

CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA
7575 METROPOLITAN DRIVE, SUITE 103
SAN DIEGO, CA 92108-4402
(619) 787-2370



RECORD PACKET COPY

October 17, 2002

Thu 14a

TO: COMMISSIONERS AND INTERESTED PARTIES

FROM: PETER DOUGLAS, EXECUTIVE DIRECTOR

SUBJECT: EXECUTIVE DIRECTOR'S DETERMINATION that the City of Carlsbad's actions, certifying the City's Local Coastal Program Amendment # 1-2002B, C and D (Carlsbad Promenade, Redeemer by the Sea, and Thompson-Tabata Rezones), is adequate to effectively certify its local coastal program (for Commission review at its meeting of November 5-8, 2002)

BACKGROUND

At its meeting of July 9, 2002, the Coastal Commission certified, with suggested modifications, the City of Carlsbad Local Coastal Program Amendment #1-2002B and C (Carlsbad Promenade, Redeemer by the Sea). At its meeting of August 7, 2002, the Commission certified, with suggested modifications, the City of Carlsbad Local Coastal Program Amendment #1-2002D (Thompson-Tabata Rezone).

The Carlsbad Promenade rezone changed the 30.9-acre site from Limited Control (L-C) and Residential One-Family with a 10,000 square foot minimum lot size and qualified development overlay (R-1-10,000-Q) to Residential One-Family with a 7,500 square foot lot size and qualified development overlay (R-1-7,500-Q). The Redeemer by the Sea rezone changed a 10.26-acre parcel from Limited Control (L-C) to One-Family Residential (R-1). The Thompson-Tabata rezone changed an 82.2-acre site from Limited Control (L-C) to One Family Residential (R-1) and Residential Density Multiple (RD/M).

By their actions adopting Resolutions No. 2002-264, 2002-262, and 2002-261 respectively for the Carlsbad Promenade, Redeemer by the Sea, and Thompson-Tabata rezones on September 10, 2002, the City Council has acknowledged and accepted all of the Commission's suggested modifications. The modifications addressed required preservation for native vegetated habitat and permitted uses within habitat, buffer requirements, brush management, and wetland protection. The City has also provided the Commission with a copy of the revised zoning map, which has been updated to incorporate the Commission's suggested modifications for these rezones. The City already has coastal development permit authority over this geographic area and will continue issuing permits consistent with the local coastal program as amended.

As provided for in Section 13544 of the Commission's Code of Regulations, the Executive Director must determine if the action of the City of Carlsbad is legally sufficient to finalize Commission review of the LCP amendment. The City's actions have been reviewed and determined to be adequate by the Executive Director. Section 13554 of the Commission's Code of Regulations then requires this determination be reported to the Commission for its concurrence.

RECOMMENDATION

Staff recommends that the Commission **CONCUR** with the Executive Director's determination as set forth in the attached letter (to be sent after Commission endorsement).

CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA
7575 METROPOLITAN DRIVE, SUITE 103
SAN DIEGO, CA 92108-4402
(619) 767-2370



November 12, 2002

Mayor Claude A. Lewis
City of Carlsbad
1200 Carlsbad Village Drive
Carlsbad, CA 92008

RE: Certification of the City of Carlsbad Local Coastal Program Amendment
#1-2002B, C and D (Carlsbad Promenade, Redeemer by the Sea, and Thompson-Tabata
Rezones)

Dear Mayor Lewis:

The California Coastal Commission has reviewed the City's Resolution Nos. 2002-264, 2002-262, and 2002-261 together with the Commission's actions of July 9, 2002, and August 7, 2002, certifying City of Carlsbad Local Coastal Program Amendment #1-2002B, C and D (Carlsbad Promenade, Redeemer by the Sea, and Thompson-Tabata Rezones). The Carlsbad Promenade rezone changed the 30.9-acre site from Limited Control (L-C) and Residential One-Family with a 10,000 square foot minimum lot size and qualified development overlay (R-1-10,000-Q) to Residential One-Family with a 7,500 square foot lot size and qualified development overlay (R-1-7,500-Q). The Redeemer by the Sea rezone changed a 10.26-acre parcel from Limited Control (L-C) to One-Family Residential (R-1). The Thompson-Tabata rezone changed an 82.2-acre site from Limited Control (L-C) to One Family Residential (R-1) and Residential Density Multiple (RD/M).

In accordance with Section 13544 of the Commission's Code of Regulations, I have made the determination that the City's actions are legally adequate, and the Commission has concurred at its meeting of November 7, 2002.

By its action on September 10, 2002, the City has formally acknowledged and accepted the Commission's certification of the Local Coastal Program Amendment including all suggested modifications. The modifications addressed required preservation for native vegetated habitat and permitted uses within habitat, buffer requirements, brush management, and wetland protection. The City is already issuing coastal development permits in conformance with the certified local coastal program for this area.

