements in order to ensure compliance with affordability restrictions, implement resale and rental regulations for low- and moderate-income units, and ensure that these units remain at an affordable price level.</p> <p><u>Time period:</u> Ongoing</p> <p><u>Responsible party:</u> Redevelopment and Neighborhood Services Department</p>	<p>IP-11B Monitoring and Long-Term Affordability. Establish appropriate management approaches for all affordable housing agreements in order to ensure compliance with affordability restrictions, and <u>implement</u> resale and rental regulations for low- and moderate-income units, and <u>to ensure</u> that these units remain at an affordable price level. <u>In addition, the City shall conduct a financial analysis of the costs associated with implementing and monitoring affordability requirements.</u></p> <p><u>Time period:</u> Ongoing</p> <p><u>Responsible party:</u> Redevelopment and Neighborhood Services Department</p> <p><u>Discussion</u> Direction to return with more detail regarding the contents of the financial analysis report.</p>
N/A	<p>Housing Element and Technical Appendix Policies, Maps, Implementing Programs, and Supporting Information</p>	<p>Not Considered by City Council on 4/1/08.</p> <p><u>Discussion</u> On August 21, 2008, State HCD allocated the Goleta regional housing need, triggering the requirement for a Housing Element Update. The adopted updated Housing Element is due to the State HCD no later than August 31, 2009. All policies, maps, implementing programs and supporting information are subject to the update.</p>

ATTACHMENT 4

Track 2.5 Table – Consensus Recommendations on Building Intensity Standards

**GENERAL PLAN AMENDMENT WORK PROGRAM – JANUARY 20, 2009
TRACK 2.5 BUILDING INTENSITY STANDARDS DRAFT PROJECT DESCRIPTION
PLANNING COMMISSION/DESIGN REVIEW BOARD RECOMMENDATIONS**

**TABLE 2-1
ALLOWABLE USES AND STANDARDS FOR RESIDENTIAL USE CATEGORIES**

Allowed Uses and Standards	Residential Use Categories				
	R-SF	R-P	R-MD	R-HD	R-MHP
Residential Uses					
One Single-Family Detached Dwelling per Lot	X	X	-	-	-
Single-Family Attached and Detached Dwellings	X	X	X	X	-
Multiunit Apartment Dwellings	-	X	X	X	-
Mobile Home Parks	-	-	-	-	X
Second (Accessory) Residential Units	X	X	-	-	-
Assisted-Living Residential Units	-	-	X	X	-
Other Uses					
Religious Institutions	X	X	X	X	-
Small-Scale Residential Care Facility	X	X	-	-	-
Small-Scale Day Care Center	X	X	X	X	X
Public and Quasi-public Uses	X	X	X	X	-
Accessory Uses					
Home Occupations	X	X	X	X	X
Standards for Density and Building Intensity					
Recommended Standards for Permitted Density					
Maximum Permitted Density (units/acres)	5 or less	5.01–13	20	30	15
Minimum Permitted Density (units/acres)	N/A	N/A	15	15	N/A
Recommended Standards for Building Intensity					
Maximum Floor Area Ratios (FAR)	N/A	0.30	0.50	1.10	N/A
Maximum Structure Height (Inland Area)	25 feet	35 feet	35 feet	35 feet	25 feet
Maximum Structure Height (Coastal Zone)	25 feet	25 feet	25 feet	25 feet	25 feet
Maximum Lot Coverage Ratio	N/A	0.30	0.30	0.40	N/A
Minimum Open Space Ratio	N/A	0.40	N/A	N/A	N/A
Minimum Lot Size	7,000 s.f.	4,500 s.f.	N/A	N/A	2,500 s.f.
Notes:					
1. Use Categories: R-SF– Single-Family Residential; R-P – Planned Residential; R-MD – Medium-Density Residential; R-HD – High-Density Residential; R-MHP – Mobile Home Park.					
2. X indicates use is allowed in the use category; - indicates use not allowed.					
3. General Note: Some uses requiring approval of a conditional use permit are set forth in text policies, and others are specified in the zoning code.					
4. The standards for building intensity recommended by this General Plan pursuant to Government Code Section 65302(a) may be revised by a Resolution of the decision-making body of the City for specific projects based upon a finding of good cause.					
5. N/A = Not applicable. (Amended by Reso. 08-30, 6/17/08 and Reso. 08-__, _____)					

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**TABLE 2-2
ALLOWABLE USES AND STANDARDS FOR COMMERCIAL USE CATEGORIES**

