

## **APPENDIX G**

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### **CITY OF SANTA CRUZ GENERAL PLAN / LOCAL COASTAL PLAN POLICIES THAT RELATE TO CITY CREEKS AND WETLANDS**

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### CITY OF SANTA CURZ GENERAL PLAN / LOCAL COASTAL PLAN POLICIES THAT RELATE TO CITY CREEKS AND WETLANDS



This wave symbol denotes General Plan policies which are also Local Coastal Program (LCP) policies. The number next to the wave symbol indicates the LCP policy number.

#### WATER QUALITY - GOALS, POLICIES AND PROGRAMS:

**GOAL EQ 2:**      *Protect the water quality of ocean, watershed lands, surface waters and ground water recharge areas from sedimentation, pollution and salt-water intrusion.*



EQ Element Policy 2.3: Ensure that new development or land uses near surface water and groundwater recharge areas do not degrade water quality.



EQ Element Policy 2.3.1: Design and site development to minimize lot coverage and impervious surfaces, to limit post-development runoff to predevelopment volumes, and to incorporate storm drainage facilities that reduce urban runoff pollutants to the maximum extent possible.

EQ Element Policy 2.3.1.1: Where feasible, direct runoff from roof tops and other areas to drywells.



EQ Element Policy 2.3.1.3: Require low-flow-velocity, vegetated open channels, area drains incorporating grease and sediment traps, groundwater recharge facilities and detention ponds directly connected to impervious areas.

EQ Element Policy 2.3.1.4: Require industrial facilities to comply with the storm water discharge regulations in the National Pollution Discharge Elimination System (NPDES) section of the Federal Clean Water Act.



EQ Element Policy 2.3.1.5: Ensure that all parking lots, roads, and other surface drainages that will flow directly into coastal waters have oil, grease and silt traps.



EQ Element Policy 2.3.1.6: Require a maintenance program and oil, grease and silt traps for all parking lots over 10 spaces and also investigate methods of retrofitting existing parking lots with grease, oil and silt traps.

EQ Element Policy 2.3.1.7: Mark storm drain grates to discourage dumping of oils into the storm drain system.



*EQ Element Policy 2.3.1.8:* Continue annual fall cleaning of the underground storm drainage system and investigate the feasibility of increasing street sweeping intervals.



*EQ Element Policy 2.3.1.9:* Coordinate with the Department of Fish and Game to assure that development that involves alteration of or discharge into wetlands or streams and riparian vegetation is reviewed by the Department and their recommendations incorporated into project plans prior to approval of the coastal development permits.



*EQ Element Policy 2.3.2:* Within undeveloped groundwater recharge areas, new parcel divisions shall be limited to one unit per 10 acres and new uses that would pollute the groundwater shall be prohibited.



*EQ Element Policy 2.3.3:* Require any new development with a septic system to meet County health standards and where relevant, require soil percolation potential to be a part of development review.



*EQ Element Policy 2.4:* Evaluate the water quality of natural springs and streams in the City and devise strategies to protect and restore these areas.



*EQ Element Policy 2.6:* Cooperate with private and public agencies to protect water quality throughout the region.

*EQ Element Policy 2.6.1:* Coordinate with the County Environmental Health Services to establish procedures to regulate and oversee storage and disposal of hazardous material to protect against groundwater pollution and possible distribution line contamination.

## **SOILS - GOALS, POLICIES AND PROGRAMS:**

**GOAL EQ 3:** *Preserve agricultural and grazing lands and control erosion and siltation to reduce loss of valuable soils, damage to water resources and biotic resources, and potential hazards.*



*EQ Element Policy 3.1:* Require site design and erosion control measures in areas subject to erosion hazards or adjacent to streams and wetland areas to minimize grading activities and vegetation removal.



*EQ Element Policy 3.1.1:* For areas with very high or high erosion hazards, develop guidelines requiring structures to be clustered, access roads and driveways to avoid cutting across slopes, foundations which minimize excavation or fill, and recompaction and stabilization of sidecast materials



*EQ Element Policy 3.1.2:* Prohibit grading and earth disturbance during wet winter months and ensure that any grading or stockpiles are stabilized and revegetated (or covered) before winter months.

 EQ Element Policy 3.1.2.1: The rainy season will be between November 1 through April 1, with the City's Grading Ordinance establishing other permissible winter grading periods correlated with erosion risk for those developments that are not subject to Department of Fish and Game requirements.

 EQ Element Policy 3.1.2.3: Require an erosion control plan for all new projects located within or adjacent to erosion hazard areas, and for all development proposals involving slopes exceeding 10%.

 EQ Element Policy 3.1.2.4: Work with the County and Port District to reduce erosion and sedimentation occurring in Arana Gulch.

 EQ Element Policy 3.1.2.5: Evaluate new development adjacent to the Moore Creek corridor for adequacy of erosion control measures.

 EQ Element Policy 3.2: Limit development and control excavation and grading on and in the vicinity of unstable slopes or slopes over 30% to diminish erosion hazards and protect natural land forms and plant and animal habitats.

 EQ Element Policy 3.2.1: Prohibit development on slopes greater than 50%.

