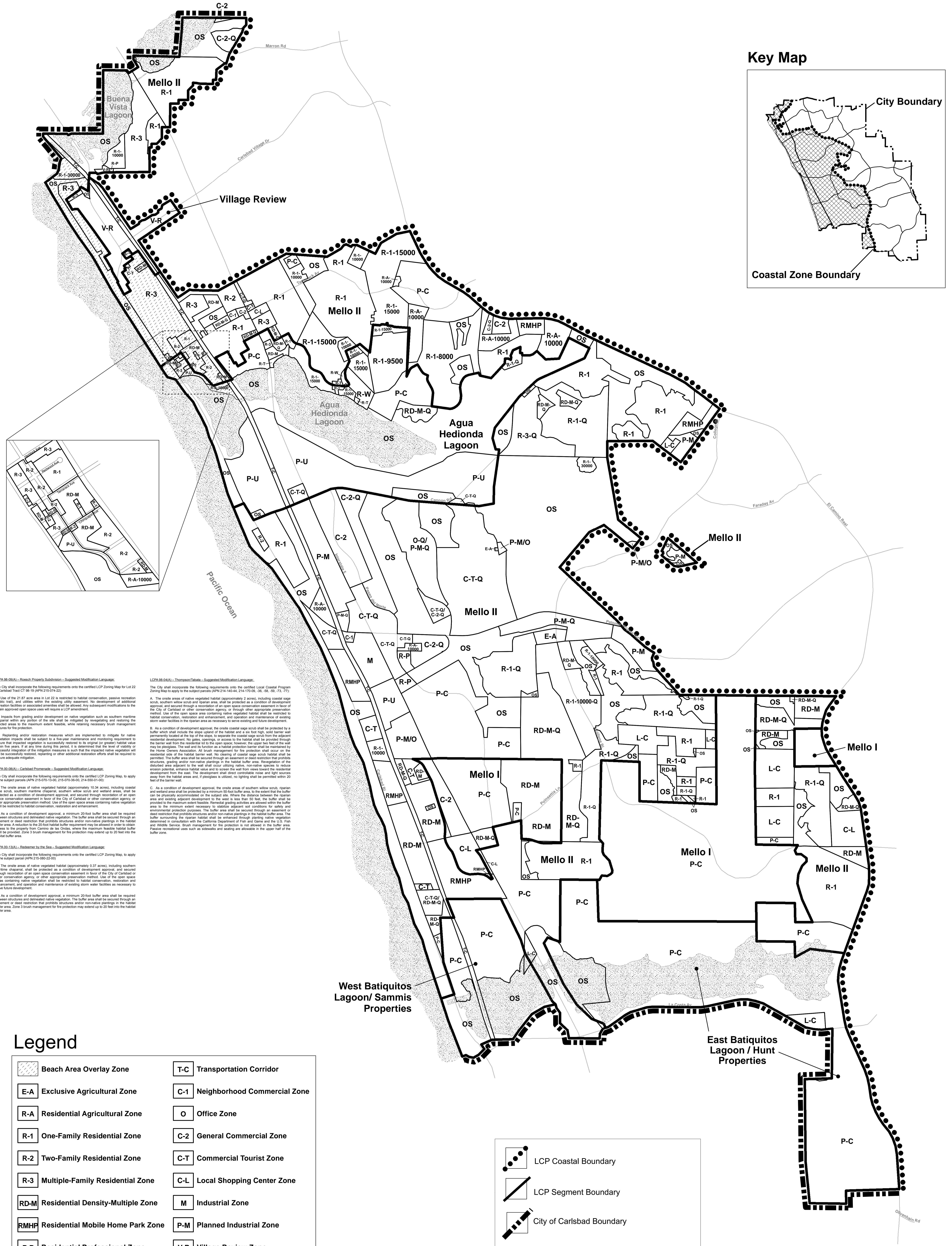
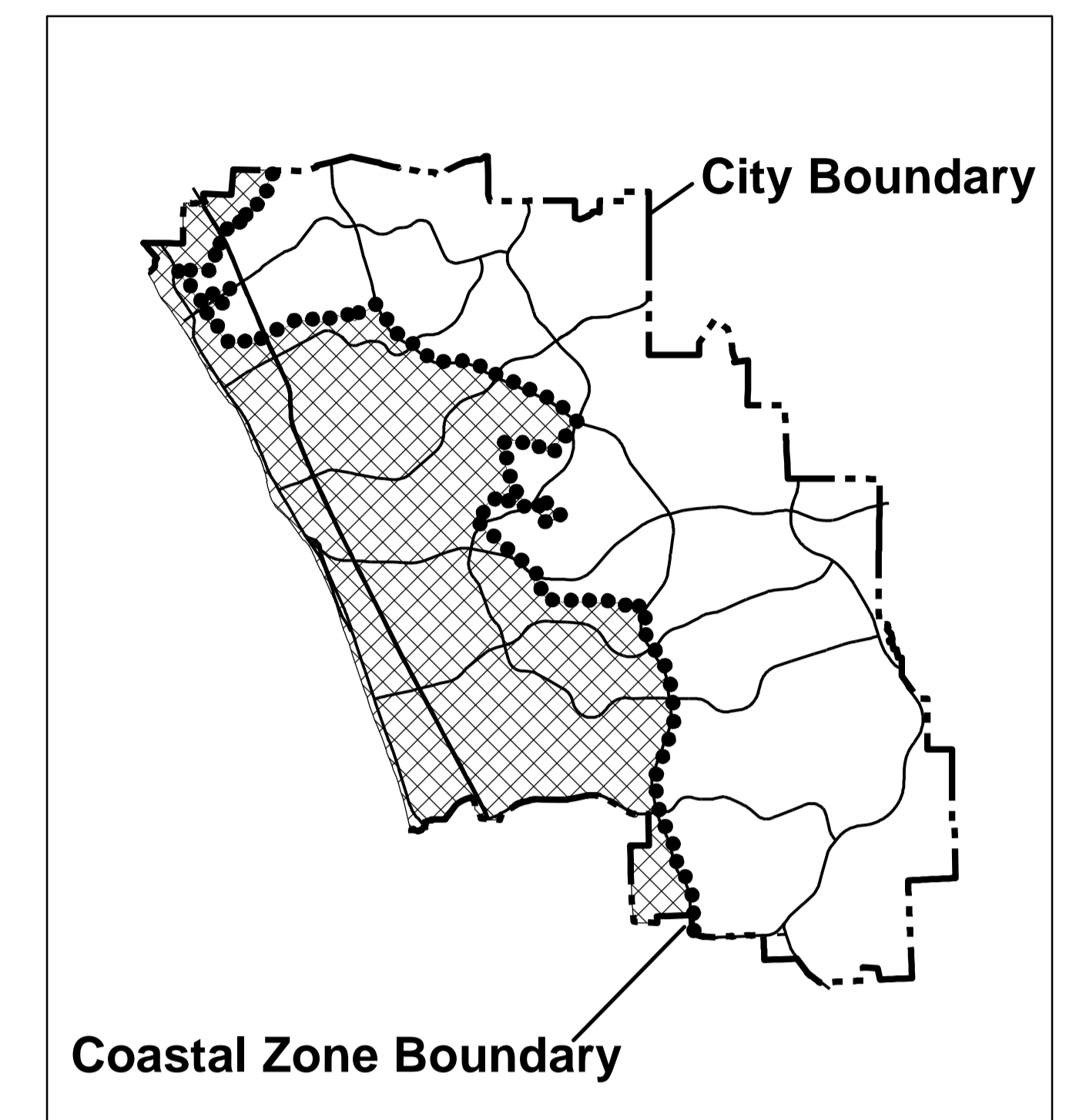


