

# 5



**COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT**

**MEMORANDUM**

TO: County Board of Supervisors

FROM: John Baker, Director *[Signature]*

DATE: December 19, 2007

RE: Errata Memo for January 8, 2008 Board Hearing  
Beneficial Ecological Restoration Project Requirements – Updated Resolutions

Both the County and Montecito Planning Commissions reviewed and recommended approval for amendments to the County's Environmental Implementation and Thresholds Guidelines document(s) on November 7<sup>th</sup> and November 29<sup>th</sup>, 2008 respectively, to incorporate the definition and requirements for Beneficial Ecological Restoration Projects. Minor revisions occurred through the public hearings reflected in the revised resolutions (attached) that now replace those in your staff report previously set on December 4, 2007.

Clerk of Board Special Instructions:

Please use the replacement resolutions for signatures.

Attachments

- A. Board Resolution to amend the County of Santa Barbara Guidelines for the Implementation of the California Environmental Quality Act.
- B. Board Resolution to amend the County of Santa Barbara Environmental Thresholds and Guidelines Manual – Habitat Replacement/Compensation Guidelines
- C. County Planning Commission Recommendation Resolution to amend the County of Santa Barbara Guidelines for the Implementation of the California Environmental Quality Act.
- D. County Planning Commission Recommendation Resolution to amend the County of Santa Barbara Environmental Thresholds and Guidelines Manual – Habitat Replacement/Compensation Guidelines
- E. Montecito Planning Commission Recommendation Resolution to amend the County of Santa Barbara Guidelines for the Implementation of the California Environmental Quality Act.
- F. Montecito Planning Commission Recommendation Resolution to amend the County of Santa Barbara Environmental Thresholds and Guidelines Manual – Habitat Replacement/Compensation Guidelines

ATTACHMENT A

RESOLUTION OF THE SANTA BARBARA COUNTY BOARD OF SUPERVISORS  
COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA

IN THE MATTER OF ADOPTING THE )  
BENEFICIAL ECOLOGICAL RESTORATION )  
PROJECT REQUIREMENTS AS AN AMENDMENT )  
TO THE COUNTY OF SANTA BARBARA )  
GUIDELINES FOR THE IMPLEMENTATION OF )  
THE CALIFORNIA ENVIRONMENTAL QUALITY )  
ACT. )

RESOLUTION NO.: 08 - \_\_\_\_  
07MIS-00000-00003

WITH REFERENCE TO THE FOLLOWING:

- A. On September 12, 1988, the Board of Supervisors adopted the County of Santa Barbara Guidelines for the Implementation of the California Environmental Quality Act, in order to provide County agencies, applicants and the public with definitions, procedures and forms to implement the California Environment Quality Act (CEQA) of 1970 and to supplement the State CEQA Guidelines; and
- B. The County Board of Supervisors now finds that it is in the interest of preserving, enhancing and restoring natural and biological resources of the County to amend the County of Santa Barbara Guidelines for the Implementation of the California Environmental Quality Act to establish a definition and the requirements for Beneficial Ecological Restoration Projects.

Said amendment text for Beneficial Ecological Restoration Project definition and requirements is attached hereto as Exhibit 1 and is incorporated herein by reference; and

- C. The proposed amendment for Beneficial Ecological Restoration Project definition and requirements is consistent with policies of the Santa Barbara County Comprehensive Plan, including applicable community and area plans, and the Coastal Land Use Plan that promote and encourage the preservation and enhancement of the County's natural and biological resources; and
- D. The County Planning Commission held a duly noticed public hearing on November 7, 2007 to consider the amendment to the County of Santa Barbara Guidelines for the Implementation of the California Environmental Quality Act and recommended adoption to the County Board of Supervisors; and
- E. The Montecito Planning Commission held a duly noticed public hearing on November 29, 2007 to consider the amendment to the County of Santa Barbara Guidelines for the Implementation of the California Environmental Quality Act and recommended adoption to the County Board of Supervisors; and
- F. This County Board of Supervisors held a duly noticed public hearing at which time the proposed amendment to the County of Santa Barbara Guidelines for the Implementation of the California

Environmental Quality Act was explained and comments invited from the persons in attendance.

NOW, THEREFORE, IT IS HEREBY RESOLVED as follows:

1. The above recitations are true and correct.
2. In compliance with the provisions for Environmental Thresholds and Guidelines Amendment and Adoption, Section V. F.3.b(a), of the County of Santa Barbara Guidelines for the Implementation of the California Environmental Quality Act, the Board of Supervisors of the County of Santa Barbara, State of California, following the required noticed public hearing, approve and adopt the above mentioned amendment.
3. The Chair and Clerk of the Board of Supervisors are hereby authorized and directed to sign and certify all documents and other materials in accordance with this resolution to reflect the above described action by the Board of Supervisors.

PASSED, APPROVED AND ADOPTED this January 8, 2008 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

\_\_\_\_\_  
SALUD CARBAJAL, Chair  
Board of Supervisors, County of Santa Barbara

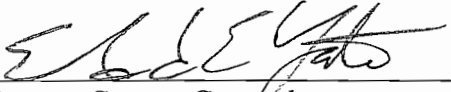
ATTEST:

MICHAEL F. BROWN  
Clerk of the Board of Supervisors

By: \_\_\_\_\_  
Deputy Clerk

APPROVED AS TO FORM:

STEPHEN SHANE STARK  
COUNTY COUNSEL

By   
Deputy County Counsel

EXHIBITS:

1. County of Santa Barbara Guidelines for the Implementation of the California Environmental Quality Act - Amendment for Beneficial Ecological Restoration Project  
G:\GROUP\PERMITTING\Case Files\MIS\2000s\07 cases\Beneficial Ecological Restoration Project Requirements\BOS Docket\BOS\_1\_8\_08 Recommendation Resolution A.doc

**EXHIBIT 1 OF SANTA BARBARA COUNTY PLANNING COMMISSION RESOLUTION**

**COUNTY OF SANTA BARBARA GUIDELINES FOR THE IMPLEMENTATION OF THE  
CALIFORNIA ENVIRONMENTAL QUALITY ACT**

**AMENDMENT FOR  
BENEFICIAL ECOLOGICAL RESTORATION PROJECT REQUIREMENTS**

GUIDELINES FOR THE IMPLEMENTATION OF THE  
CALIFORNIA ENVIRONMENTAL QUALITY ACT OF 1970, AS AMENDED

Adopted by the  
Board of Supervisors  
County of Santa Barbara

September 12, 1988

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## ARTICLE I - PURPOSE

The purpose of these Guidelines, is to provide the County of Santa Barbara, other agencies of which the Board of Supervisors is the governing Board, applicants and the public with definitions, procedures, and forms to be used in the implementation of CEQA, the California Environmental Quality Act (Public Resources Code Section 21000 and following) and to supplement the State CEQA Guidelines, (14 Cal. Admin. Code Section 15000 and following).

