



## APPENDIX B - CONSERVATION

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- B-1** MULTI-HABITAT PLANNING AREA (MHPA)  
BOUNDARY LINE CORRECTION
- B-2** MULTI-HABITAT PLANNING AREA (MHPA)  
WITHIN UPTOWN

## APPENDIX B: Natural Resource Mapping/ MHPA Boundary Line Correction

As part of the community plan update process for Uptown, North Park and Golden Hill, the areas designated by the community plans as open space and areas within the Multi-Habitat Planning Area (MHPA) were reviewed for their applicability to conservation of environmentally sensitive lands. It was determined that some areas had been mapped to include what appeared to be a significant extent of existing development (i.e., houses, streets) while other areas containing sensitive biological resources were not included. Therefore, a comprehensive, systematic approach was developed in order evaluate areas of existing developed land that should be removed as well as areas where biological resources should be added. The following GIS layers were reviewed:

- Existing MHPA and Community Plan Open Space boundaries
- 1992 aerial mapping
- Public Ownership
- City Dedicated and Designated Open Space Lands
- SANGIS Conserved Lands database
- Topographical data
- SANGIS Vegetation layers – 1997 and 2012
- 2012 aerial mapping

City staff reviewed the first two layers to determine where, if any, potential errors existed. Subsequent GIS layers were added to refine the boundary lines. The MHPA boundary line correction was considered in coordination with the State and Federal Wildlife Agencies and is consistent with the goals of the MSCP to conserve biological resources and allow for existing and future development in appropriate areas. The evaluation process considered the following factors:

- The proposed area to be corrected out was legally permitted or
- No habitat, including wetlands, would be removed,
- No buffer area (e.g., wetland buffer, wildlife corridor) would be impacted, and
- Removing the area from the MHPA would not avert the applicant from having to otherwise comply with the City's MSCP Land Use Adjacency Guidelines.

As shown in Figure B-1, a majority of the corrections would remove developed and disturbed land while adding sensitive habitats which would include coastal sage scrub, chaparral, grasslands, and riparian scrub. City-owned lands within designated community plan open space areas adjacent to the existing MHPA have been added to the MHPA.

**TABLE B-1: RESULT OF THE COMPREHENSIVE MHPA BOUNDARY LINE CORRECTION FOR UPTOWN, GREATER NORTH PARK AND GOLDEN HILL**

Vegetation Community/ Land Cover Type	MHPA Addition	MHPA Deletion*	Change in MHPA
Coastal sage scrub	40.8	1.4	+39.4
Chaparral	38.8	2.5	+36.3
Grasslands	4.5	0	+4.5
Riparian scrub	0.6	0	+0.6
Eucalyptus woodland	0.6	0.7	-0.1
Disturbed land	13.3	4.9	+8.4
Developed	0	65.4	-65.4
<b>Total</b>	<b>98.6</b>	<b>74.9</b>	<b>+23.7</b>

*\*Potential areas of brush management zone 1 which would occur over a large number of individual private lots with each individual lot contributing less than 0.1 acre habitat loss.*

Additionally, the MHPA boundary was corrected by shifting the boundary to the rear portion of many private parcels thereby resulting in the removal of existing single-family homes and brush management zone 1 while adding sensitive habitat/resources. In a few cases, sensitive habitat/resources located within designated community plan open space on private land was added to the MHPA in order to expand the local wildlife corridor and increase the viability and connectivity of sensitive habitat within the existing MHPA. Regardless of the MHPA boundary line correction, these addition areas are regulated through ESL for sensitive biological resources and steep slopes. The MHPA boundary line correction would not add or increase any regulations associated with City projects such as sewer line repairs within the canyons. These projects would continue to be conducted in accordance with the Canyon Sewer Cleaning Program (LDR No. 6020), Council Policies 400-13 and 400-14 and Community Plan policies related to this program.

As shown in Table B-1, the MHPA correction for the three communities would result in an addition of 89.2 acres to the MHPA of consisting of 39.4 acres of coastal sage scrub, 36.3 acres of chaparral, 4.5 acres of grassland, 0.6 acre of riparian scrub, and 8.4 acres of disturbed habitat. The MHPA additions and deletions for the Uptown CPU area are shown in Table B-2.

Preservation of sensitive habitat is consistent with the goals of the MSCP, the Conservation Element for the three Community Plans, and the City's Environmentally Sensitive Lands (ESL) regulations. Correcting the MHPA boundary would not relieve projects from having to otherwise comply with the City's MHPA Land Use Adjacency Guidelines.

The proposed MHPA correction would remove existing development (i.e., structures and streets) as well as the 35-foot brush management zone 1 area as required in accordance with the City's Land Development Code, Section 142.0412. The MHPA correction for the three communities would result in the deletion of 65.5 acres to the MHPA of consisting of 65.4 acres of developed land and 0.1 acre of eucalyptus woodland (See Table B-1). The net gain in acreage to the MHPA for the three community plan areas would be 23.7 acres.

**TABLE B-2: RESULT OF THE MHPA BOUNDARY LINE CORRECTION FOR UPTOWN**

Vegetation Community/ Land Cover Type	MHPA Addition	MHPA Deletion*	Change in MHPA
Coastal sage scrub	30.7	1.0	+29.7
Chaparral	35.8	2.4	+33.4
Grasslands	4.5	0	+4.5
Riparian scrub	0.6	0	+0.6
Eucalyptus woodland	0.6	0.7	-0.1
Disturbed land	4.9	3.5	+1.4
Developed	0	40.7	-40.7
<b>Total</b>	<b>77.1</b>	<b>48.3</b>	<b>+28.8</b>

\*Potential areas of brush management zone 1 which would occur over a large number of individual private lots with each individual lot contributing less than 0.1 acre habitat loss.

FIGURE B-1: MHPA BOUNDARY LINE