City of Carlsbad Local Coastal Program Zoning Map



Key Map



LCMA 98-06(A) - Beach Property Subdivision - Suggested Modification Language:

The City shall incorporate the following requirements into the certified LCP Zoning Map for Lot 22 of Carlsbad Tract CT 58-19 (APN 15-01-022).

A. Use of the 21.87 acre area in Lot 22 is restricted to habitat conservation, passive recreation (health trail) and facilities within the existing utility easement. No development of additional recreation facilities or associated amenities shall be allowed. Any subsequent modifications to the herein approved open space uses will require LCP approval.

B. Impacts from grading and/or development on native vegetation such as southern maritime chaparral within any portion of the site shall be mitigated by revegetating and restoring the affected areas to the maximum extent feasible, while ensuring necessary brush management activities for fire protection.

C. Restoring and/or restoration measures which are implemented to mitigate for native vegetation impacts shall be subject to a five-year maintenance and monitoring requirement to ensure that impacted vegetation is successfully restored to its original (or greater) habitat value within five years. If at any time during this period, it is determined that the level of visibility or successful integration of the mitigation measures is such that the impacted native vegetation will not be successfully restored, replanting or other additional restoration efforts shall be required to ensure adequate mitigation.

LCMA 00-04(A) - Carlsbad Frontwater - Suggested Modification Language:

The City shall incorporate the following requirements into the certified LCP Zoning Map, to apply to the subject parcels (APN 219-070-13-00, 219-070-36-00, 214-500-01-00).

A. The onsite areas of native vegetated habitat (approximately 0.36 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 restoration 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 disturbed 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 Carlsbad Sea Drive, where the maximum habitat buffer shall be provided. Zone 3 brush management for fire protection may extend up to 20 feet into the habitat buffer area.

LCMA 00-13(A) - Redevelop by the Sea - Suggested Modification Language:

The City shall incorporate the following requirements into the certified LCP Zoning Map, to apply to the subject parcel (APN 219-080-22-00).

A. The onsite areas of native vegetated habitat (approximately 0.37 acres), including southern maritime chaparral and disturbed native vegetation, shall be protected as a condition of development approval, and secured through restoration 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 creation and maintenance of existing storm water facilities as necessary to serve the site.

B. As a condition of development approval, a minimum 20-foot buffer area shall be required between structures and disturbed 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.

LCMA 98-06(A) - Thompson/Telata - Suggested Modification Language:

The City shall incorporate the following requirements into the certified Local Coastal Program Zoning Map to apply to the subject parcels (APN 214-16-04-01, 214-16-03-00, 36-05-06-03, 07).