## ARTICLE II - INCORPORATION OF STATE CEQA GUIDELINES

The full text of the State Guidelines for the implementation of the California Environmental Quality Act (14-Cal. Admin. Code Section 15000 and following), as they may be amended from time to time, is incorporated by reference into this Article of the County Guidelines as if fully set out, and shall supersede any inconsistent provisions of these County Guidelines.

## ARTICLE III - DEFINITIONS

The following words, where not defined in the State Guidelines, shall have the meaning ascribed to them in these definitions. These definitions are intended to clarify County process by supplementing definitions used in the State CEQA Guidelines.

### A. BENEFICIAL ECOLOGICAL RESTORATION PROJECT

**Beneficial ecological restoration projects by definition exclude required mitigation projects. Beneficial ecological restoration projects include the following projects and activities resulting in habitat enhancement: invasive exotic species removal, barrier removal or modification, creek/drainage daylighting, culvert replacement or modification, native habitat (e.g. wetland) expansion, enhancement, creation or restoration, revegetation with ecologically appropriate native species, water quality improvements, or other similar habitat restoration projects, where adverse impacts if any are short-term and temporary, where habitat restoration is the primary purpose of the project, and where there are no significant, unmitigated adverse impacts on biological resources. Beneficial ecological restoration projects apply a minimum 1:1 mitigation ratio. The project overall must have a recognized, long-term ecological benefit conducted in the best interests of the county's native biological resources.**

### A.B. LEAD DEPARTMENT

The County department or agency of which the Board of Supervisors is the governing Board, which has the principal responsibility for carrying out,

4. Analysis of Projects Near Airports

For projects located within an Airport Land Use Plan area or within two miles of a public use airport, the California Department of Transportation (CALTRANS) Aeronautics handbook shall be consulted to provide guidance on analysis of noise and safety impacts.

G. MITIGATION MEASURES

Measures capable of reducing or avoiding potentially significant impacts shall be identified during the preliminary evaluation of non-exempt projects. A broad range of potential mitigations should be considered to maximize the potential for project modifications which mitigate adverse impacts and enable projects to qualify for Negative Declarations. The list of mitigation measures identified at the Initial Study stage must later be refined and specified to meet the standards for inclusion in environmental documents (ref. Articles VIB. and VIIB.).

H. BENEFICIAL ECOLOGICAL RESTORATION PROJECT REQUIREMENTS

Beneficial ecological restoration projects apply a minimum 1:1 mitigation ratio. The project overall must have a recognized, long-term ecological benefit conducted in the best interests of the county's native biological resources. The following criteria are applicable to beneficial ecological restoration projects:

1. The purpose of the beneficial ecological restoration project is to enhance or restore biological or habitat resources. These projects may have additional benefits such as soil conservation, water conservation, water quality improvements, etc. but may not be considered in conjunction with a development project.
2. The beneficial ecological restoration project restores, expands, enhances or recreates the existing or previously existing native habitat as in the affected area, but no net loss in total habitat area results from the restoration project.

A beneficial ecological restoration project proposing to replace one habitat for another (such as conversion of upland habitat to expand wetland habitat) shall document why the desired habitat is preferential. Preferential criteria might include habitat for endangered, rare or threatened species, species of concern, or habitat values of local, statewide or federal importance.

3. The beneficial ecological restoration project's restoration plan is consistent with the County's biological performance standards (eg, spatial density of plantings) specified in the County's environmental thresholds.



4. Environmental review concludes the beneficial-ecological restoration project will result in significant, long-term improvement to natural resources and habitat quality, and will not result in the long term net loss of habitat area or value (i.e. demonstrates increase in habitat quality compared to existing conditions). In order to find no net loss in habitat area or value, this may require enhancement of adjacent areas (weeding or other improvements) that ensure successful restoration.
5. The beneficial ecological restoration project is consistent with applicable County plans and policies.
6. The beneficial ecological restoration project is consistent with State and Federal agency requirements. Project applicants are encouraged to consult early with the applicable agencies regarding the scope of the restoration project.
7. The party conducting the beneficial ecological project has retained the necessary expertise and experience to implement the restoration and appropriate monitoring to ensure the success of the beneficial ecological restoration project (i.e., the party is or retains a resource agency or biological consultant or biologist with appropriate biological restoration expertise as determined by the County). Proposed projects utilizing volunteers to implement and monitor the restoration activity will have the training and oversight by a qualified expert.
8. The applicant for a beneficial ecological restoration project shall document adequate implementation resources exist to complete the beneficial project and ensure appropriate maintenance and monitoring.
9. Successful implementation and monitoring of the beneficial ecological restoration project can be satisfied by the property owner, party conducting the project or a sponsoring agency by submittal of a completion report documenting the following:
  - a. Summary of the implementation activity dates and personnel
  - b. Before and after photo documentation
  - c. Field information on status of restored area (may include survey data such as plant and wildlife species lists, and native plant percent coverage)
  - d. Completion reports shall be provided annually for 3 years or for the duration specified by a sponsoring agency.
10. The property owner ~~on which~~ of the beneficial ecological restoration project is located is encouraged to maintain the project area for its habitat value or, if applicable, for the duration specified by a sponsoring agency.
11. Beneficial ecological restoration projects are encouraged to use appropriate native species from the local habitat area and/or seed stock when feasible.

ATTACHMENT B

RESOLUTION OF THE SANTA BARBARA COUNTY BOARD OF SUPERVISORS  
COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA

IN THE MATTER OF ADOPTING THE )  
BENEFICIAL ECOLOGICAL RESTORATION )  
PROJECT REFERENCE TEXT AS AN AMENDMENT ) RESOLUTION NO.: 08 - \_\_\_\_  
TO THE COUNTY OF SANTA BARBARA ) CASE NO. 07MIS-00000-00002  
ENVIRONMENTAL THRESHOLDS AND )  
GUIDELINES MANUAL. )

WITH REFERENCE TO THE FOLLOWING:

- A. In May 1992, the Board of Supervisors adopted and published the County of Santa Barbara Environmental Thresholds and Guidelines Manual in order to provide County agencies, applicants and the public with definitions, procedures and forms to implement the California Environment Quality Act (CEQA) of 1970 and to supplement the State CEQA Guidelines; and
- B. The County Board of Supervisors now finds that it is in the interest of preserving, enhancing and restoring natural and biological resources of the County to amend the County of Santa Barbara Environmental Thresholds and Guidelines Manual, specifically Section 6 - Biological Resources, Habitat Replacement/Compensation Guidelines, to establish the text reference for Beneficial Ecological Restoration Project requirements.