Allowed Uses and Standards	Commercial Use Categories					
	C-R	C-C	C-OT	C-VS	C-I	C-G
Retail Trade						
Large-Scale Retail Establishments	X	X	–	–	–	–
General Merchandise	X	X	X	–	–	X
Food and Drug Stores	X	X	X	–	X	X
Apparel and Specialty Stores	X	X	X	–	–	X
Building/Landscape Materials and Equipment	X	X	X	–	–	X
Eating and Drinking Establishments	X	X	X	X	X	X
Other Retail Trade Establishments	X	X	X	X	–	X
Coastal-Related Commercial	X	X	X	X	–	–
Services (Including Offices)						
Finance, Insurance, and Real Estate	X	X	X	–	–	X
Personal Services	X	X	X	–	–	X
Business Services	–	X	X	–	–	X
Information Technology Services	–	–	–	–	–	X
Professional Services	–	X	X	–	–	X
Medical and Health-Related Services	X	X	X	–	–	–
Educational Services	–	–	X	–	–	X
Entertainment and Recreation Services	X	X	X	X	–	–
Building and Construction Services	–	–	–	–	–	X
Other Services	X	X	X	X	X	X
Transient Lodging and Services						
Resorts	–	–	–	X	–	–
Hotels, Motels, Bed and Breakfast Inns	X	X	X	X	–	–
RV Parks	–	–	X	X	–	X
Other Visitor Services and Attractions	–	–	–	X	–	X
Auto-Related Uses						
Retail – Automotive Sales and Rentals	–	–	X	–	–	X
Auto Repair and Painting	–	–	–	–	–	X
Auto Wrecking Yard/Junk Yard	–	–	–	–	–	X
Auto Service (Gas) Station	X	–	X	–	X	X
Car Wash	–	X	X	–	X	X
Wholesale Trade and Storage						
General Wholesale Trade	–	–	–	–	–	X
Warehousing – General	–	–	–	–	–	X
Warehousing – Self-Storage	–	–	–	–	–	X
Outdoor Storage	–	–	–	–	–	X
Residential Uses						
Residential Units	–	X	X	–	–	–
One Caretaker Unit	X	X	X	X	–	X
Assisted-Living Residential Units	–	–	–	–	–	X
Other Uses						
Religious Institutions	–	X	X	–	–	X
Public and Quasi-public Uses	X	X	X	–	X	X
Wireless Communications/Telecommunications	X	X	X	X	X	X
Standards for Density and Building Intensity						
Recommended Standards for Density						
Maximum Residential Density	N/A	12/acre	20/acre TBD	N/A	N/A	20/acre
Recommended Standards for Building Intensity						
Maximum FAR	0.35	0.40	0.60	0.25	0.40	0.40
Maximum Structure Height	35 feet	25 35 feet	30 feet	35 feet	25 feet	35 feet
Maximum Lot Coverage Ratio	N/A	N/A	N/A	N/A	N/A 0.40	N/A
Minimum Open Space Ratio	N/A	N/A	N/A	0.40	N/A	N/A
Minimum Lot Size	size in 2005	size in 2005	size in 2005	size in 2005	size in 2005	10,000 s.f.

Notes:

- Use Categories: C-R – Regional Commercial; C-C – Community Commercial; C-OT – Old Town Commercial; C-VS – Visitor Commercial; C-I – Intersection; Commercial; C-G – General Commercial.
- X indicates use is allowed in the use category; – indicates use not allowed.
- General Note: Some uses requiring approval of a conditional use permit are as set forth in text policies, and others are specified in the zoning code.
- Wholesale trade is permitted within the C-R use category, provided that it is an integral part of a retail trade use.
- The standards for building intensity recommended by this General Plan pursuant to Government Code Section 65302(a) may be revised by a Resolution of the decision-making body of the City for specific projects based upon a finding of good cause.
- N/A = Not applicable.

(Amended by Reso. 08-30, 6/17/08 and Reso. 08-____, _____)

**GENERAL PLAN AMENDMENT WORK PROGRAM – JANUARY 20, 2009
TRACK 2.5 BUILDING INTENSITY STANDARDS DRAFT PROJECT DESCRIPTION
PLANNING COMMISSION/DESIGN REVIEW BOARD RECOMMENDATIONS**

**TABLE 2-3
ALLOWABLE USES AND STANDARDS FOR OFFICE AND INDUSTRIAL USE
CATEGORIES**

Allowed Uses and Standards	Office and Industrial Use Categories			
	I-BP	I-OI	I-S	I-G
Industrial (Manufacturing)				
General Manufacturing – No Noxious Impacts	X	-	X	X
General Manufacturing – Potential Noxious Impacts	-	-	-	X
Research and Development	X	X	-	X
Scientific and Similar Instruments	X	X	-	X
Bio-Medical Technology	X	X	-	X
Other Advanced Technology	X	X	-	X
Transportation and Utilities				
Transportation (other than right-of-way)	-	-	X	X
Wireless Communications/Telecommunications	X	X	X	X
Utilities	X	X	-	-
Retail Trade				
Building/Landscape Materials and Equipment	-	X	-	X
Eating and Drinking Establishments	X	X	-	-
Other Retail Trade Establishments	X	X	-	-
Services (Including Offices)				
Finance, Insurance, and Real Estate	X	X	-	-
Personal Services	X	X	-	-
Business Services	X	X	-	-
Information Technology Services	X	X	-	-
Professional Services	-	X	-	-
Medical and Health-Related Services	-	X	-	-
Educational Services	-	X	-	-
Entertainment and Recreation Services	-	X	-	-
Building and Construction Services	-	-	X	X
Other Services	-	-	X	X
Auto-Related Uses				
Automotive Sales and Rentals	-	-	X	X
Auto Repair and Painting	-	-	X	X
Auto Wrecking Yard/Junk Yard	-	-	X	X
Auto Service (Gas) Station	-	-	-	X
Wholesale Trade and Storage				
General Wholesale Trade	-	-	X	X
Warehousing – General	X*	-	X	X
Warehousing – Self-Storage	-	-	X	X
Outdoor Storage	-	-	X	X
Residential Uses				
Residential Units	-	X	-	-
One Caretaker Unit Per Parcel	X	X	X	X
Assisted-Living Residential Units	-	X	-	-
Other Uses				
Public and Quasi-public Uses	X	X	X	X
Religious Institutions	-	X	-	-
Standards for Density and Building Intensity				
Recommended Standards for Density				
Maximum Residential Density	N/A	20units/acre	N/A	N/A
Recommended Standards for Building Intensity				
Maximum FAR	0.40	0.40	0.60	0.30
Maximum FAR for Hotels (with Hotel Overlay)	0.50	0.50	N/A	N/A
Maximum Structure Heights	35 feet	35 feet **	35 feet	35 feet
Maximum Lot Coverage Ratio	0.35	0.40	N/A	N/A
Minimum Open Space/Landscaping Ratio	0.30	0.10	0.10	0.10
Minimum Lot Size	N/A	N/A	N/A	N/A
Notes:				
1. Use Categories: I-BP – Business Park; I-OI – Office and Institutional; I-S – Service Industrial; I-G – General Industrial.				
2. X indicates use is allowed in the use category; - indicates use not allowed.				
3. General Note: Some uses requiring approval of a conditional use permit are set forth in text policies, and others are specified in the zoning code.				
4. The standards for building intensity recommended by this General Plan pursuant to Government Code Section 65302(a) may be revised by a Resolution of the decision-making body of the City for specific projects based upon a finding of good cause.				
5. N/A = Not applicable.				
* Warehousing is allowed on parcels designated Business Park (I-BP) if it is in association with a permitted use.				
** If the project includes mixed-use (residential and commercial/office uses) then the Maximum Structure Height IS 40 feet.				
<i>(Amended by Reso. 08-30, 6/17/08) and Reso. 08-____, _____)</i>				