In conclusion, I would like to congratulate you and all other elected or appointed officials, staff and concerned citizens for continuing to work towards full implementation of the Coastal Act. We remain available to assist you and your staff in any way possible as you continue to develop and implement the City's local coastal program.

Sincerely,

Peter Douglas
Executive Director

CITY OF CARLSBAD - AGENDA BILL

AB# <u>16,875</u>	<u>TITLE:</u> CARLSBAD PROMENADE COASTAL COMMISSION SUGGESTED MODIFICATIONS LCPA 00-08(A)	DEPT. HD. <u>WPH</u>
MTG. <u>9-10-02</u>		CITY ATTY. <u>DB</u>
DEPT. <u>PLN</u>		CITY MGR <u>DP</u>

RECOMMENDED ACTION:

That the City Council **ADOPT** Resolution No. 2002-264, **APPROVING** LCPA 00-08(A) which is an amendment to LCPA 00-08 to acknowledge the receipt of and incorporate the California Coastal Commission suggested modifications to add language to the Mello II segment zoning map of the Carlsbad Local Coastal Program.

ITEM EXPLANATION:

The Carlsbad Promenade Local Coastal Program Amendment (LCPA 00-08) was approved by the City Council in February 19, 2002. Subsequently the amendment was submitted to and reviewed by the California Coastal Commission (CCC) in July 2002. The CCC approved the City's requested amendment with modifications. In order for the amendment to become effective, the City must accept the CCC suggested modifications and incorporate them into the appropriate segment of the Local Coastal Program.

Adoption of the suggested modifications will affect only the Carlsbad Promenade property by adding language to require a habitat buffer between structures and the native habitat and to record an open space conservation easement in favor of the City or other conservation agency. These modifications will not affect the approved tentative tract map and the project has already been conditioned with respect to the open space easement requirement.

ENVIRONMENTAL:

The program of the California Coastal Commission involving the preparation, approval, and certification of Local Coastal Programs as provided in Sections 30500 through 30522 of the Public Resources Code has been certified by the Secretary for Resources as meeting the requirements of Section 21080.5. Acknowledgement and adoption of the Coastal Commission suggested modifications is exempt from the California Environmental Quality Act and no environmental analysis is necessary.

FISCAL IMPACT:

Adoption of the suggested modifications will not have a fiscal impact on the City.

EXHIBITS:

1. City Council Resolution No. 2002-264
2. Location Map
3. Attachment "A"

APPROVED

COUNCIL ACTION:

City of Carlsbad
LCPA # 1-2002B
Executive Director
Effective Certification
Resolution of Approval,

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RESOLUTION NO. 2002-264
A RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF CARLSBAD, CALIFORNIA, APPROVING A LOCAL
COASTAL PROGRAM AMENDMENT, TO ACKNOW-
LEDGE AND ADOPT THE CALIFORNIA COASTAL
COMMISSION SUGGESTED MODIFICATIONS FOR
LCPA 00-08.
CASE NAME: CARLSBAD PROMENADE
CASE NO.: LCPA 00-08(A)

The City Council of the City of Carlsbad, California, does hereby resolve as follows:

WHEREAS, the Planning Commission did on January 16, 2002, hold a duly noticed public hearing as prescribed by law to consider Local Coastal Program Amendment 00-08 and adopted Planning Commission Resolution No. 5136 recommending to the City Council that it be approved; and

WHEREAS, the City Council did on the 19th day of February, 2002 hold a duly noticed public hearing as prescribed by law to consider an amendment to the Local Coastal Program and acted to approve the amendment; and

WHEREAS, the California Coastal Commission did on the 9th day of July, 2002 hold a duly noticed public hearing as prescribed by law to consider an amendment to the Local Coastal Program and acted to certify the amendment with suggested modifications; and

WHEREAS, on the 10th day of SEPTEMBER, 2002 the Carlsbad City Council formally acknowledged receipt of the Coastal Commission's resolution of certification, including the suggested modifications.

The City Council of the City of Carlsbad, California does hereby resolve as follows:

1. That the above recitations are true and correct.
2. That the suggested modifications will meet the requirements of and conform with the policies of Chapter 3 (commencing with Section 30200) of the California Coastal Act to the extent necessary to achieve the basic state goals specified in Section 30001.5 of the Coastal Act.
3. That the suggested modifications to Local Coastal Program Amendment LCPA 00-08, are approved substantially as shown in Attachment "A" on file in the Planning Department and attached hereto.

Carlsbad LCPA 2002 B

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4. That staff is directed to modify the LCP zoning map in accordance with Attachment "A."

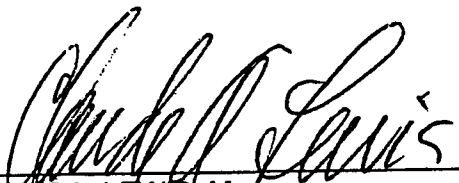
5. That the City agrees to issue coastal development permits in accordance with Attachment "A."