Said amendment reference text for Beneficial Ecological Restoration Project requirements is attached hereto as Exhibit 1 and is incorporated herein by reference; and

- C. The proposed amendment reference text for Beneficial Ecological Restoration Project requirements is consistent with policies of the Santa Barbara County Comprehensive Plan, including applicable community and area plans, and the Coastal Land Use Plan that promote and encourage the preservation and enhancement of the County's natural and biological resources; and
- D. The County Planning Commission held a duly noticed public hearing on November 7, 2007 to consider the amendment to the County of Santa Barbara Environmental Thresholds and Guidelines Manual and recommended adoption to the County Board of Supervisors; and
- E. The Montecito Planning Commission held a duly noticed public hearing on November 29, 2007 to consider the amendment to the County of Santa Barbara Environmental Thresholds and Guidelines Manual and recommended adoption to the County Board of Supervisors; and
- F. This County Board of Supervisors held a duly noticed public hearing at which time the proposed amendment to the County of Santa Barbara Environmental Thresholds and Guidelines Manual was explained and comments invited from the persons in attendance.

NOW, THEREFORE, IT IS HEREBY RESOLVED as follows:

1. The above recitations are true and correct.
2. In compliance with the provisions for the Rules for Use and Criteria for Amendment (Section 2.D) of the County of Santa Barbara Environmental Thresholds and Guidelines Manual, the Board of Supervisors of the County of Santa Barbara, State of California, following the required noticed public hearing, approve and adopt the above mentioned amendment.
3. The Chair and Clerk of the Board of Supervisors are hereby authorized and directed to sign and certify all documents and other materials in accordance with this resolution to reflect the above described action by the Board of Supervisors.

PASSED, APPROVED AND ADOPTED this January 8<sup>th</sup>, 2008 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

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SALUD CARBAJAL, Chair  
Board of Supervisors, County of Santa Barbara

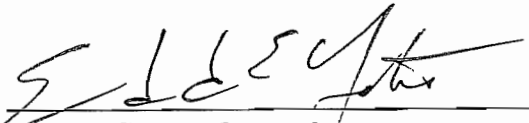
ATTEST:

MICHAEL F. BROWN  
Clerk of the Board of Supervisors

By: \_\_\_\_\_  
Deputy Clerk

APPROVED AS TO FORM:

STEPHEN SHANE STARK  
COUNTY COUNSEL

By  \_\_\_\_\_  
Deputy County Counsel

**EXHIBITS:**

1. County of Santa Barbara Environmental Thresholds and Guidelines Manual - Amendment for Reference Text for Beneficial Ecological Restoration Project Requirements

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**EXHIBIT 1 OF SANTA BARBARA COUNTY BOARD OF SUPERVISORS RESOLUTION**

**COUNTY OF SANTA BARBARA  
ENVIRONMENTAL THRESHOLDS AND GUIDELINES MANUAL  
AMENDMENT FOR  
BENEFICIAL ECOLOGICAL RESTORATION PROJECT REQUIREMENTS**

**County of Santa Barbara**

**Environmental Thresholds and Guidelines Manual**

*Published May 1992*

*Revised January 1995, October 2001 and October 2002*

*Replacement pages July 2003*

*Interim Revision to Air Quality Sub-Sections October 2006*

*Revised December 2007*

**Planning and Development Department**

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Measures may include vegetative spatial buffer between project and habitat areas; revegetation; habitat enhancement; erosion and water quality protection; on-site replacement/compensation; maintenance and management measures such as fencing, weed control, use of building envelopes, and dedication of areas through open space or conservation easements or grant deed of development rights; short-term measures to protect against construction impacts (e.g., fencing, timing of construction to avoid nesting season).

c. Off-Site Mitigation

Compensate for on-site impacts through off-site measures.

When avoidance or on-site mitigation is infeasible or inadequate to reduce impacts, measures such as those listed under on-site mitigation can be considered in off-site locations, or may be accomplished through in-lieu fees. Off-site approaches may be appropriate at times if a greater ecological value may be clearly gained than with on-site mitigation. (i.e., where on-site habitat is of low quality or highly fragmented).

2. **Habitat Replacement/Compensation Guidelines**

The mitigation approach of replacing habitat either on-site or off-site, to compensate for habitat loss, is generally not a preferred approach because it always results in some habitat loss (either short-term or long-term), and because prospects for successful habitat replacement are problematic.

Replacement mitigation should involve the same habitat type, location(s) within the same watershed and as close as possible to the site of impact, and should result in comparable and compensating size and habitat value.

**Beneficial Ecological Restoration Projects.** where the purpose of the project is to enhance or restore biological or habitat resources, compensate replacement at a minimum ratio of 1:1. Refer to the *County Guidelines for the Implementation of the CEQA*, revised XX/XX/XXXX) for the definition and requirements for beneficial ecological restoration projects.

3. **Consultation on Mitigation and Project Design**

a. Biological Information

County biological information available to project applicants, consulting biologists and the public by appointment includes resource and wetland maps, historical aerial photographs, and a library of previous biological surveys and reports. More specific mitigation guidance is provided in a separate technical document augmenting these Guidelines.



**ATTACHMENTS C – F**

**COUNTY AND MONTECITO PLANNING COMMISSION  
RECOMMENDING ADOPTION RESOLUTIONS**

ATTACHMENT A

RESOLUTION OF THE SANTA BARBARA COUNTY PLANNING COMMISSION  
COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA

IN THE MATTER OF RECOMMENDING TO THE )  
BOARD OF SUPERVISORS THE ADOPTION OF )  
BENEFICIAL ECOLOGICAL RESTORATION )  
PROJECT REQUIREMENTS AS AN AMENDMENT )  
TO THE COUNTY OF SANTA BARBARA )  
GUIDELINES FOR THE IMPLEMENTATION OF )  
THE CALIFORNIA ENVIRONMENTAL QUALITY )  
ACT. )

RESOLUTION NO.: 07 - 12  
07MIS-00000-00003

WITH REFERENCE TO THE FOLLOWING:

- A. On September 12, 1988, the Board of Supervisors adopted the County of Santa Barbara Guidelines for the Implementation of the California Environmental Quality Act, in order to provide County agencies, applicants and the public with definitions, procedures and forms to implement the California Environment Quality Act (CEQA) of 1970 and to supplement the State CEQA Guidelines; and
- B. The County Planning Commission now finds that it is in the interest of preserving, enhancing and restoring natural and biological resources of the County to recommend the Board of Supervisors amend the County of Santa Barbara Guidelines for the Implementation of the California Environmental Quality Act to establish a definition and the requirements for Beneficial Ecological Restoration Projects.