**GENERAL PLAN AMENDMENT WORK PROGRAM – JANUARY 20, 2009
TRACK 2.5 BUILDING INTENSITY STANDARDS DRAFT PROJECT DESCRIPTION
PLANNING COMMISSION/DESIGN REVIEW BOARD RECOMMENDATIONS**

**TABLE 2-4
ALLOWABLE USES AND STANDARDS FOR OTHER LAND USE CATEGORIES**

Allowed Uses and Standards	Other Land Use Categories			
	AG	OS-PR	OS-AR	P-S
Residential Uses				
One Single-Family Detached Dwelling per Lot	X	-	-	-
Farmworker Residential Units	X	-	-	-
Second Residential Dwelling Unit	X	-	-	-
Caretaker Residential Unit	-	-	X	X
Agricultural Uses				
Orchards and Vineyards	X	-	-	-
Row Crop Production	X	-	-	-
Specialty Agriculture and Floriculture	X	-	-	-
Livestock Grazing	X	-	-	-
Small-Scale Confined Animal Operations	X	-	-	-
Small-Scale Agricultural Processing	X	-	-	-
Small-Scale Greenhouses	X	-	-	-
Sale of On-Site Agricultural Products	X	-	-	-
Other	X	-	-	-
Open Space and Outdoor Recreation				
Active Recreation	-	-	X	X
Open Space and Passive Recreation	-	X	X	X
Golf Course, including customary ancillary uses and structures	-	-	X	X
Nature Preserve	-	X	X	X
Public and Quasi-public Uses				
General Government Administration	-	-	-	X
Fire Stations	X	-	-	X
Schools (Public and Private)	-	-	-	X
Other Government Facilities	-	-	-	X
Other Uses				
Religious Institutions	-	-	-	X
Small-Scale Residential Care Facility	X	-	-	-
Small-Scale Day Care Center	-	-	-	X
Wireless Communications/Telecommunications	X	-	-	X
Standards for Density and Building Intensity				
<i>Recommended Standards for Density</i>				
Maximum Permitted Density (Units/Acres)	N/A	N/A	N/A	N/A
<i>Recommended Standards for Building Intensity</i>				
Maximum FAR	N/A	N/A	N/A	N/A
Maximum Structure Height	N/A 25 ft	N/A 25 ft	N/A 25 ft	N/A 35 ft
Maximum Lot Coverage Ratio	N/A	N/A 0.20	N/A 0.20	N/A
Minimum Open Space Ratio	N/A	N/A	N/A	N/A
Minimum Lot Size	2005 lot size	N/A	N/A	N/A
Notes: 1. Use Categories: AG: Agriculture; OS-PR: Open Space/Passive Recreation; OS-AR: Open Space/Active Recreation; P-S: Public and Quasi-public Uses. 2. X indicates use is allowed in the use category; - indicates use not allowed. 3. General Note: Some uses requiring approval of a conditional use permit are set forth in text policies, and others are specified in the zoning code. 4. The standards for building intensity recommended by this General Plan pursuant to Government Code Section 65302(a) may be revised by a Resolution of the decision-making body of the City for specific projects based upon a finding of good cause. 5. N/A = Not Applicable. (Amended by Reso. 08-30, 6/17/08) and Reso. 08-__, _____)				

ATTACHMENT 5

**Track 3 Table – Proposed City Initiated Substantive
Amendments to General Plan**

**GENERAL PLAN AMENDMENT WORK PROGRAM – JANUARY 20, 2009
TRACK 3 PROJECT DESCRIPTION**

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.</u> 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.	Same Change as Alt 2a.	Same Change as Alt 2a.

Policy ID #	Alt 1 - No Changes (No Project)	Alt 2a - City-Initiated Revisions	Alt 2b – Options Associated with City-Initiated Revisions	Alt 3 – City Staff Recommended Revisions
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.

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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> <p>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).</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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>	<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> <p>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).</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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>	Same Change as Alt 2a.	Same Change as Alt 2a.

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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> <p>a. The designated natural resource areas shall be managed by the City in accord with the policies described in the Conservation Element.</p> <p>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.</p> <p>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>	<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 at</u> environmentally sensitive habitat areas (ESHA) <u>and could be as</u> protected as open space <u>depending upon the findings of site-specific biological studies.</u> The following standards shall apply to these areas.</p> <p>a. The designated natural resource areas shall be managed by the City in accord with the policies described in the Conservation Element.</p> <p>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.</p> <p>c. The City encourages the donation of easements or fee-simple interests in open space lands to the City or other appropriate non-profit entity, such as a land trust.</p>	Same Change as Alt 2a.	Same as Alt 1 - No Action.