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Carlsbad on the 10th day of SEPTEMBER, 2002, by the following vote, to wit:

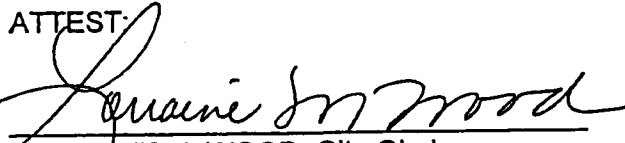
AYES: Council Members Lewis, Kulchin, Finnilla, Hall

NOES: None

ABSENT: Council Member Nygaard



CLAUDE A. LEWIS, Mayor

ATTEST:


LORRAINE M. WOOD, City Clerk

(SEAL)

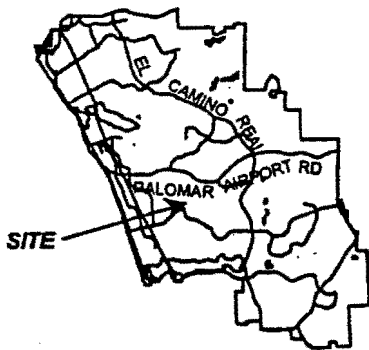
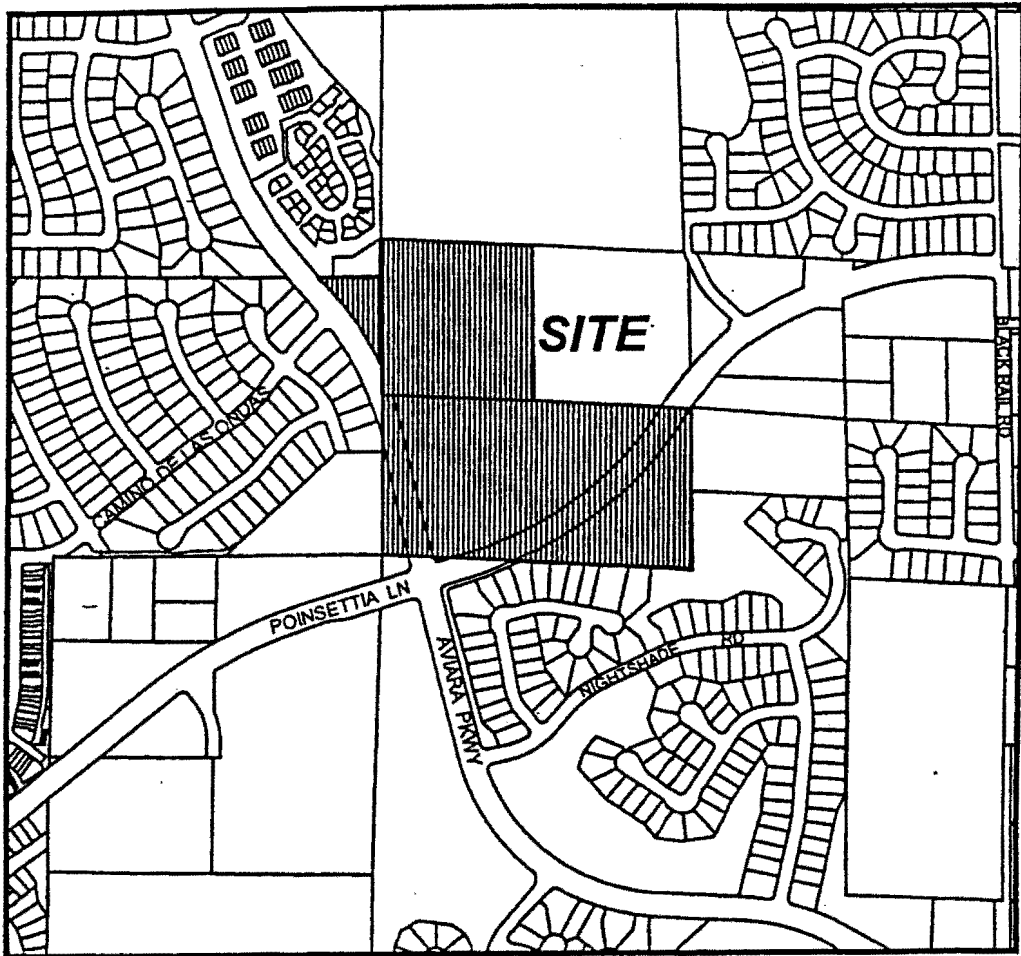
Carlsbad LCPA 1-2002B

LCPA 00-08(A) - Carlsbad Promenade - Suggested Modification Language:

The City shall incorporate the following requirements onto the certified LCP Zoning Map, to apply to the subject parcels (APN 215-070-13-00, 215-070-36-00, 214-550-01-00):