Said amendment text for Beneficial Ecological Restoration Project definition and requirements is attached hereto as Exhibit 1 and is incorporated herein by reference; and

- C. The proposed amendment for Beneficial Ecological Restoration Project definition and requirements is consistent with policies of the Santa Barbara County Comprehensive Plan, including applicable community and area plans, and the Coastal Land Use Plan that promote and encourage the preservation and enhancement of the County's natural and biological resources; and
- D. This Commission held a duly noticed public hearing at which time the proposed amendment to the County of Santa Barbara Guidelines for the Implementation of the California Environmental Quality Act was explained and comments invited from the persons in attendance.

NOW, THEREFORE, IT IS HEREBY RESOLVED as follows:

- 1. The above recitations are true and correct.

2. In compliance with the provisions for Environmental Thresholds and Guidelines Amendment and Adoption, Section V. F.3.b(a), of the County of Santa Barbara Guidelines for the Implementation of the California Environmental Quality Act, this Commission recommends the Board of Supervisors of the County of Santa Barbara, State of California, following the required noticed public hearing, approve and adopt the above mentioned recommendation of this Commission.
3. A certified copy of this resolution shall be transmitted to the Board of Supervisors.
4. The Chair of this Commission is hereby authorized and directed to sign and certify all documents and other materials in accordance with this resolution to show the above mentioned action by the Planning Commission.

PASSED, APPROVED AND ADOPTED this November 7<sup>th</sup>, 2007 by the following vote:

AYES: Cooney, Brown, Jackson, Valencia, Blough

NOES:

ABSTAIN:

ABSENT:



\_\_\_\_\_  
C. MICHAEL COONEY, Chair  
Santa Barbara County Planning Commission

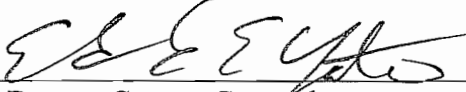
ATTEST:



\_\_\_\_\_  
DIANNE MEESTER BLACK  
Secretary to the Commission

APPROVED AS TO FORM:

STEPHEN SHANE STARK  
COUNTY COUNSEL

By \_\_\_\_\_  
Deputy County Counsel

EXHIBITS:

1. County of Santa Barbara Guidelines for the Implementation of the California Environmental Quality Act - Amendment for Beneficial Ecological Restoration Project

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**EXHIBIT 1 OF SANTA BARBARA COUNTY PLANNING COMMISSION RESOLUTION**

**COUNTY OF SANTA BARBARA GUIDELINES FOR THE IMPLEMENTATION OF THE  
CALIFORNIA ENVIRONMENTAL QUALITY ACT**

**AMENDMENT FOR  
BENEFICIAL ECOLOGICAL RESTORATION PROJECT REQUIREMENTS**

NOVEMBER 2007 HEARING DRAFT

GUIDELINES FOR THE IMPLEMENTATION OF THE  
CALIFORNIA ENVIRONMENTAL QUALITY ACT OF 1970, AS AMENDED

Adopted by the  
Board of Supervisors  
County of Santa Barbara

September 12, 1988

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## ARTICLE I - PURPOSE

The purpose of these Guidelines, is to provide the County of Santa Barbara, other agencies of which the Board of Supervisors is the governing Board, applicants and the public with definitions, procedures, and forms to be used in the implementation of CEQA, the California Environmental Quality Act (Public Resources Code Section 21000 and following) and to supplement the State CEQA Guidelines, (14 Cal. Admin. Code Section 15000 and following).

## ARTICLE II - INCORPORATION OF STATE CEQA GUIDELINES

The full text of the State Guidelines for the implementation of the California Environmental Quality Act (14 Cal. Admin. Code Section 15000 and following), as they may be amended from time to time, is incorporated by reference into this Article of the County Guidelines as if fully set out, and shall supersede any inconsistent provisions of these County Guidelines.

## ARTICLE III - DEFINITIONS

The following words, where not defined in the State Guidelines, shall have the meaning ascribed to them in these definitions. These definitions are intended to clarify County process by supplementing definitions used in the State CEQA Guidelines.

### A. BENEFICIAL ECOLOGICAL RESTORATION PROJECT

**Beneficial ecological restoration projects by definition exclude required mitigation projects. Beneficial ecological restoration projects include the following projects and activities resulting in habitat enhancement: invasive exotic species removal, barrier removal or modification, creek/drainage daylighting, culvert replacement or modification, native habitat (e.g. wetland) expansion, enhancement, creation or restoration, revegetation with ecologically appropriate native species, water quality improvements, or other similar habitat restoration projects, where adverse impacts if any are short-term and temporary, where habitat restoration is the primary purpose of the project, and where there are no significant, unmitigated adverse impacts on biological resources. Beneficial ecological restoration projects apply a minimum 1:1 mitigation ratio. The project overall must have a recognized, long-term ecological benefit conducted in the best interests of the county's native biological resources.**

### A.B. LEAD DEPARTMENT

The County department or agency of which the Board of Supervisors is the governing Board, which has the principal responsibility for carrying out,

4. Analysis of Projects Near Airports

For projects located within an Airport Land Use Plan area or within two miles of a public use airport, the California Department of Transportation (CALTRANS) Aeronautics handbook shall be consulted to provide guidance on analysis of noise and safety impacts.

G. MITIGATION MEASURES

Measures capable of reducing or avoiding potentially significant impacts shall be identified during the preliminary evaluation of non-exempt projects. A broad range of potential mitigations should be considered to maximize the potential for project modifications which mitigate adverse impacts and enable projects to qualify for Negative Declarations. The list of mitigation measures identified at the Initial Study stage must later be refined and specified to meet the standards for inclusion in environmental documents (ref. Articles VIB. and VIIB.).

H. BENEFICIAL ECOLOGICAL RESTORATION PROJECT REQUIREMENTS

Beneficial ecological restoration projects apply a minimum 1:1 mitigation ratio. The project overall must have a recognized, long-term ecological benefit conducted in the best interests of the county's native biological resources. The following criteria are applicable to beneficial ecological restoration projects:

1. The purpose of the beneficial ecological restoration project is to enhance or restore biological or habitat resources. These projects may have additional benefits such as soil conservation, water conservation, water quality improvements, etc. but may not be considered in conjunction with a development project.
2. The beneficial ecological restoration project restores, expands, enhances or recreates the existing or previously existing native habitat as in the affected area, but no net loss in total habitat area results from the restoration project.

A beneficial ecological restoration project proposing to replace one habitat for another (such as conversion of upland habitat to expand wetland habitat) shall document why the desired habitat is preferential. Preferential criteria might include habitat for endangered, rare or threatened species, species of concern, or habitat values of local, statewide or federal importance.