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ESHAs – Definition and Designation				
CE Table 4-2	Conservation Element Table 4-2 Summary of Environmentally Sensitive Habitats	Refer to Attachment 1 for proposed amendment to Table 4-2.	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 CE 1.2 final recommended amendment.
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	<p>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:</p> <p>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.</p> <p>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.</p> <p>c. Any area that has been previously designated as an ESHA by a competent authority.</p>	<p>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:</p> <p>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.</p> <p>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.</p> <p>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></p>	Same Change as Alt 2a.	<p>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:</p> <p>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.</p> <p>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.</p> <p>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></p>

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ESHAs – Definition and Designation				
CE 1.2	<p>CE 1.2 Designation of Environmentally Sensitive Habitat Areas. [GP/CP] ESHAs in Goleta are generally shown in Figure 4-1, and Table 4-2 provides a summary of the ESHAs and examples of each. The provisions of this policy shall apply to all designated ESHAs. ESHAs include the following resources:</p> <ul style="list-style-type: none"> a. Creek and riparian areas. b. Wetlands, such as vernal pools. c. Coastal dunes, lagoons or estuaries, and coastal bluffs. d. Beach and shoreline habitats. e. Marine habitats. f. Coastal sage scrub and chaparral. g. Native woodlands and savannahs, including oak woodlands. h. Native grassland. i. Monarch butterfly aggregation sites, including autumnal and winter roost sites, and related habitat areas. j. Beach and dune areas that are nesting and foraging locations for the western snowy plover. k. Nesting and roosting sites and related habitat areas for various species of raptors. l. Other habitat areas for species of wildlife or plants designated as rare, 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. 	<p>CE 1.2 Designation of Environmentally Sensitive Habitat Areas. [GP/CP] <u>Naturally occurring habitats which may be considered to be ESHAs in Goleta are generally shown in Figure 4-1, and Table 4-2 provides a summary of habitats which may be considered the ESHAs 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:</p> <ul style="list-style-type: none"> a. Creek and riparian areas. b. Wetlands, such as vernal pools. c. Coastal dunes, lagoons or estuaries, and coastal bluffs. d. Beach and shoreline habitats. e. Marine habitats. f. Coastal sage scrub and chaparral. g. Native woodlands and savannahs, including oak woodlands. h. Native grassland. i. Monarch butterfly aggregation sites, including autumnal and winter roost sites, and related habitat areas. j. Beach and dune areas that are nesting and foraging locations for the western snowy plover. k. Nesting and roosting sites and related habitat areas for various species of raptors. l. Other habitat areas for species of wildlife or plants designated as rare, 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. 	Same Change as Alt 2a.	<p>CE 1.2 Designation of Environmentally Sensitive Habitat Areas. [GP/CP] ESHAs in Goleta are generally shown in Figure 4-1, and Table 4-2 provides <u>examples a summary</u> of the ESHAs and <u>some locations examples</u> of each. The provisions of this policy shall apply to all designated ESHAs. ESHAs <u>generally</u> include <u>but are not limited to</u> the following resources:</p> <ul style="list-style-type: none"> a. Creek and riparian areas. b. Wetlands, such as vernal pools. c. Coastal dunes, lagoons or estuaries, and coastal bluffs/<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.
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> <ul style="list-style-type: none"> a. A base map that delineates topographic lines, parcel boundaries, and adjacent roads. b. A vegetation map that identifies species that may be indicators of ESHAs. c. A soils map that delineates hydric and nonhydric soils, if applicable. d. A census of animal species that indicates the potential existence of ESHAs. e. A detailed map that shows the conclusions regarding the boundary, precise location and extent, or current status of the ESHA based on substantial evidence provided in the biological studies. 	<p>CE 1.3 Site-Specific Studies and Unmapped ESHAs. [GP/CP] Any area not designated on the ESHA map in Figure 4-1 that meets the ESHA criteria for the resources specified in CE 1.1 <u>may shall</u> be granted the same protections as if the area was shown on the map. Proposals for development on sites where ESHAs are shown on the map or where <u>there is probable cause to believe that ESHAs areas 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> <ul style="list-style-type: none"> a. A base map that delineates topographic lines, parcel boundaries, and adjacent roads. b. A vegetation map that identifies all vegetation communities and sensitive plant species that may be indicators of ESHAs. c. A soils map that delineates hydric and nonhydric soils, if applicable. d. A census of animal species that utilize the area indicates the potential existence of ESHAs. e. 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 <u>Biological Assessment Guidelines, Site-Specific Studies and Unmapped ESHAs. [GP/CP]</u> <u>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:</u></p> <ul style="list-style-type: none"> <u>a. A base map that delineates topographic lines, parcel boundaries, and adjacent roads.</u> <u>b. A vegetation map that identifies species that may be indicators of ESHAs.</u> <u>c. A soils map that delineates hydric and nonhydric soils, if applicable.</u> <u>d. A census of animal species that indicates the potential existence of ESHAs.</u> <u>e. A detailed map that shows the conclusions regarding the boundary, precise location and extent, or current status of the ESHA based on substantial evidence provided in the biological studies.</u> 	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.