 EQ Element Policy 3.2.2: Prohibit development on slopes between 30% and 50% unless a project meets the following criteria: a physical hardship exists; impacts are mitigated to an insignificant level; structures are designed to conform to the terrain; mass and bulk of structures are minimized; fire safety measures are incorporated; geological and structural reports establish safety of construction; and alteration of the natural landform is minimized.

 EQ Element Policy 3.2.3: Generally require at least a 20-foot setback from slopes over 30%, unless the criteria in EQ 3.2.2 are met; in no case shall the setback be less than 10 feet from the top edge of the slope.

 EQ Element Policy 3.2.4: Prohibit land divisions that could degrade distinctive natural features or result in development on lands within slopes over 30%.

## **BIOTIC RESOURCES - GOALS, POLICIES AND PROGRAMS:**

**GOAL EQ 4:**                    *Protect and enhance natural vegetation communities and wildlife habitats throughout the City.*

 EQ Element Policy 4.1.5: Protect the quality of water discharged into the Bay and allow no dumping of materials into the Monterey Bay.



*EQ Element Policy 4.2:* Preserve and enhance the character and quality of riparian and wetland habitats, as identified on Maps EQ-8 and EQ-11, or as identified through the planning process or as designated through the environmental review process.



*EQ Element Policy 4.2.1:* Develop, adopt and implement management plans for City-owned wetland and riparian areas including: San Lorenzo River, Neary Lagoon. Require management plans for sites not owned by the City in connection with development, and/or encourage other agencies to implement management plans for: Younger Lagoon, Jessie Street Marsh, Arana Gulch, Moore Creek, Natural Bridges Marsh, and Antonelli Pond. The need for management plans for other significant environmental resource systems in the Coastal Zone, where ownership is fragmented, will be evaluated on a case-by-case basis when identified in the planning process. When a management plan is prepared, mechanisms will be adopted to implement the plan through permit conditions and other measures to enhance the natural resource.



*EQ Element Policy 4.2.2:* Minimize the impact of development upon riparian and wetland areas through setback requirements of at least 100 feet from the center of a watercourse for riparian areas and 100 feet from a wetland. Include all riparian vegetation within the setback requirements, even if it extends more than 100 feet from the watercourse or if there is no defined watercourse present.



*EQ Element Policy 4.2.2.1:* Require that all development within 100 feet of these areas be consistent with the applicable management plan provisions under EQ Element policy 4.2.1 and Land Use (L) Element policy 3.4, if one has been established.



*EQ Element Policy 4.2.2.2:* For Neary Lagoon, provide at least a 100-foot buffer between non-recreational land uses (e.g., parking, housing) and the lagoon. Exceptions may be granted for the City Secondary Wastewater Treatment Plant (to the limits shown in the Neary Lagoon Management Plan) project provided that mitigation measures as specified in the environmental impact report and management plan are concurrently implemented.



*EQ Element Policy 4.2.2.3:* Prohibit uses such as construction of main or accessory structures, grading or removal of vegetation within riparian and wetland resource and buffer areas and allow permitted uses (such as previous non-motor vehicular trails, incidental public services, maintenance and replacement of existing Public Works facilities, maintenance of existing or restoration of previously dredged depths in flood control projects and navigational channels, small-scale facilities (500 sq. ft. or less) associated with nature study or resource-dependent activities, construction, grading or removal of vegetation necessary for maintenance, landscaping designed to provide a natural buffer and grading necessary as a part of such landscaping plan, passive recreation, habitat preservation and restoration) that are consistent with the environmental quality policies of the Plan, Section 30222 of the Coastal Act, and adopted management plans. Development in wetlands can be undertaken only where there is no feasible, less environmentally damaging alternative, and where feasible mitigation measures have been provided to minimize adverse environmental effects. If any exceptions to this policy are to

be considered, it shall be within the context of a resource management plan which plan shall be approved by the Coastal Commission as an amendment to the Land Use Plan.



*EQ Element Policy 4.2.2.3:* Minimize increased runoff into riparian and wetland areas unless biological evaluation recommends increased inflows.



*EQ Element Policy 4.2.2.4:* Preserve riparian and wetland vegetation by minimizing removal and allowing only for uses dependent on the resources, passive recreational use, and maintenance of existing uses according to adopted management plans with compensating mitigation.

- Remove non-native invasive plants as specified in the management plans.
- Where consistent with the protection of riparian and wetland areas, provide actual or visual access of a low-impact nature (e.g., unpaved, narrow trails, boardwalks and vista points).



*EQ Element Policy 4.2.2.5:* Protect and minimize the impact of development on bird, fish and wildlife habitat in and adjacent to waterways.



*EQ Element Policy 4.2.2.6:* River or stream alterations must be consistent with the natural characteristics of the stream and limited to those allowed under Coastal Act Section 30236 which includes those necessary for water supply, flood control and habitat improvement projects.



*EQ Element Policy 4.2.2.5:* Develop an Adopt-a-Stream program on a trial basis and determine its potential to protect, enhance and restore stream resources within the City.