3. The beneficial ecological restoration project's restoration plan is consistent with the County's biological performance standards (eg, spatial density of plantings) specified in the County's environmental thresholds.

4. Environmental review concludes the beneficial-ecological restoration project will result in significant, long-term improvement to natural resources and habitat quality, and will not result in the long term net loss of habitat area or value (i.e. demonstrates increase in habitat quality compared to existing conditions). In order to find no net loss in habitat area or value, this may require enhancement of adjacent areas (weeding or other improvements) that ensure successful restoration.
5. The beneficial ecological restoration project is consistent with applicable County plans and policies.
6. The beneficial ecological restoration project is consistent with State and Federal agency requirements. Project applicants are encouraged to consult early with the applicable agencies regarding the scope of the restoration project.
7. The party conducting the beneficial ecological project has retained the necessary expertise and experience to implement the restoration and appropriate monitoring to ensure the success of the beneficial ecological restoration project (i.e., the party is or retains a resource agency or biological consultant or biologist with appropriate biological restoration expertise as determined by the County). Proposed projects utilizing volunteers to implement and monitor the restoration activity will have the training and oversight by a qualified expert.
8. The applicant for a beneficial ecological restoration project shall document adequate implementation resources exist to complete the beneficial project and ensure appropriate maintenance and monitoring.
9. Successful implementation and monitoring of the beneficial ecological restoration project can be satisfied by the property owner, party conducting the project or a sponsoring agency by submittal of a completion report documenting the following:
  - a. Summary of the implementation activity dates and personnel
  - b. Before and after photo documentation
  - c. Field information on status of restored area (may include survey data such as plant and wildlife species lists, and native plant percent coverage)
  - d. Completion reports shall be provided annually for 3 years or for the duration specified by a sponsoring agency.
10. The property owner ~~on which~~ of the beneficial ecological restoration project is located is encouraged to maintain the project area for its habitat value or, if applicable, for the duration specified by a sponsoring agency.
11. Beneficial ecological restoration projects are encouraged to use appropriate native species from the local habitat area and/or seed stock when feasible.



**ATTACHMENT B**

RESOLUTION OF THE SANTA BARBARA COUNTY PLANNING COMMISSION  
COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA

IN THE MATTER OF RECOMMENDING TO THE )  
BOARD OF SUPERVISORS THE ADOPTION OF )  
BENEFICIAL ECOLOGICAL RESTORATION )  
PROJECT REFERENCE TEXT AS AN AMENDMENT )  
TO THE COUNTY OF SANTA BARBARA )  
ENVIRONMENTAL THRESHOLDS AND )  
GUIDELINES MANUAL. )

RESOLUTION NO.: 07 - 13  
CASE NO. 07MIS-00000-00002

WITH REFERENCE TO THE FOLLOWING:

- A. In May 1992, the Board of Supervisors adopted and published the County of Santa Barbara Environmental Thresholds and Guidelines Manual in order to provide County agencies, applicants and the public with definitions, procedures and forms to implement the California Environment Quality Act (CEQA) of 1970 and to supplement the State CEQA Guidelines; and
- B. The County Planning Commission now finds that it is in the interest of preserving, enhancing and restoring natural and biological resources of the County to recommend that the Board of Supervisors amend the County of Santa Barbara Environmental Thresholds and Guidelines Manual, specifically Section 6 - Biological Resources, Habitat Replacement/Compensation Guidelines, to establish the text reference for Beneficial Ecological Restoration Project requirements.  
  
Said amendment reference text for Beneficial Ecological Restoration Project requirements is attached hereto as Exhibit 1 and is incorporated herein by reference; and
- C. The proposed amendment reference text for Beneficial Ecological Restoration Project requirements is consistent with policies of the Santa Barbara County Comprehensive Plan, including applicable community and area plans, and the Coastal Land Use Plan that promote and encourage the preservation and enhancement of the County's natural and biological resources; and
- D. This Commission held a duly noticed public hearing at which time the proposed amendment to the County of Santa Barbara Environmental Thresholds and Guidelines Manual was explained and comments invited from the persons in attendance.

NOW, THEREFORE, IT IS HEREBY RESOLVED as follows:

- 1. The above recitations are true and correct.

2. In compliance with the provisions for the Rules for Use and Criteria for Amendment (Section 2.D) of the County of Santa Barbara Environmental Thresholds and Guidelines Manual, this Commission recommends the Board of Supervisors of the County of Santa Barbara, State of California, following the required noticed public hearing, approve and adopt the above mentioned recommendation of this Commission.
3. A certified copy of this resolution shall be transmitted to the Board of Supervisors.
4. The Chair of this Commission is hereby authorized and directed to sign and certify all documents and other materials in accordance with this resolution to show the above mentioned action by the Planning Commission.

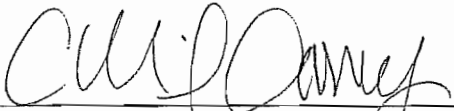
PASSED, APPROVED AND ADOPTED this November 7<sup>th</sup>, 2007 by the following vote:

AYES: Cooney, Brown, Jackson, Valencia, Blough

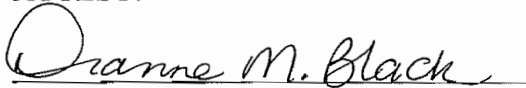
NOES:

ABSTAIN:

ABSENT:

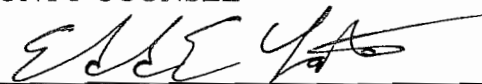
  
\_\_\_\_\_  
C. MICHAEL COONEY, Chair  
Santa Barbara County Planning Commission

ATTEST:

  
\_\_\_\_\_  
DIANNE MEESTER BLACK  
Secretary to the Commission

APPROVED AS TO FORM:

STEPHEN SHANE STARK  
COUNTY COUNSEL

By   
\_\_\_\_\_  
Deputy County Counsel

EXHIBITS:

1. County of Santa Barbara Environmental Thresholds and Guidelines Manual - Amendment for Reference Text for Beneficial Ecological Restoration Project Requirements

G:\GROUP\PERMITTING\Case Files\MIS\2000s\07 cases\Beneficial Ecological Restoration Project Requirements\07MIS-00000-00002 Environmental Threshold Manual\County PC 11\_7-07 Recommendation Resolution B.doc

**EXHIBIT 1 OF SANTA BARBARA COUNTY PLANNING COMMISSION RESOLUTION**

**COUNTY OF SANTA BARBARA  
ENVIRONMENTAL THRESHOLDS AND GUIDELINES MANUAL  
AMENDMENT FOR  
BENEFICIAL ECOLOGICAL RESTORATION PROJECT REQUIREMENTS**

NOVEMBER 2007 HEARING DRAFT

**County of Santa Barbara**

**Environmental Thresholds and Guidelines Manual**

*Published May 1992*

*Revised January 1995, October 2001 and October 2002*

*Replacement pages July 2003*

*Interim Revision to Air Quality Sub-Sections October 2006*

*Revised December 2007*

**Planning and Development Department**

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Measures may include vegetative spatial buffer between project and habitat areas; revegetation; habitat enhancement; erosion and water quality protection; on-site replacement/compensation; maintenance and management measures such as fencing, weed control, use of building envelopes, and dedication of areas through open space or conservation easements or grant deed of development rights; short-term measures to protect against construction impacts (e.g., fencing, timing of construction to avoid nesting season).

c. Off-Site Mitigation

Compensate for on-site impacts through off-site measures.