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ESHAs – Definition and Designation				
CE 5.1	CE 5.1 Designation of ESHAs. [GP/CP] The following habitats, which are not specifically included in other policies, are hereby designated ESHAs: a. Native grasslands. b. Coastal sage scrub and chaparral.	CE 5.1 Designation of ESHAs. [GP/CP] The following habitats, which are not specifically included in other policies, are hereby designated ESHAs: a. Native grasslands. b. Coastal sage scrub and chaparral.	Same Change as Alt 2a.	CE 5.1 Designation of <u>Other Terrestrial</u> ESHAs. [GP/CP] The following habitats, which are not specifically included in other policies, are hereby designated ESHAs: a. Native grasslands. b. <u>Coastal bluff scrub</u> , coastal sage-scrub and chaparral.
CE 8.1	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. These habitats include, but are not limited to, the following: a. 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>). b. <i>Habitat capable of supporting special-status invertebrate species, such as the globose dune beetle (Coelus globosus), and roosting habitat for the monarch butterfly.</i> c. <i>Aquatic habitat capable of supporting special-status fish species such as the steelhead trout (Oncorhynchus mykiss) and tidewater goby (Eucyclogobius newberryi).</i> 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> 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> 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> 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>	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. These habitats include, but are not limited to, 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, following:</u> a. 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>). b. <i>Habitat capable of supporting special-status invertebrate species, such as the globose dune beetle (Coelus globosus), and roosting habitat for the monarch butterfly.</i> c. <i>Aquatic habitat capable of supporting special-status fish species such as the steelhead trout (Oncorhynchus mykiss) and tidewater goby (Eucyclogobius newberryi).</i> 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> 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> 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> 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>	Same Change as Alt 2a.	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. These habitats include, but are not limited to, the following: a. <u>Habitats that support special-status plant species, such as oak woodland with populations of Santa Barbara honeysuckle (<i>Lonicera subspicata</i> var. <i>subspicata</i>) or wetlands with populations of, southern tarplant (<i>Centromadia parryi</i> ssp. <i>australis</i>), and black-flowered figwort (<i>Scrophularia atrata</i>).</u> b. <u>Habitats that capable of supporting special-status invertebrate species, such as foredunes occupied by the globose dune beetle (<i>Coelus globosus</i>), and woodlands used as roosting sites habitat for by the migratory monarch butterfly.</u> c. <u>Aquatic habitats that capable of supporting special-status fish species, such as creeks where the steelhead trout (<i>Oncorhynchus mykiss</i>) occur and estuaries where tidewater goby (<i>Eucyclogobius newberryi</i>) occur.</u> d. <u>Aquatic and terrestrial habitats that capable of supporting special-status amphibians and reptiles, such as riparian areas where the red-legged frogs (<i>Rana aurora draytonii</i>) occur and streams and ponds used by the western pond turtle (<i>Clemmys marmorata pallida</i>).</u> e. <u>Nesting and roosting areas for special-status bird species, various species of raptors such as Cooper's hawks (<i>Accipiter cooperii</i>), red-tailed hawks (<i>Buteo jamaicensis</i>), white-tailed kites (<i>Elanus leucurus</i>), and turkey vultures (<i>Cathartes aura</i>).</u> f. Nesting habitat for other special-status bird species such as western snowy plover, southwestern willow flycatcher (<i>Empidonax traillii extimus</i>), loggerhead shrike (<i>Lanius ludovicianus</i>), yellow warbler (<i>Dendroica petechia</i>), or tri-colored blackbird (<i>Agelaius tricolor</i>); and communal roost sites for turkey vultures. f. <u>Nesting and foraging habitat that supports for special-status mammals, including communal nest and roost sites for the such as pallid bat (<i>Antrozous pallidus</i>), western red bat (<i>Lasiurus blossevillii</i>), and Yuma myotis (<i>Myotis yumanensis</i>); and den sites for the American badger (<i>Taxidea taxus</i>).</u>

**GENERAL PLAN AMENDMENT WORK PROGRAM – JANUARY 20, 2009
TRACK 3 PROJECT DESCRIPTION**

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
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. <u>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.</u> 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.

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ESHAs – Protection and Buffers				
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 coastal bluff scrub is defined <u>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 is <u>defined as</u> composed mainly of fire- and drought-adapted woody, evergreen, shrubs and <u>generally occurring on</u> occupies 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> 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 <u>ESHA, 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>

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ESHAs – Protection and Buffers				
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>
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>

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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 safety. 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 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 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. 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. 	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, <u>except as follows: 1) 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</u> where necessary to remediate hazardous flooding or geologic conditions that endanger public health and safety. 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.

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ESHAs – Development Standards				
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] The City shall prepare a <u>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>

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Streams and Creeks				
CE 2.2	<p>CE 2.2 Streamside Protection Areas. [GP/CP] A streamside protection area (SPA) is hereby established along both sides of the creeks identified in Figure 4-1. The purpose of the designation shall be to preserve the streamside protection area in a natural state in order to protect the associated riparian habitats and ecosystems. The streamside protection area shall include the creek channel, wetlands and/or riparian vegetation related to the creek hydrology, and an adjacent upland buffer area. The width of the streamside protection area shall be as follows:</p> <p>a. In areas where land has already been fully subdivided and developed, the SPA shall not be less than 50 feet outward on both sides of the creek, measured from the top of the bank or the outer limit of wetlands and/or riparian vegetation, whichever is greater. Exceptions may be allowed in instances where existing permitted development on a subject parcel encroaches within the 50-foot buffer if: (1) there is no feasible alternative siting for the development that will avoid the SPA; (2) the new development will not extend into the ESHA, and the resulting buffer will not be less than 25 feet; and (3) the new development will not encroach further into the SPA than the existing development on the parcel.</p> <p>b. In all other instances, the SPA shall not be less than 100 feet outward on both sides of the creek, measured from the top of the bank or the outer limit of associated wetlands and/or riparian vegetation, whichever is greater.</p> <p>c. If the provisions above would result in any legal parcel created prior to the date of this plan being made unusable in its entirety for any purpose allowed by the land-use plan, exceptions to the foregoing may be made to allow a reasonable economic use of the parcel, subject to approval of a conditional use permit.</p>	<p>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 <u>50-100</u> feet outward on both sides of the creek, measured from the top of the bank or the outer limit of associated wetlands and/or riparian vegetation, whichever is greater.</p> <p>c. If the provisions above would result in any legal parcel created prior to the date of this plan being made unusable in its entirety for any purpose allowed by the land-use plan, exceptions to the foregoing may be made to allow a reasonable economic use of the parcel, subject to approval of a conditional use permit.</p>	<p>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 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>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 upland 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 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 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>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>
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> <p>a. Agricultural operations, provided they are compatible with preservation of riparian resources.</p> <p>b. Fencing along property boundaries and along SPA boundaries.</p> <p>c. Maintenance of existing roads, driveways, utilities, structures, and drainage improvements.</p> <p>d. Construction of public road crossings and utilities, provided that there is no feasible, less environmentally damaging alternative.</p> <p>e. Construction and maintenance of foot trails, bicycle paths, and similar low-impact facilities for public access.</p> <p>f. Resource restoration or enhancement projects.</p> <p>g. Nature education and research activities.</p> <p>h. Low-impact interpretive and public access signage.</p> <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> <p>a. Agricultural operations, provided they are compatible with preservation of riparian resources.</p> <p>b. Fencing <u>and other access barriers</u> along property boundaries and along SPA boundaries.</p> <p>c. Maintenance of existing roads, driveways, utilities, structures, and drainage improvements.</p> <p>d. Construction of public road crossings and utilities, provided that there is no feasible, less environmentally damaging alternative.</p> <p>e. Construction and maintenance of foot trails, bicycle paths, and similar low-impact facilities for public access.</p> <p>f. Resource restoration or enhancement projects.</p> <p>g. Nature education and research activities.</p> <p>h. Low-impact interpretive and public access signage.</p> <p>i. <u>Other such Public Works projects only where there are no feasible, less environmentally damaging alternative.</u></p> <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.