- a) The onsite areas of native vegetated habitat (approximately 10.34 acres), including coastal sage scrub, southern maritime chaparral, southern willow scrub and wetland areas, shall be protected as a condition of development approval, and secured through recordation of an open space conservation easement in favor of the City of Carlsbad or other conservation agency, or other appropriate preservation method. Use of the open space areas containing native vegetation shall be restricted to habitat conservation, restoration and enhancement.
- b) As a condition of development approval, a minimum 20-foot buffer area shall be required between structures and delineated native vegetation. The buffer area shall be secured through an easement or deed restriction that prohibits structures and/or non-native plantings in the habitat buffer area. A reduction to the 20-foot habitat buffer requirement may be allowed in order to obtain access to the property from Camino de las Ondas, where the maximum feasible habitat buffer shall be provided. Zone 3 brush management for fire protection may extend up to 20 feet into the habitat buffer area.

Carlsbad LCPA 1-2002B



CARLSBAD PROMENADE LCPA 00-08(A)

Carlsbad LCPA 1-2002 B

CITY OF CARLSBAD - AGENDA BILL

AB# <u>16,873</u>	TITLE:	DEPT. HD. <u>WPH</u>
MTG. <u>9-10-02</u>	REDEEMER BY THE SEA COASTAL COMMISSION SUGGESTED MODIFICATIONS	CITY ATTY. <u>[Signature]</u>
DEPT. <u>PLN</u>	LCPA 00-13(A)	CITY MGR <u>[Signature]</u>

RECOMMENDED ACTION:

That the City Council **ADOPT** Resolution No. 2002-262, **APPROVING** LCPA 00-13(A) which is an amendment to LCPA 00-13 to acknowledge the receipt of and incorporate the California Coastal Commission suggested modifications to add language to the Mello II segment land use map of the Carlsbad Local Coastal Program.

ITEM EXPLANATION:

The Redeemer by the Sea Local Coastal Program Amendment (LCPA 00-13) was approved by the City Council in January 2002. Subsequently the amendment was submitted to and reviewed by the California Coastal Commission (CCC) in July 2002. The CCC approved the City's requested amendment with modifications. In order for the amendment to become effective, the City must accept the CCC suggested modifications and incorporate them into the appropriate segment of the Local Coastal Program.

Adoption of the suggested modifications will affect only the Redeemer by the Sea property and will cause several tentative tract map lot lines to be adjusted within the subdivision boundaries. The adjustment will add approximately 200 square feet to Open Space lot number 13, and it can be accomplished through a substantial conformance determination.

ENVIRONMENTAL:

The program of the California Coastal Commission involving the preparation, approval, and certification of Local Coastal Programs as provided in Sections 30500 through 30522 of the Public Resources Code has been certified by the Secretary for Resources as meeting the requirements of Section 21080.5. Acknowledgement and adoption of the Coastal Commission suggested modifications is exempt from the California Environmental Quality Act and no environmental analysis is necessary.

FISCAL IMPACT:

Adoption of the suggested modifications will not have a fiscal impact on the City.

EXHIBITS:

1. City Council Resolution No. 2002-262
2. Location Map
3. Attachment "A" Coastal Commission Suggested Modifications.

COUNCIL ACTION: APPROVED

Carlsbad LCPA 1-2002

RESOLUTION NO. 2002-262

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARLSBAD, CALIFORNIA, APPROVING A LOCAL COASTAL PROGRAM AMENDMENT, TO ACKNOWLEDGE AND ADOPT THE CALIFORNIA COASTAL COMMISSION SUGGESTED MODIFICATIONS FOR LCPA 00-13.

CASE NAME: REDEEMER BY THE SEA
CASE NO.: LCPA 00-13(A)

The City Council of the City of Carlsbad, California, does hereby resolve as follows:

WHEREAS, the Planning Commission did on January 2, 2002, hold a duly noticed public hearing as prescribed by law to consider Local Coastal Program Amendment 00-13 and adopted Planning Commission Resolution No. 5121 recommending to the City Council that it be approved; and

WHEREAS, the City Council did on the 12th day of February, 2002 hold a duly noticed public hearing as prescribed by law to consider an amendment to the Local Coastal Program and acted to approve the amendment; and

WHEREAS, the California Coastal Commission did on the 9th day of July, 2002 hold a duly noticed public hearing as prescribed by law to consider an amendment to the Local Coastal Program and acted to certify the amendment with suggested modifications; and

WHEREAS, on the 10th day of SEPTEMBER, 2002 the Carlsbad City Council formally acknowledged receipt of the Coastal Commission's resolution of certification, including the suggested modifications.