When avoidance or on-site mitigation is infeasible or inadequate to reduce impacts, measures such as those listed under on-site mitigation can be considered in off-site locations, or may be accomplished through in-lieu fees. Off-site approaches may be appropriate at times if a greater ecological value may be clearly gained than with on-site mitigation. (i.e., where on-site habitat is of low quality or highly fragmented).

2. **Habitat Replacement/Compensation Guidelines**

The mitigation approach of replacing habitat either on-site or off-site, to compensate for habitat loss, is generally not a preferred approach because it always results in some habitat loss (either short-term or long-term), and because prospects for successful habitat replacement are problematic.

Replacement mitigation should involve the same habitat type, location(s) within the same watershed and as close as possible to the site of impact, and should result in comparable and compensating size and habitat value.

**Beneficial Ecological Restoration Projects**, where the purpose of the project is to enhance or restore biological or habitat resources, compensate replacement at a minimum ratio of 1:1. Refer to the *County Guidelines for the Implementation of the CEQA*, revised XX/XX/XXXX) for the definition and requirements for beneficial ecological restoration projects.

3. **Consultation on Mitigation and Project Design**

a. Biological Information

County biological information available to project applicants, consulting biologists and the public by appointment includes resource and wetland maps, historical aerial photographs, and a library of previous biological surveys and reports. More specific mitigation guidance is provided in a separate technical document augmenting these Guidelines.

ATTACHMENT A

RESOLUTION OF THE SANTA BARBARA COUNTY MONTECITO PLANNING COMMISSION  
COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA

IN THE MATTER OF RECOMMENDING TO THE )  
BOARD OF SUPERVISORS THE ADOPTION OF )  
BENEFICIAL ECOLOGICAL RESTORATION )  
PROJECT REQUIREMENTS AS AN AMENDMENT )  
TO THE COUNTY OF SANTA BARBARA )  
GUIDELINES FOR THE IMPLEMENTATION OF )  
THE CALIFORNIA ENVIRONMENTAL QUALITY )  
ACT. )

RESOLUTION NO.: 07 - 14  
07MIS-00000-00003

WITH REFERENCE TO THE FOLLOWING:

- A. On September 12, 1988, the Board of Supervisors adopted the County of Santa Barbara Guidelines for the Implementation of the California Environmental Quality Act, in order to provide County agencies, applicants and the public with definitions, procedures and forms to implement the California Environment Quality Act (CEQA) of 1970 and to supplement the State CEQA Guidelines; and
- B. The Montecito Planning Commission now finds that it is in the interest of preserving, enhancing and restoring natural and biological resources of the County to recommend the Board of Supervisors amend the County of Santa Barbara Guidelines for the Implementation of the California Environmental Quality Act to establish a definition and the requirements for Beneficial Ecological Restoration Projects.  
  
Said amendment text for Beneficial Ecological Restoration Project definition and requirements is attached hereto as Exhibit 1 and is incorporated herein by reference; and
- C. The proposed amendment for Beneficial Ecological Restoration Project definition and requirements is consistent with policies of the Santa Barbara County Comprehensive Plan and the Coastal Land Use Plan, including the Montecito Community Plan, that promote and encourage the preservation and enhancement of the County's natural and biological resources; and
- D. This Commission held a duly noticed public hearing at which time the proposed amendment to the County of Santa Barbara Guidelines for the Implementation of the California Environmental Quality Act was explained and comments invited from the persons in attendance.

NOW, THEREFORE, IT IS HEREBY RESOLVED as follows:

- 1. The above recitations are true and correct.

2. In compliance with the provisions for Environmental Thresholds and Guidelines Amendment and Adoption, Section V. F.3.b(a), of the County of Santa Barbara Guidelines for the Implementation of the California Environmental Quality Act, this Commission recommends the Board of Supervisors of the County of Santa Barbara, State of California, following the required noticed public hearing, approve and adopt the above mentioned recommendation of this Commission.
3. A certified copy of this resolution shall be transmitted to the Board of Supervisors.
4. The Chair of this Commission is hereby authorized and directed to sign and certify all documents and other materials in accordance with this resolution to show the above mentioned action by the Planning Commission.

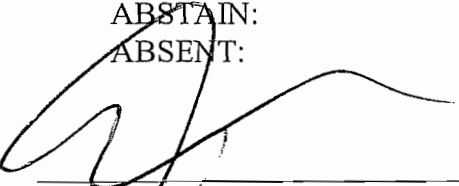
PASSED, APPROVED AND ADOPTED this November 29<sup>th</sup>, 2007 by the following vote:

AYES: Bierig, Phillips, Gottsdanker, Burrows, Overall

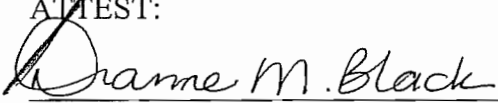
NOES:

ABSTAIN:

ABSENT:

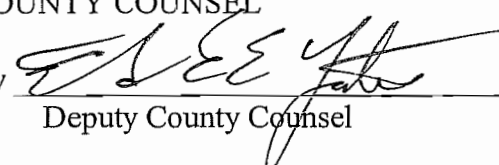
  
\_\_\_\_\_  
BOB BIERIG, Chair  
Santa Barbara County Montecito Planning Commission

ATTEST:

  
\_\_\_\_\_  
DIANNE MEESTER BLACK  
Secretary to the Commission

APPROVED AS TO FORM:

STEPHEN SHANE STARK  
COUNTY COUNSEL

By   
\_\_\_\_\_  
Deputy County Counsel

EXHIBITS:

1. County of Santa Barbara Guidelines for the Implementation of the California Environmental Quality Act - Amendment for Beneficial Ecological Restoration Project  
G:\GROUP\PERMITTING\Case Files\MIS\2000s\07 cases\Beneficial Ecological Restoration Project Requirements\07MIS-00000-00003 Administrative Implementation Guidelines\Montecito PC\_11\_29\_07 Recommendation Resolution A.doc



**EXHIBIT 1  
OF SANTA BARBARA COUNTY MONTECITO PLANNING COMMISSION RESOLUTION**

**COUNTY OF SANTA BARBARA GUIDELINES FOR THE IMPLEMENTATION OF THE  
CALIFORNIA ENVIRONMENTAL QUALITY ACT**

**AMENDMENT FOR  
BENEFICIAL ECOLOGICAL RESTORATION PROJECT REQUIREMENTS**

NOVEMBER 2007 HEARING DRAFT

THIS VERSION CONTAINS TEXT REVISIONS RECOMMENDED BY THE COUNTY PLANNING COMMISSION AT THEIR NOVEMBER 7, 2007 HEARING. THE REVISIONS ARE NOTED BY ARROWS AND UNDERLINE/STRIKETHROUGH TEXT.