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Streams and Creeks				
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>shall be located outside creek beds and banks, where feasible.</u> 	Same Change as Alt 2a.	Same Change as Alt 2a.

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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 <u>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.</u> these 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 <u>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.</u> these 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.

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Wetlands				
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, <u>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.</u> 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. <u>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.</u> 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. <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.</u> 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><u>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.</u></p>	Same Change as Alt 2a.
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 <u>should</u> 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 s 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.</u> 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><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>

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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
Protection of Trees				
CE 9.1	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.	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>	Same Change as Alt 2a.	Same Change as Alt 2a.
CE 9.3	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.	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.</u> A minimum buffer area <u>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>	Same Change as Alt 2a.	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 <u>shall 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>
CE-IA-4	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. <u>Time period:</u> 2008 <u>Responsible party:</u> Planning and Environmental Services Department; Community Services Department	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. <u>Time period:</u> 2008 <u>Responsible party:</u> Planning and Environmental Services Department; Community Services Department	Same Change as Alt 2a.	Same Change as Alt 2a.
CE 9.4	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.	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 <u>protection zone of any protected tree critical root zone</u> and to provide an adequate buffer outside of the protection zone <u>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>	Same Change as Alt 2a.	Same Change as Alt 2a.
CE 9.5	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.	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).</u> <u>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.	Same Change as Alt 2a.	Same Change as Alt 2a.

**GENERAL PLAN AMENDMENT WORK PROGRAM – JANUARY 20, 2009
TRACK 3 PROJECT DESCRIPTION**

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
Storm Water Management				
CE 10.3	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: 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.	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 <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: 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.	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</u> 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 <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: 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>

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	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: 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.	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: 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 <u>minimize</u> potential traffic impacts.	Same Change as Alt 2a.	Same as Alt 1, No Action.

ATTACHMENT 6

**Track 4 Table – Proposed Project Related Amendments to
General Plan**

GENERAL PLAN AMENDMENT WORK PROGRAM – JANUARY 20, 2009
TRACK 4 SPECIFIC PROJECT GPA REQUESTS DRAFT PROJECT DESCRIPTIONS

Case # (in order of Council initiation)	Project Name / Applicant	Project Location/ GPA Project Description Summary	City Council Initiation Date	Adoption Date
2007				
07-007-OA, -TPM, -DP; 07-167-DP AM	Marriott Residence Inn and Hollister Center Project (Robert Olson, R.D. Olson Development)	APN 073-050-020: 6300 Hollister Ave GPA: Land Use Element Table 2-3 (change FAR & Height standards) The proposed amendments were deleted from the project description as a result of the City's adoption of the Track 2 Amendments.	04-16-07 (as part of Track 2)	Adopted 06-17-08 with Track 2
03-050-GPA, SPA, RZN, OA, VTM #1, VTM #2, FDP, RN, and 07-209-FDP AM & 07-210-FDP AM	The Village at Los Carneros (Andrew Bermant, Rockber Partners LLC)	APN: 073-330-023 & 029: 1 South Los Carneros Road GPA: Policy CE 10.3 (change prohibitions against post-development stormwater discharge rates in excess of the pre-development condition).	04-16-07	Adopted 02-19-08
07-208-GP-SP-DP	Camino Real Hotel (Kimberly Schizas, Camino Real III, LLC)	APN: 073-440-019: 401 Storke Road GPA: Land Use Element Table 2-2 (change FAR & Height standards for C-C Community Commercial land use designations); Policy SE 9.3 (change policy to reflect Airport Land Use Commission standards). The proposed amendments were deleted from the project description as a result of the City's adoption of the Track 2 Amendments).	04-16-07 (as part of Track 2)	Adopted 06-17-08 with Track 2
04-226-GP, -TM, -DP, -RN	Citrus Village (Detlev Peikert representing 7388 Calle Real, LLC)	APN: 077-490-043: 7388 Calle Real GPA: Land Use Element Table 2-1 (increase FAR standards); Policy CE 10.3 (change prohibitions against post-development stormwater discharges rates in excess of the pre-development condition). The proposed amendments were deleted from the project description as a result of The Village at Los Carneros adopted amendment and the City's adopted Track 2 Amendments.	04-16-07 (as part of Track 2)	Adopted 06-17-08 with Track 2
2008				
07-117-GPA, RZ, -DP, -RV	Winchester Union 76 (Tom Price)	APN: 079-121-016: 20 Winchester Canyon Rd. GPA: Land Use Element Figure 2-1 (change land use designation from C-C Community Commercial to C-I Intersection/Highway Commercial)	01-29-08 (as part of Track 2)	Adopted 06-17-08 with Track 2

