

ERRATA SHEET

Staff recommends the following corrections and improvements be made to the October 30th Draft Natural Resources Chapter of the Land Use Plan Update:

1. Add Biological Resources policy to establish citywide BMP guidelines for protecting special-status species and species of concern and their needs; e.g. dusky-footed woodrat relocation, species exclusion fences, monitoring and reporting programs, etc.
2. Add Biological Resources policy to establish and apply an Open Space for Conservation land use designation to re-designate lands that become permanently protected for habitat purposes through open space conservation easements or deed restrictions.
3. Minor narrative edits:
 - a. Page 6-23, top paragraph: "Standard mitigation practice for this subspecies in suitable habitats is for a qualified biologist to conduct a preconstruction survey for woodrat houses and, if outside the woodrat nesting and rearing season, accomplish relocation of houses from proposed construction areas to open space areas in the project vicinity prior to initiation of construction activities."
 - b. Table 6-3, page 6-47, Central Dune Scrub entry, General Constraints column: "Fragile and susceptible to damage by widespread public access and dogs."
 - c. Differentiate Crystal Springs reservoir from Pilarcitos watershed with respect to San Francisco garter snake habitat (page 6-19, 6-64).
 - d. Differentiate setbacks from buffers (primarily in Table 6-4 and Policy 6-31; clarification could be made in the 'ESHA Buffers' narrative on page 6-66).

Staff also recommends a close assessment of the required habitat buffers, as summarized in Table 6-4 on page 6-67 and 6-68. The intent of the required buffers is to allow protection of habitat, vegetation growth, and provide physical separation from human disturbances and degradation. Buffer zones may be reduced in certain situations in order to allow existing home and landowners the reasonable right to improve their property if it is adjacent to or containing sensitive habitat. These situations include:

- Existing building sites adjacent to a riparian corridor or a non-riparian watercourse
 - Buffer may be reduced to a minimum of 20 feet from the top of bank or limit of riparian vegetation, whichever is greater.
- Developed sites within established neighborhoods that are adjacent to any ESHA, wetland, or riparian corridor
 - Minimum 20-foot buffer provided no new adverse impacts to the adjacent habitat occur from the proposed addition or improvement.
- Active man-made agricultural and non-agricultural ponds
 - No buffer zones apply until the pond has been abandoned (5 years for agricultural, 1 year for non-agricultural), studied for biological resources in association with new development, and determined to be ESHA.

Feedback regarding the application of these buffers and the terminology used is welcome. Staff notes that some developed sites, such as those in agricultural use, may not be considered to be parts of established neighborhoods and thus could be addressed differently with respect to buffer requirements.