GUIDELINES FOR THE IMPLEMENTATION OF THE  
CALIFORNIA ENVIRONMENTAL QUALITY ACT OF 1970, AS AMENDED

Adopted by the  
Board of Supervisors  
County of Santa Barbara

September 12, 1988

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## ARTICLE I - PURPOSE

The purpose of these Guidelines, is to provide the County of Santa Barbara, other agencies of which the Board of Supervisors is the governing Board, applicants and the public with definitions, procedures, and forms to be used in the implementation of CEQA, the California Environmental Quality Act (Public Resources Code Section 21000 and following) and to supplement the State CEQA Guidelines, (14 Cal. Admin. Code Section 15000 and following).

## ARTICLE II - INCORPORATION OF STATE CEQA GUIDELINES

The full text of the State Guidelines for the implementation of the California Environmental Quality Act (14 Cal. Admin. Code Section 15000 and following), as they may be amended from time to time, is incorporated by reference into this Article of the County Guidelines as if fully set out, and shall supersede any inconsistent provisions of these County Guidelines.

## ARTICLE III - DEFINITIONS

The following words, where not defined in the State Guidelines, shall have the meaning ascribed to them in these definitions. These definitions are intended to clarify County process by supplementing definitions used in the State CEQA Guidelines.

### **A. BENEFICIAL ECOLOGICAL RESTORATION PROJECT**

**Beneficial ecological restoration projects by definition exclude required mitigation projects. Beneficial ecological restoration projects include the following projects and activities resulting in habitat enhancement: invasive exotic species removal, barrier removal or modification, creek/drainage daylighting, culvert replacement or modification, native habitat (e.g. wetland) expansion, enhancement, creation or restoration, revegetation with ecologically appropriate native species, water quality improvements, or other similar habitat restoration projects, where adverse impacts if any are short-term and temporary, where habitat restoration is the primary purpose of the project, and where there are no significant, unmitigated adverse impacts on biological resources. Beneficial ecological restoration projects apply a minimum 1:1 mitigation ratio. The project overall must have a recognized, long-term ecological benefit conducted in the best interests of the county's native biological resources.**

### **A.B. LEAD DEPARTMENT**

The County department or agency of which the Board of Supervisors is the governing Board, which has the principal responsibility for carrying out,

4. Analysis of Projects Near Airports

For projects located within an Airport Land Use Plan area or within two miles of a public use airport, the California Department of Transportation (CALTRANS) Aeronautics handbook shall be consulted to provide guidance on analysis of noise and safety impacts.

G. MITIGATION MEASURES

Measures capable of reducing or avoiding potentially significant impacts shall be identified during the preliminary evaluation of non-exempt projects. A broad range of potential mitigations should be considered to maximize the potential for project modifications which mitigate adverse impacts and enable projects to qualify for Negative Declarations. The list of mitigation measures identified at the Initial Study stage must later be refined and specified to meet the standards for inclusion in environmental documents (ref. Articles VIB. and VIIB.).

H. BENEFICIAL ECOLOGICAL RESTORATION PROJECT REQUIREMENTS

Beneficial ecological restoration projects apply a minimum 1:1 mitigation ratio. The project overall must have a recognized, long-term ecological benefit conducted in the best interests of the county's native biological resources. The following criteria are applicable to beneficial ecological restoration projects:

1. The purpose of the beneficial ecological restoration project is to enhance or restore biological or habitat resources. These projects may have additional benefits such as soil conservation, water conservation, water quality improvements, etc. but may not be considered in conjunction with a development project.
2. The beneficial ecological restoration project restores, expands, enhances or recreates the existing or previously existing native habitat as in the affected area, but no net loss in total habitat area results from the restoration project.

A beneficial ecological restoration project proposing to replace one habitat for another (such as conversion of upland habitat to expand wetland habitat) shall document why the desired habitat is preferential. Preferential criteria might include habitat for endangered, rare or threatened species, species of concern, or habitat values of local, statewide or federal importance.

3. The beneficial ecological restoration project's restoration plan is consistent with the County's biological performance standards (eg, spatial density of plantings) specified in the County's environmental thresholds.

4. Environmental review concludes the beneficial-ecological restoration project will result in significant, long-term improvement to natural resources and habitat quality, and will not result in the long term net loss of habitat area or value (i.e. demonstrates increase in habitat quality compared to existing conditions). In order to find no net loss in habitat area or value, this may require enhancement of adjacent areas (weeding or other improvements) that ensure successful restoration.
5. The beneficial ecological restoration project is consistent with applicable County plans and policies.
6. The beneficial ecological restoration project is consistent with State and Federal agency requirements. Project applicants are encouraged to consult early with the applicable agencies regarding the scope of the restoration project.
7. The party conducting the beneficial ecological project has retained the necessary expertise and experience to implement the restoration and appropriate monitoring to ensure the success of the beneficial ecological restoration project (i.e., the party is or retains a resource agency or biological consultant or biologist with appropriate biological restoration expertise as determined by the County). Proposed projects utilizing volunteers to implement and monitor the restoration activity will have the training and oversight by a qualified expert.
8. The applicant for a beneficial ecological restoration project shall document adequate implementation resources exist to complete the beneficial project and ensure appropriate maintenance and monitoring.
9. Successful implementation and monitoring of the beneficial ecological restoration project can be satisfied by the property owner, party conducting the project or a sponsoring agency by submittal of a completion report documenting the following:
  - a. Summary of the implementation activity dates and personnel
  - b. Before and after photo documentation
  - c. Field information on status of restored area (may include survey data such as plant and wildlife species lists, and native plant percent coverage)
  - d. Completion reports shall be provided annually for 3 years or for the duration specified by a sponsoring agency.
10. The property owner ~~on which~~ of the beneficial ecological restoration project is located is encouraged to maintain the project area for its habitat value or, if applicable, for the duration specified by a sponsoring agency.
11. Beneficial ecological restoration projects are encouraged to use appropriate native species from the local habitat area and/or seed stock when feasible.