**GENERAL PLAN AMENDMENT WORK PROGRAM – JANUARY 20, 2009
TRACK 4 SPECIFIC PROJECT GPA REQUESTS DRAFT PROJECT DESCRIPTIONS**

Case # (in order of Council initiation)	Project Name / Applicant	Project Location/ GPA Project Description Summary	City Council Initiation Date	Adoption Date
05-154-GPA, RZN	Shelby Trust	APN: 077-530-019: 7400 Cathedral Oaks Rd. GPA: Land Use Element Figure 2-1 (change land use designation from Agriculture to Residential); LU 1.1; LU 1.8; LU 1.9; LU 1.10; LU 2.2 and Table 2-1; LU 2.6; OS 7.2 and Figure 3-5; OS 7.4; CE 2.2; CE 11.2; VH 4.3; and HE 11.5	02-19-08	Project on Hold
07-102-GPA	Haskell's Landing (Chuck Lande)	APN: 079-210-049: Hollister Ave. GPA: Track 1 Overlap w/Inconsistent amendment: HE 11.5; and HE Table 10A-16 Track 3 Overlap: CE 2.2; and TE 13.4 Project Specific: PF 3.2; Figure 8-1; and PF 9.3 Note: Some of the initiated GPAs were adopted as part of the City initiated Track 2 Amendments (LU 1.13; LU Table 2-1; and VH 1.4).	03-04-08	TBD
05-034-GP, -DP, -TM 07-102-GPA	Bacara Completion Phase	APN: 079-200-012 & -013: 8301 Hollister Ave. GPA: Track 3 Overlap: OS 1.10 (b) Track 3 Overlap with Inconsistent Amendment: OS 1.10(d) and OS 2.8(b) (public safety clarification only); Figure 4-1; CE 1.2, and Figure 4-1 Project Specific: OS 1.2 and Figure 3-1; OS 2.3 (with staff recommended modifications); OS 2.8(f); Figure 3-5; SE 6.1 and Figure 5-2 (tsunami model review) Note: CC declined to initiate applicant requests for OS 6.2 and Table 3-1; VH 1.2 and Figure 6-1; OS 1.1(d) and OS 2.8(b) (sunrise to sunset); SE 6.1 and Figure 5-2 (policy and map change); and NE Section 9.2 Guiding Principal & Goal #2.	05-20-08	TBD
08-057-GPA, RZN	Harwin/Aero Camino (Harwin Family Trust)	APN: 073-070-024; -021; -005: 6390, 6398, and 6416 Hollister Avenue GPA: Land Use Element Figure 2-1 (change the land use designation from General Industrial (I-G) to General Commercial (C-G))	07-15-08	Adopted 11-4-08

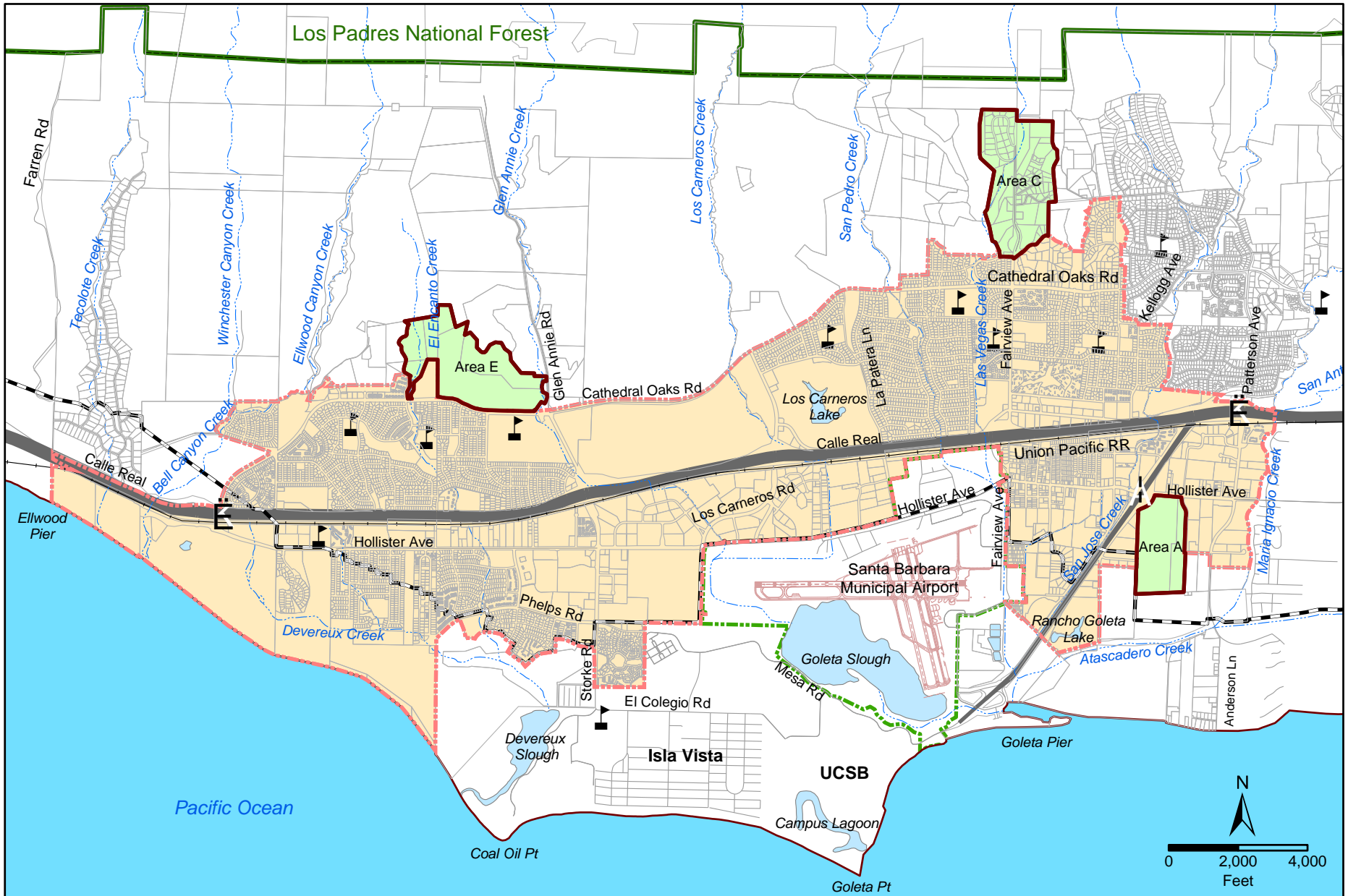
**GENERAL PLAN AMENDMENT WORK PROGRAM – JANUARY 20, 2009
TRACK 4 SPECIFIC PROJECT GPA REQUESTS DRAFT PROJECT DESCRIPTIONS**