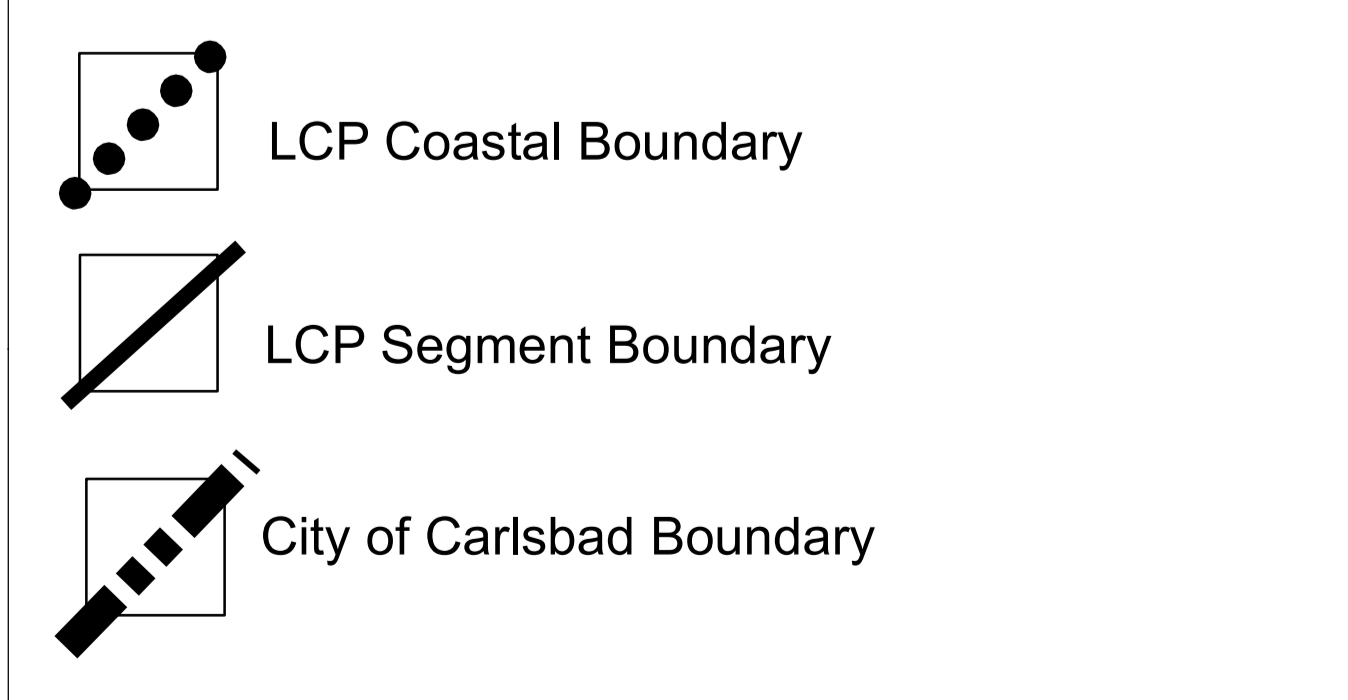
A. The onsite areas of native vegetated habitat (approximately 2 acres), including coastal sage scrub, southern willow scrub and riparian areas, shall be protected as a condition of development approval, and secured through a restoration of an open space conservation easement in favor of the City of 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 upward of the habitat and a six-foot high, rigid 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 riparian area to the open space; however, the upper two feet of the wall may be plowed. 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 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 areas toward the residential development from the east. The development shall direct controllable noise and light sources away from the habitat areas and, if plowings or other, 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 areas shall be protected by a minimum 20-foot buffer area. To the extent that the buffer area is primarily restricted to its habitat use, within the distance covered by the buffer area and existing adjacent development to the west is less than 50 feet, the buffer shall be provided to the maximum extent feasible. Through grading activities, the buffer area shall be provided to the minimum extent necessary to stabilize adjacent soil conditions for safety and environmental protection purposes. 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. 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. Potential recreational uses such as equestrian and sitting are allowed in the upper half of the buffer zone.

Legend

- Beach Area Overlay Zone
- Exclusive Agricultural Zone
- Residential Agricultural Zone
- One-Family Residential Zone
- Two-Family Residential Zone
- Multiple-Family Residential Zone
- Residential Density-Multiple Zone
- Residential Mobile Home Park Zone
- Residential Professional Zone
- Residential Tourist Zone
- Residential Waterway Zone
- Open Space Zone
- Transportation Corridor
- Neighborhood Commercial Zone
- Office Zone
- General Commercial Zone
- Commercial Tourist Zone
- Local Shopping Center Zone
- Industrial Zone
- Planned Industrial Zone
- Village Review Zone
- Public Utility Zone
- Planned Community Zone
- Limited Control Zone



NOTE: Zoning boundaries are diagrammatic.

Revisions		
12/12/2000	11/18/2004	10/13/2011
9/10/2002	2/11/2010	12/12/2011
6/12/2003	5/20/2010	3/15/2012
9/11/2003	1/4/2011	

