APPENDIX B: NATURAL RESOURCE MAPPING / MHPA BOUNDARY LINE CORRECTION

B.1 NATURAL RESOURCE MAPPING/MHPA BOUNDARY LINE CORRECTION

As part of the North Park community plan update process the areas designated by the community plan 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. A comprehensive MHPA boundary line correction for the communities of North Park, Uptown and Golden Hill was considered in coordination with the State and Federal Wildlife Agencies and is consistent with the goals of the Multiple Species Conservation Program (MSCP) to conserve biological resources and allow for existing and future development in appropriate areas. The net gain in acreage to the MHPA for the three community plan areas would be 23.7 acres.

The evaluation process considered the following factors:

1. The proposed area to be corrected out was legally permitted pre-adoption of the MSCP (1997); or
2. If there appears to be a GIS mapping error, a correction may be considered if it would not result in either:
   (A) Removal of habitat, including wetlands;
   (B) Impacts to biological buffer areas (e.g., wetland buffer, wildlife corridor).
3. 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.

Additionally, the MHPA boundary was corrected by shifting the boundary to the rear potion 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 MPHA 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 described in Table B-1, the changes in MHPA in North Park would result in the addition of 0.4 acres of chaparral, 8.7 acres of coastal sage scrub, 5.7 acres of disturbed land, and the deletion of 21.7 developed acres. See Table B-1 for the breakdown of the additions and deletions to the MHPA per vegetation community/ land cover type.

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

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 MHPA correction removed: 1) existing development (i.e., structures and streets), and; 2) the 35-foot brush management zone 1 area as required in accordance with the City's Land Development Code, Section 142.0412.

Table B-1: *Result of the MHPA Boundary Line Correction for North Park*

Vegetation Community/ Land Cover Type	MHPA Addition	MHPA Deletion	Change in MHPA
Chaparral	0.5	0.1	0.4
Coastal Sage Scrub	8.8	0.1	8.7
Disturbed Land	7.1	1.4	5.7
Developed	0.0	21.7	-21.7
Total	**16.4**	**23.3**	**-6.9**
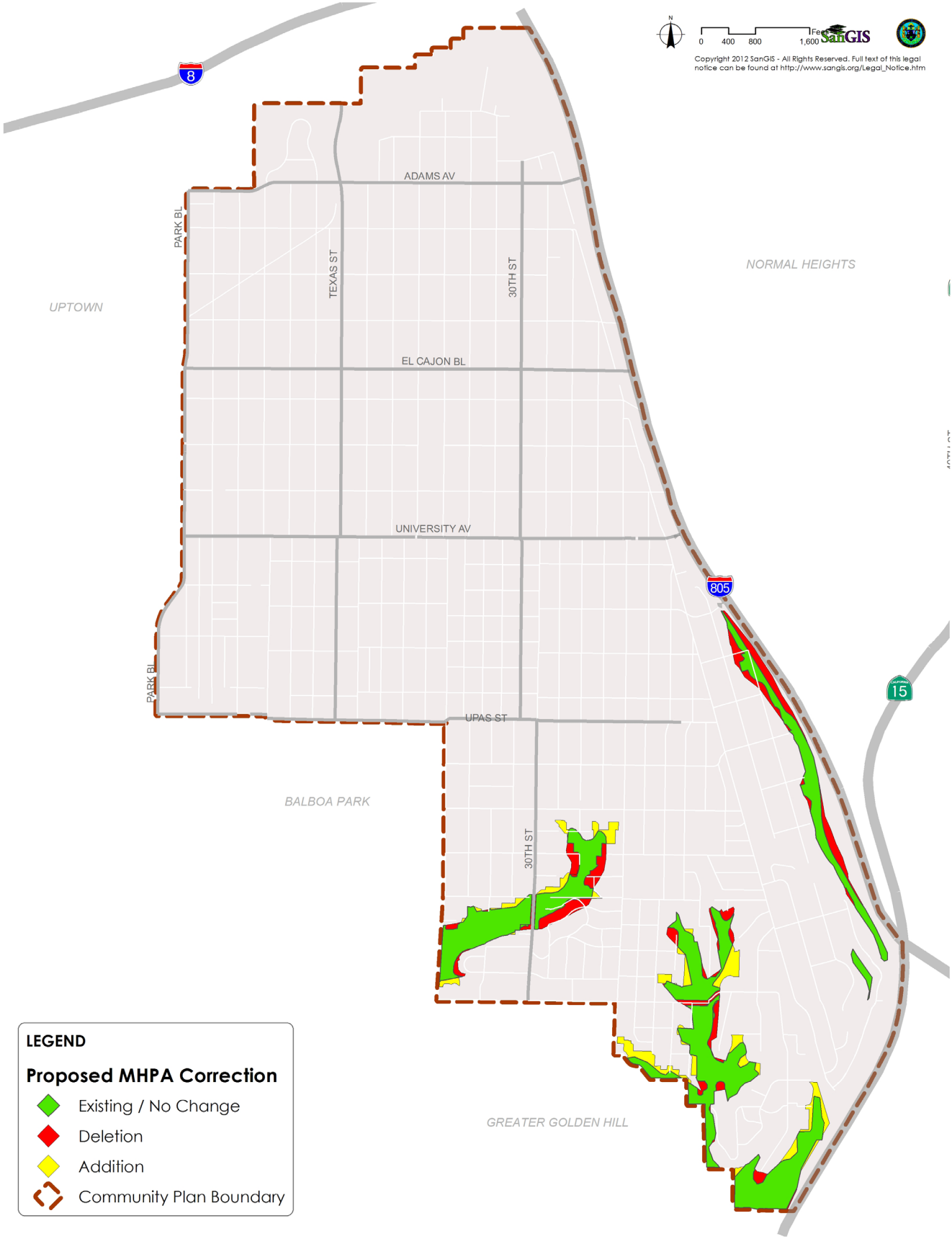
Figure B-1: *MHPA Boundary Line Correction*