The City Council of the City of Carlsbad, California does hereby resolve as follows:

1. That the above recitations are true and correct.
2. That the suggested modifications will meet the requirements of and conform with the policies of Chapter 3 (commencing with Section 30200) of the California Coastal Act to the extent necessary to achieve the basic state goals specified in Section 30001.5 of the Coastal Act.
3. That the suggested modifications to Local Coastal Program Amendment LCPA 00-13, are approved substantially as shown in Attachment "A" on file in the Planning Department and attached hereto.

Carlsbad LCPA #12002
Effective Certification Resolution of Approval

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4. That staff is directed to modify the LCP zoning map in accordance with Attachment "A."

5. That the Redeemer by the Sea Tentative Map previously approved by the Planning Commission shall be modified as necessary to comply with the applicable segments of the Carlsbad Local Coastal Program as amended by this action.

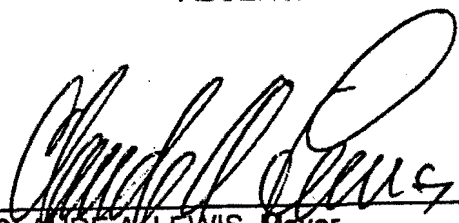
6. That the City agrees to issue coastal permits in accordance with Attachment "A."

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Carlsbad on the 10th day of SEPTEMBER, 2002, by the following vote, to wit:

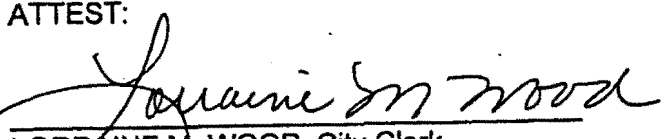
AYES: Council Members Lewis, Kulchin, Finnilla, Hall

NOES: None

ABSENT: Council Member Nygaard



CLAUDE A. LEWIS, Mayor

ATTEST:


LORRAINE M. WOOD, City Clerk

(SEAL)

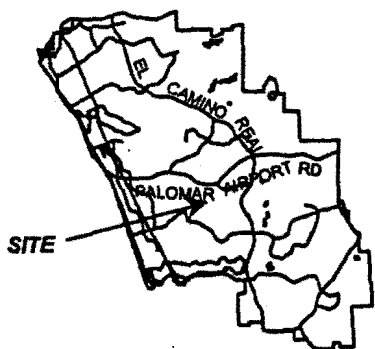
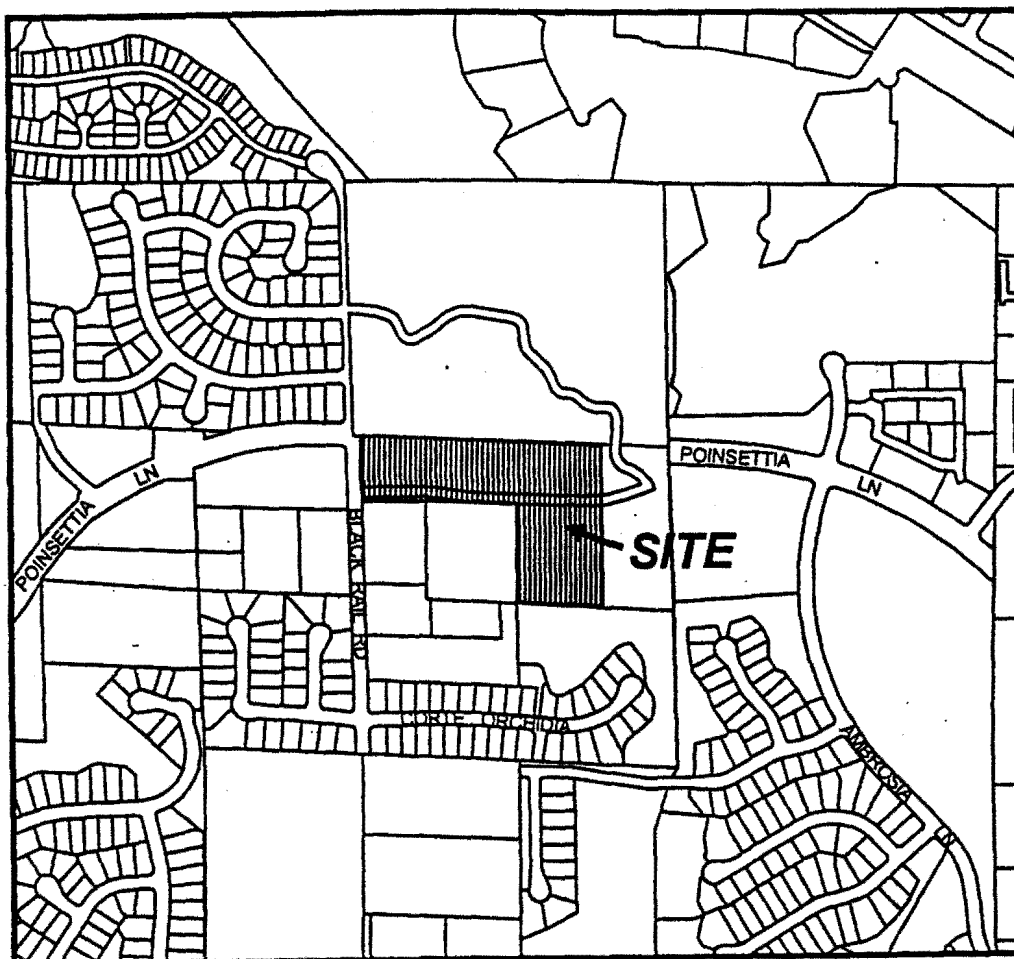
Carlsbad LCPA 1-2002 C

