

**LEGISLATIVE #**

**120210C**

## **Appendix A Comprehensive Plan GOPs**

### **Exhibit A-1**

#### **Future Land Use Element**

**Objective 3.1** The City shall protect environmentally sensitive land, conserve natural resources and maintain open spaces identified in the Future Land Use Map Series, through the Development Review Process and land acquisition programs.

**Policy 3.1.1** Standards and guidelines established in Conservation, Open Space, and Groundwater Recharge Element Policy 1.1.1 and its Policies shall be used to protect environmentally sensitive resources identified in the Environmentally Significant Land and Resources map series within the Future Land Use Map Series or in the Geographic Information System (GIS) Map Library located on the Planning and Development Services Department web site. The Future Land Use Element Environmentally Significant Land and Resources map series shall be updated from time to time to reflect the most current information in the GIS Map Library. In the periods between comprehensive plan updates, the GIS Map Library shall be the reference source.

### **Exhibit A-2**

#### **Conservation, Open Space & Groundwater Recharge Element**

**Objective 1.1** Upon adoption of this Plan, the City shall protect all significant environmental lands and resources identified in the Environmentally Significant Land and Resources map series within the Future Land Use Map Series. The City shall continue to identify environmentally significant open space and recreation sites for acquisition.

**Policy 1.1.1** At a minimum the following standards and guidelines shall be used to protect environmentally sensitive resources identified in the Environmentally Significant Land and Resources map series within the Future Land Use Map Series or in the Geographic Information Systems (GIS) Map Library located on the City's Planning and Development Services Department web site. The Future Land Use Element Environmentally Significant Land and Resources map series shall be updated from time to time to reflect the most current information in the GIS Map Library. In the periods between comprehensive plan updates, the GIS Map Library shall be the reference source. The City shall develop and adopt land development regulations that establish criteria for expansion of the minimum standards addressed below.

- a. Creeks: Between 35 and 150 feet from the break in slope at the top of the bank, there is a rebuttable presumption that development is detrimental to the regulated creek. Development must conform to applicable provisions of the land development regulations which prohibit development within a

minimum of 35 feet of the break in slope at the top of the bank of any regulated creek.

- b. Wetlands: Developments containing wetlands must avoid loss of function or degradation of wetland habitat and/or wetland hydrology as the highest priority. Where impact is unavoidable, degradation or loss of function shall be minimized, and the applicant must demonstrate that the project is clearly in the public interest. The City shall develop and implement land development regulations that at a minimum:
  7. A minimum buffer distance of 35 ft. and an average buffer distance of 50 feet shall be required between the landward extent of any wetland or surface water and the developed area. Larger buffers may be warranted. The criteria for buffer expansion will be developed in the land development regulations;