*EQ Element Policy 4.5:* Continue the protection of rare, endangered, sensitive and limited species and the habitats supporting them as shown in General Plan Map EQ-9 or as identified through the planning process or as designated as part of the environmental review process.

*EQ Element Policy 4.5.1:* Maintain an up-to-date list and map of sensitive, rare and endangered flora and fauna to ensure their protection in the environmental review process.



*EQ Element Policy 4.5.2:* Preserve the Santa Cruz Tar Plant by requiring appropriate buffers from any development and a management plan for on-site preservation.



*EQ Element Policy 4.5.3:* Protect monarch butterfly over-wintering sites and ensure adequate buffering of these sites from development.

*EQ Element Policy 4.5.3.1:* Maintain a list and map of monarch sites showing the boundaries of all monarch sites within the City.



EQ Element Policy 4.5.3.2: Require development in the vicinity of designated monarch sites to undergo environmental impact analysis and for development affecting sites prepare a management plan addressing preservation of the habitat that includes criteria such as:

- Prohibiting the cutting, thinning, pruning or removal of any tree or shrub (especially nectar plants used by monarchs) except as necessary for safety of homes or persons and requiring replacement of comparable vegetation;
- Prohibiting pesticide use and keeping all water sources clean;
- Allowing construction only during the months when monarchs are not present; and
- Keeping smoke from infiltrating monarch roosting sites.

EQ Element Policy 4.5.3.3: Explore funding for the public acquisition of privately-owned monarch butterfly habitats and place signs and information at City-owned sites.

EQ Element Policy 4.5.3.4: Encourage private landowners and visitors to protect monarch sites by making biological management guidelines available to the public.



EQ Element Policy 4.6: Encourage the planting and restoration of native rather than non-native vegetation throughout the City and also in areas where plants or habitats are diseased or degraded.



EQ Element Policy 4.7: Minimize the impact of grading and filling on plant and animal life. (See programs under EQ 3.1 and EQ 3.2.)



EQ Element Policy 4.9: LUP resource maps shall be updated as new environmental information identifies additional natural resource areas and the updated maps submitted to the Coastal Commission for their files.

## **OPEN SPACE LAND USES - GOALS, POLICIES AND PROGRAMS:**

### **GOAL L 3:**

*Protect the quality of, and prevent significant new incursion of urban development into, areas designated as open space or agricultural lands and provide, when possible, permanent protection of these lands, recognizing their value in inhibiting urban sprawl and maintaining City identity, as a natural resource with significant biotic resources and/or their potential for providing scenic, recreational and educational enjoyment.*



Land Use Element Policy 3.3.2: Where important natural areas would be impacted, require management plans as a condition of development and develop and implement an ordinance requiring the dedication of or granting of an easement to natural areas appropriate for passive recreation or open space uses.



*Land Use Element Policy 3.3.4:* Protect visual access to nearby natural areas as part of environmental review.



*Land Use Element Policy 3.4:* Develop, implement and maintain updated management plans for the protection and enhancement of natural areas throughout the City including: Jessie Street Marsh, Arana Gulch, Lighthouse Field, San Lorenzo River, Pogonip, Arroyo Seco, Moore Creek, Neary Lagoon, Antonelli Pond, Natural Bridges Marsh and portions of DeLaveaga Park. Management plans should address the following: description of the resource, preservation objectives, strategies to fulfill the objectives, and the means to carry out those strategies (e.g. timeline, funding, authorities).

*Land Use Element Policy 3.4.2:* Develop an Arroyo Seco master plan to maintain, manage and allow for the expansion of recreational uses such as trails and seating areas.



*Land Use Element Policy 3.4.4* Work with the Land Trust to implement the Antonelli Pond Management Plan pursuant to policy MC 1.2 and complete and revise in accordance with the recommendations and Moore Creek policies in ASP pp. 453-458.



*Land Use Element Policy 3.4.5:* Require preparation of and implementation of a management plan for Arana Gulch in accordance with policy L 2.2.7 and building upon the "Arana Gulch Mitigation/Sedimentation" report by Harvey and Stanley Associates, 1982.



*Land Use Element Policy 3.4.6:* Implement recommendations for restoration of Jessie Street Marsh including preparation of a marsh management plan pursuant to policies SLR 1.4.3 - 1.4.6 in ASP pp. 494-509.



*Land Use Element Policy 3.4.8:* Encourage UCSC to implement the "Management Plan for the Joseph M. Long Marine Laboratory", 1987, as it applies to Younger Lagoon and update as necessary.



*Land Use Element Policy 3.4.9:* Encourage the State Department of Parks and Recreation to prepare and implement a management plan for Natural Bridges Marsh pursuant to policies NB 1.5, NB 1.5.1-1.5.4 in ASP pp. 461-468.



*Land Use Element Policy 3.4.10:* Implement the Neary Lagoon Management Plan as excerpted in ASP pp. 473-491.



*Land Use Element Policy 3.4.11:* Implement the San Lorenzo River Enhancement and Design Plans as summarized in ASP pp. 494-509.



*Land Use Element Policy 3.4.12:* Implement the Moore Creek Corridor Management and Access Plan as excerpted in ASP pp. 453-458. (See policy EQ 3.1.5)