LCPA 00-13(A) Suggested Modification Language:

The City shall incorporate the following requirements onto the certified LCP Zoning Map, to apply to the subject parcel (APN 215-080-22-00):

- a) The onsite areas of native vegetated habitat (approximately 0.37 acres), including southern maritime chaparral, shall be protected as a condition of development approval, and secured through recordation of an open space conservation easement in favor of the City of Carlsbad or other conservation agency, or other appropriate preservation method. Use of the open space areas containing native vegetation shall be restricted to habitat conservation, restoration and enhancement, and operation and maintenance of existing storm water facilities as necessary to serve future development.
- b) As a condition of development approval, a minimum 20-foot buffer area shall be required between structures and delineated native vegetation. The buffer area shall be secured through an easement or deed restriction that prohibits structures and/or non-native plantings in the habitat buffer area. Zone 3 brush management for fire protection may extend up to 20 feet into the habitat buffer area.

Carlsbad LCPA1-2002c



REDEEMER BY THE SEA LCPA 00-13(A)

Carlsbad LCPA 1-2012

CITY OF CARLSBAD - AGENDA BILL

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AB# <u>16,872</u>	TITLE: THOMPSON/TABATA SUBDIVISION COASTAL COMMISSION SUGGESTED MODIFICATIONS LCPA 98-04(A)	DEPT. HD. <i>[Signature]</i>
MTG. <u>9-10-02</u>		CITY ATTY. <i>[Signature]</i>
DEPT. <u>PLN</u> <i>[Signature]</i>		CITY MGR <i>[Signature]</i>

RECOMMENDED ACTION:

That the Council **ADOPT** Resolution No. 2002-261, **APPROVING** the Local Coastal Program Amendment to incorporate the California Coastal Commission's Suggested Modifications into the Land Use Map for the Mello II segment of the Local Coastal Program.

ITEM EXPLANATION:

On February 5 and February 12, 2002, the City Council approved the Thompson/Tabata residential subdivision. One of the actions included in that approval was a Zone Change and Local Coastal Program to change the zoning of the property from Limited Control (L-C) to One Family Residential (R-1-Q) and Residential Density Multiple (RD-M-Q). As required by the Coastal Act, the Local Coastal Program was referred to the California Coastal Commission for their review and approval.

On August 7, 2002, the Coastal Commission approved the Thompson/Tabata Local Coastal Program Amendment; this approval included suggested modifications to the zoning map for the Mello II segment of the Local Coastal Program. These modifications, shown in Attachment "A", must be accepted by the City for the Local Coastal Program Amendment to be effectuated.

The suggested modifications deal with habitat preservation concerns and raise no issues to staff. They include preservation of the onsite southern willow scrub habitat and buffer areas for both the willow scrub habitat and the coastal sage scrub habitat onsite. Implementation of the suggested modifications would necessitate the adjustment of several tentative map lot lines within the subdivision boundary and the restriction of residential development on three lots. These adjustments are minor in nature and can be accomplished through the City's Substantial Conformance Determination process.

ENVIRONMENTAL:

The proposed modifications do not affect the previous environmental determinations. The potential impacts of the previously approved actions were already evaluated in the Zone 20 EIR and the Mitigated Negative Declaration for the Thompson/Tabata residential subdivision. No Public Resource Code 21081 findings are required.

FISCAL IMPACT:

The modifications suggested by the Coastal Commission deal only with habitat preservation features of the Thompson/Tabata subdivision and do not cause any fiscal impacts.

EXHIBITS:

1. City Council Resolution No. 2002-261
2. Location Map
3. Attachment "A", Coastal Commission Suggested Modifications (1-2002D).

*Carlsbad LCPA 1-2002D
Effective Certification
Resolution of Approval*

COUNCIL ACTION: APPROVED

RESOLUTION NO. 2002-261

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARLSBAD, CALIFORNIA, TO ACKNOWLEDGE AND ADOPT THE COASTAL COMMISSION'S SUGGESTED MODIFICATIONS INTO THE LOCAL COASTAL PROGRAM ZONING MAP FOR THE THOMPSON/TABATA RESIDENTIAL SUBDIVISION, LOCATED IN THE SOUTHWEST QUADRANT.