**ATTACHMENT B**

RESOLUTION OF THE SANTA BARBARA COUNTY MONTECITO PLANNING COMMISSION  
COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA

IN THE MATTER OF RECOMMENDING TO THE )  
BOARD OF SUPERVISORS THE ADOPTION OF )  
BENEFICIAL ECOLOGICAL RESTORATION )  
PROJECT REFERENCE TEXT AS AN AMENDMENT )  
TO THE COUNTY OF SANTA BARBARA )  
ENVIRONMENTAL THRESHOLDS AND )  
GUIDELINES MANUAL. )

RESOLUTION NO.: 07 - 15  
CASE NO. 07MIS-00000-00002

WITH REFERENCE TO THE FOLLOWING:

- A. In May 1992, the Board of Supervisors adopted and published the County of Santa Barbara Environmental Thresholds and Guidelines Manual in order to provide County agencies, applicants and the public with definitions, procedures and forms to implement the California Environment Quality Act (CEQA) of 1970 and to supplement the State CEQA Guidelines; and
- B. The Montecito Planning Commission now finds that it is in the interest of preserving, enhancing and restoring natural and biological resources of the County to recommend that the Board of Supervisors amend the County of Santa Barbara Environmental Thresholds and Guidelines Manual, specifically Section 6 - Biological Resources, Habitat Replacement/Compensation Guidelines, to establish the text reference for Beneficial Ecological Restoration Project requirements.

Said amendment reference text for Beneficial Ecological Restoration Project requirements is attached hereto as Exhibit 1 and is incorporated herein by reference; and

- C. The proposed amendment reference text for Beneficial Ecological Restoration Project requirements is consistent with policies of the Santa Barbara County Comprehensive Plan and Coastal Land Use Plan, including the Montecito Community Plan, that promote and encourage the preservation and enhancement of the County's natural and biological resources; and
- D. This Commission held a duly noticed public hearing at which time the proposed amendment to the County of Santa Barbara Environmental Thresholds and Guidelines Manual was explained and comments invited from the persons in attendance.

NOW, THEREFORE, IT IS HEREBY RESOLVED as follows:

- 1. The above recitations are true and correct.

2. In compliance with the provisions for the Rules for Use and Criteria for Amendment (Section 2.D) of the County of Santa Barbara Environmental Thresholds and Guidelines Manual, this Commission recommends the Board of Supervisors of the County of Santa Barbara, State of California, following the required noticed public hearing, approve and adopt the above mentioned recommendation of this Commission.
3. A certified copy of this resolution shall be transmitted to the Board of Supervisors.
4. The Chair of this Commission is hereby authorized and directed to sign and certify all documents and other materials in accordance with this resolution to show the above mentioned action by the Planning Commission.

PASSED, APPROVED AND ADOPTED this November 29<sup>th</sup>, 2007 by the following vote:

AYES: Bierig, Phillips, Gottsdanker, Burrows, Overall

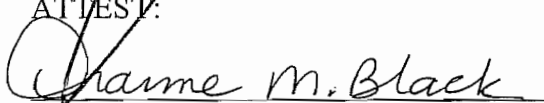
NOES:

ABSTAIN:

ABSENT:

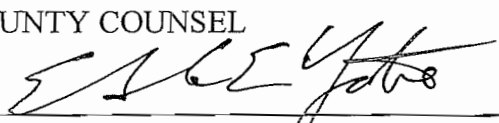
  
\_\_\_\_\_  
BOB BIERIG, Chair  
Santa Barbara County Montecito Planning Commission

ATTEST:

  
\_\_\_\_\_  
DIANNE MEESTER BLACK  
Secretary to the Commission

APPROVED AS TO FORM:

STEPHEN SHANE STARK  
COUNTY COUNSEL

By   
\_\_\_\_\_  
Deputy County Counsel

EXHIBITS:

1. County of Santa Barbara Environmental Thresholds and Guidelines Manual - Amendment for Reference Text for Beneficial Ecological Restoration Project Requirements

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**EXHIBIT 1 OF SANTA BARBARA COUNTY MONTECITO PLANNING COMMISSION  
RESOLUTION**

**COUNTY OF SANTA BARBARA  
ENVIRONMENTAL THRESHOLDS AND GUIDELINES MANUAL  
AMENDMENT FOR  
BENEFICIAL ECOLOGICAL RESTORATION PROJECT REQUIREMENTS**

NOVEMBER 2007 HEARING DRAFT



**County of Santa Barbara**

**Environmental Thresholds and Guidelines Manual**

*Published May 1992*

*Revised January 1995, October 2001 and October 2002*

*Replacement pages July 2003*

*Interim Revision to Air Quality Sub-Sections October 2006*

*Revised December 2007*

**Planning and Development Department**

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Measures may include vegetative spatial buffer between project and habitat areas; revegetation; habitat enhancement; erosion and water quality protection; on-site replacement/compensation; maintenance and management measures such as fencing, weed control, use of building envelopes, and dedication of areas through open space or conservation easements or grant deed of development rights; short-term measures to protect against construction impacts (e.g., fencing, timing of construction to avoid nesting season).

c. **Off-Site Mitigation**

Compensate for on-site impacts through off-site measures.

When avoidance or on-site mitigation is infeasible or inadequate to reduce impacts, measures such as those listed under on-site mitigation can be considered in off-site locations, or may be accomplished through in-lieu fees. Off-site approaches may be appropriate at times if a greater ecological value may be clearly gained than with on-site mitigation. (i.e., where on-site habitat is of low quality or highly fragmented).

2. **Habitat Replacement/Compensation Guidelines**

The mitigation approach of replacing habitat either on-site or off-site, to compensate for habitat loss, is generally not a preferred approach because it always results in some habitat loss (either short-term or long-term), and because prospects for successful habitat replacement are problematic.

Replacement mitigation should involve the same habitat type, location(s) within the same watershed and as close as possible to the site of impact, and should result in comparable and compensating size and habitat value.

**Beneficial Ecological Restoration Projects.** where the purpose of the project is to enhance or restore biological or habitat resources, compensate replacement at a minimum ratio of 1:1. Refer to the *County Guidelines for the Implementation of the CEQA*, revised XX/XX/XXXX) for the definition and requirements for beneficial ecological restoration projects.

3. **Consultation on Mitigation and Project Design**

a. **Biological Information**

County biological information available to project applicants, consulting biologists and the public by appointment includes resource and wetland maps, historical aerial photographs, and a library of previous biological surveys and reports. More specific mitigation guidance is provided in a separate technical document augmenting these Guidelines.