Case # (in order of Council initiation)	Project Name / Applicant	Project Location/ GPA Project Description Summary	City Council Initiation Date	Adoption Date
08 – 063 -GPA	Bishop Ranch (Michael Keston, Bishop Ranch 2000, LLC)	APN: 077-020-045: 96 Glen Annie Road GPA: (1) Land Use Element Figure 2-1, Land Use Plan Map from agriculture to a new land use designation (Mixed Use-Bishop Ranch); (2) LU Table 2-2 modified to reflect new land use designation; (3) CE 11.2. remove the current prohibition against the conversions of agriculturally designated lands to non-agriculture or urban uses	WITHDRAWN on 7-15-08	WITHDRAWN
08-109-GPA, RZN, OA, LLA, FDP	Jordano's Master Plan (Peter Jordano, Jordano's Inc.)	APNs 065-090-034 & -036; 5305 and 5324 Ekwil Street GPA: Land Use Element Figure 2-1 - Re-designate from Office & Institutional (I-OI) to General Industrial (I-G).	10-21-08	TBD
08-143-GPA	Westar (Peter J. Koetting, Goleta Hollister, LLC)	APN: 073-030-020 & 021: Hollister Avenue Northwest of Glen Annie Road GPA: (1) Land Use Element Table 2-3: Increase the Recommended Standards for Building Intensity from 25 feet to 35 feet in the Community Commercial (C-C) land use designation & (2) Land Use Element Figure 2-1 - Re-designate from Medium Density Residential (R-MD) and Office and Institutional (I-OI) to a mix of R-MD and Community Commercial (C-C).	12-16-08	TBD
Future GPAs				
07-217-GP, -RZ, RMM, DP, -CUP, - DRB	Mariposa at Ellwood Shores Assisted Living Facility (Oliver Dixon)	APN: 079-210-057: 7760 Hollister Avenue GPA: HE 11.1 (change the policy to remove the inclusionary requirement for licensed care facilities)	TBD	TBD
08-128-GPA, -SPA, -VTM, -DP, -CUP, -Lot Merger, -DRB	Willow Springs II (Michael Towbes, Towbes Group)	APN: 073-060-044, -045, -046, -047, -048: Camino Vista GPA: Housing Element Amendments	TBD	TBD
08-132-RZN, -VTM, DP, -DRB	Village at Los Carneros II (Andrew Bermant, Rockber Partners LLC)	APN: 073-330-026, -028, -029 GPA: Housing Element Amendments	TBD	TBD
08-205-GPA	Kenwood Village (Ken Alker)	APN: 077-130-006: Calle Real GPA: (1) Land Use Element Figure 2-1: Re-designate south parcel from Agriculture to Planned Residential and north parcel from Single-Family Residential to Planned Residential; (2) Open Space Element Figure 3-5: Remove agricultural designation; (3) CE 11.2 revisions to allow for conversion of agriculture designation.	TBD	TBD
08-196-GPA; -RZ; - DP; -CUP; -DRB	Montecito Bank & Trust (Michael Towbes, Towbes Group)	APN: 073-140-006; 6900 Hollister Avenue GPA: Land Use Element Figure 2-1 - Re-designate from Intersection Commercial (C-I) to Office & Institutional (I-OI) and rezone the property to Professional & Institutional (P-I).	TBD	TBD

**GENERAL PLAN AMENDMENT WORK PROGRAM – JANUARY 20, 2009
TRACK 4 SPECIFIC PROJECT GPA REQUESTS DRAFT PROJECT DESCRIPTIONS**

ATTACHMENT 7

Track 5 Map – Proposed City Initiated Sphere of Influence



Legend

Service Area Features

Proposed Service Areas

Other Features

City of Goleta

City of Santa Barbara

Los Padres National Forest

Coastal Zone

Creeks

Schools

PROPOSED CONCEPTUAL SPHERE OF INFLUENCE

January 2009

NOTE: The proposed sphere boundary includes the City boundary plus Areas A, C and E.