CASE NAME: THOMPSON/TABATA

CASE NO.: LCPA 98-04(A)

WHEREAS, on February 5 and February 12, 2002, the City Council held duly noticed public hearings as prescribed by law to consider Local Coastal Program Amendment (LCPA 98-04) for the Thompson/Tabata residential subdivision; and

WHEREAS, the California Coastal Commission did on the 7th day of August, 2002, hold a duly noticed public hearing as prescribed by law to consider an amendment to the Local Coastal Program and acted to certify the amendment with suggested modifications; and

WHEREAS, these Coastal Commission Suggested Modifications must be incorporated into the Local Coastal Program Zoning Map to become effectuated; and

WHEREAS, on the 10th day of SEPTEMBER, 2002, the Carlsbad City Council formally acknowledged receipt of the Coastal Commission's resolution of certification, including the suggested modifications.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the City Council of the City of Carlsbad, California, as follows:

1. That the above recitations are true and correct.
2. That the proposed Suggested Modifications will meet the requirements of and conform with the policies of Chapter 3 (commencing with Section 30200) of the California Coastal Act to the extent necessary to achieve the basic state goals specified in Section 30001.5 of the Coastal Act.
3. That the Suggested Modifications to the Mello II segment of the Local Coastal Program are approved substantially as shown in Attachment "A" on file in the Planning Department and attached hereto.
4. That the Thompson/Tabata Tentative Map and Site Plan previously approved by the City of Carlsbad be modified as necessary to comply with the applicable segments of the Carlsbad Local Coastal Program, as amended by this action.

5. That staff is directed to modify the LCP zoning map in accordance with Attachment "A".

Carlsbad LCPA 1-2002 I

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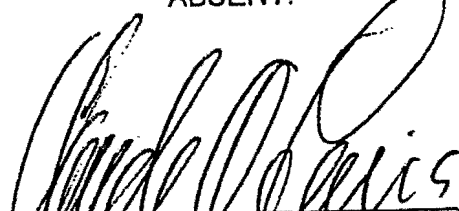
6. That the City agrees to issue coastal permits in accordance with Attachment "A".

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Carlsbad on the 10th day of SEPTEMBER 2002, by the following vote, to wit:

AYES: Council Members Lewis, Kulchin, Finnila, Hall

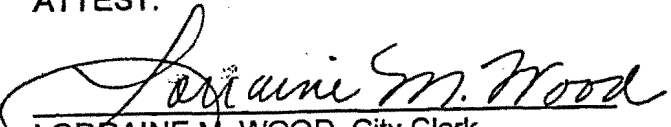
NOES: None

ABSENT: Council Member Nygaard



CLAUDE A. LEWIS, Mayor

ATTEST:



LORRAINE M. WOOD, City Clerk
(SEAL)

Carlsbad LCPA 1-2002

LCPA 98-04(A) – Suggested Modification Language

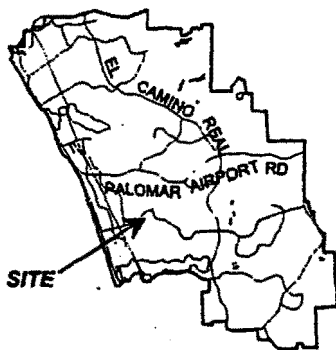
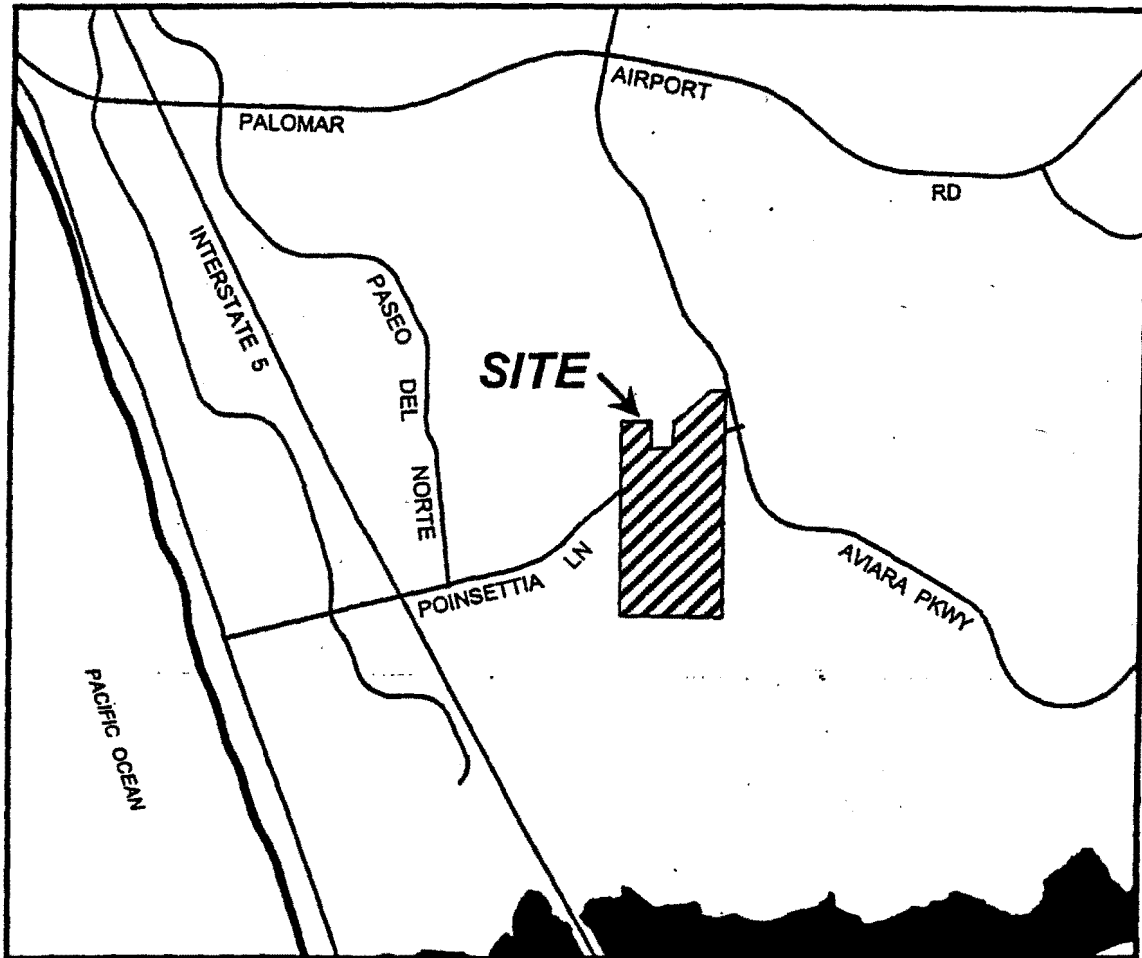
The City shall incorporate the following requirements onto the certified Local Coastal Program Zoning Map to apply to the subject parcels (APNs 214-140-44, 214-170-09, -36, -58, -59, -73, -77):

- a. The onsite areas of native vegetated habitat (approximately 2 acres), including coastal sage scrub, southern willow scrub and riparian area, shall be protected as a condition of development approval, and secured through a recordation of an open space conservation easement in favor of the City of Carlsbad or other conservation agency, or through other appropriate preservation method. Use of the open space area containing native vegetated habitat shall be restricted to habitat conservation, restoration and enhancement, and operation and maintenance of existing storm water facilities in the riparian area as necessary to serve existing and future development.
- b. As a condition of development approval, the onsite coastal sage scrub shall be protected by a buffer which shall include the slope upland of the habitat and a six foot high, solid barrier wall permanently located at the top of the slope, to separate the coastal sage scrub from the adjacent residential development. No gates, openings, or access to the habitat shall be provided through the barrier wall from the residential lot to the open space; however, the upper two feet of the wall may be plexiglass. The wall and its function as a habitat protection barrier shall be maintained by the Home Owners Association. All brush management for fire protection shall occur on the residential side of the habitat barrier wall. No clearing of coastal sage scrub habitat shall be permitted. The buffer area shall be secured through an easement or deed restriction that prohibits structures, grading and/or non-native plantings in the habitat buffer area. Revegetation of the disturbed area adjacent to the wall shall occur utilizing native, non-invasive species to reduce erosion potential, enhance habitat value and to screen the wall from views toward the residential development from the east. The development shall direct controllable noise and light sources away from the habitat areas and, if plexiglass is utilized, no lighting shall be permitted within 20 feet of the barrier wall.
- c. As a condition of development approval, the onsite areas of southern willow scrub, riparian and wetland area shall be protected by a minimum 50-foot buffer area, to the extent that the buffer can be physically accommodated on the subject site. Where the distance between the riparian area and existing adjacent development to the west is less than 50 feet, the buffer shall be provided to the maximum extent feasible. Remedial grading activities are allowed within the buffer area to the minimum extent necessary to stabilize adjacent soil conditions for safety and environmental protection purposes. The buffer area shall be secured

Carlsbad LCPA 1-2022

through an easement or deed restriction that prohibits structures and/or non-native plantings in the habitat buffer area. The buffer surrounding the riparian habitat shall be enhanced through planting native vegetation determined in consultation with the California Department of Fish and Game and the U.S. Fish and Wildlife Service. Brush management for fire protection is not allowed in the buffer area. Passive recreational uses such as sidewalks and seating areas are allowable in the upper half of the buffer zone.

Carlsbad LCRA 1-2002D



THOMPSON/TABATA LCPA 98-04(A)