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California. City of Carpinteria Planning Dept.

CITY OF CARPINTERIA COASTAL PLAN

Office of Coastal Zone Management (CZ)
Washington, D. C. 20235

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CITY OF CARPINTERIA
COASTAL PLAN

Pre-hearing Draft
November 1978

This plan was prepared with financial assistance from the Office of Coastal Zone Management, National Oceanic and Atmospheric Administration, under the provisions of the Federal Coastal Zone Management Act of 1972, as amended.

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Many members of the community contributed to the development of this plan through their expertise in specific policy areas as well as general advice. The project staff wish to express their appreciation to all of the individuals who provided this valuable assistance.

CITY OF CARPINTERIA

ADOPTED GOALS AND POLICIES*

1. To encourage a range of housing types, styles, and costs to suit the varying needs and desires of the elderly, low income individuals, and other economic groups in our society.

2. To encourage the protection and preservation of agriculture.

3. To encourage and direct economic growth within the real limitations of available natural and man-made resources.

4. To maintain a balance between the demand for services, the availability of these services, and the resources of the City.

5. To maintain a physical environment which contributes to and enhances the quality of life.

6. To encourage and promote high quality health care for all population groups within the planning area.

7. To continue developing and promoting an effective transportation system that provides a variety of services.

*As adopted by the City Council on January 27, 1978.

Preface

This is the pre-hearing draft of the land use plan for the City of Carpinteria that has been prepared in response to the mandate of the Coastal Act of 1976. The recommendations and policy statements contained in this draft do not represent adopted City policy. The purpose of this draft is to allow for public review of the plan prior to commencement of formal public hearings. A series of workshops will be scheduled during late November through early January to provide opportunities for public comment (contact the Planning Department for details); written comments are also encouraged. The pre-hearing draft will be revised to reflect comments received during this informal review period. Public hearings are tentatively scheduled to begin in February and will be held consecutively by the Planning Commission, City Council, South Central Regional Coastal Commission, and State Coastal Commission.

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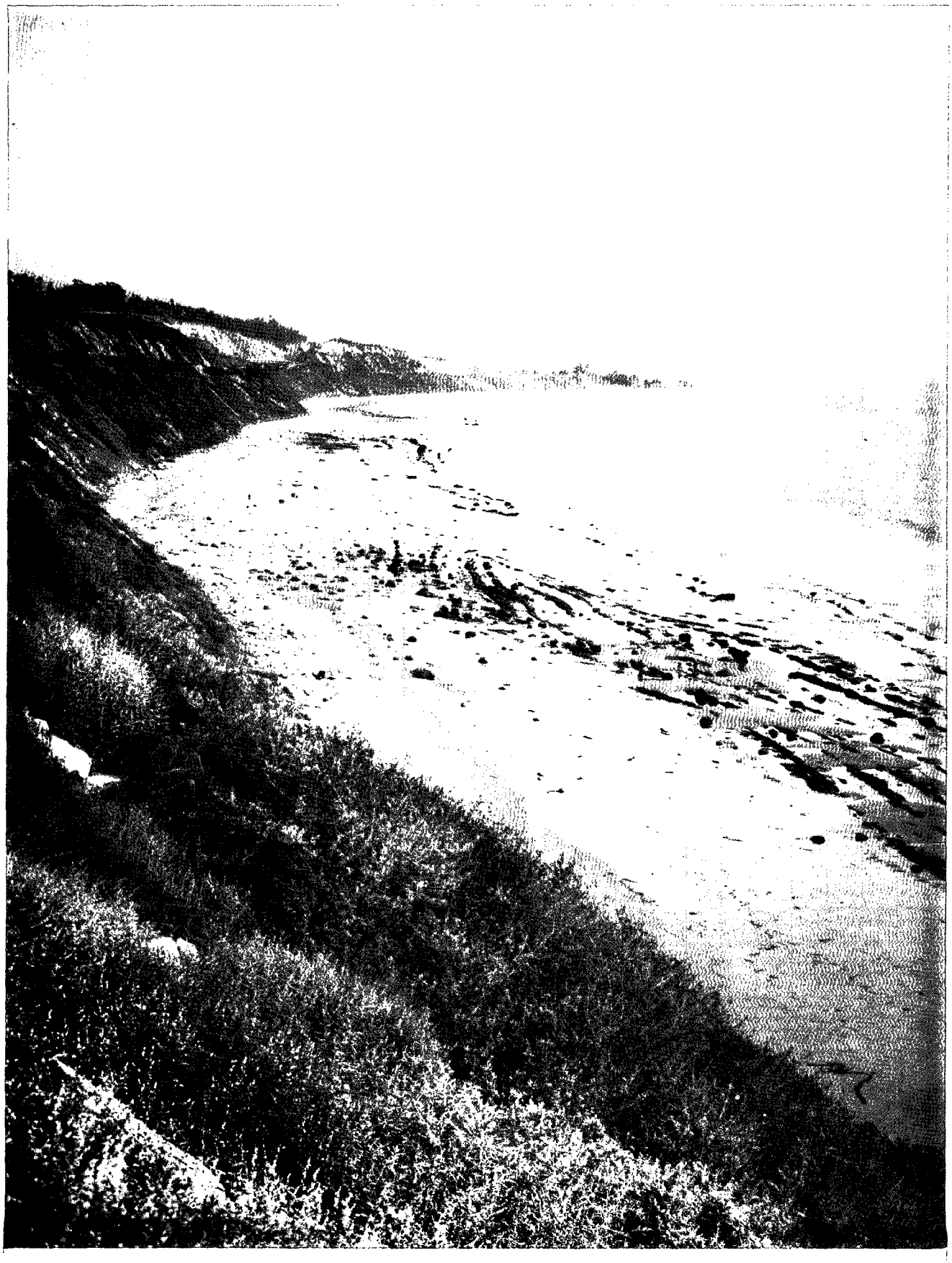

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Carpinteria Bluffs

CHAPTER 1:
THE COASTAL ACT

1.1 HISTORY

Historically, land use in the California coastal zone has been regulated by local governments under the provisions of State Planning and Zoning Law. This enabling legislation mandates local governments to prepare general plans and zoning to ensure orderly physical growth and development within their jurisdictions as well as the protection of public health, safety, and welfare.

Traditional local control over regulation of land use in the coastal zone was substantially modified with the passage of The California Coastal Zone Conservation Act (Proposition 20) by the voters of California on November 7, 1972. The forces leading to the passage of this landmark initiative were complex. The key factor, however, was the visible deterioration of the coastal environment due to increasing development pressures from a growing population. Under Proposition 20, the California Coastal Zone Conservation Commission and six Regional Coastal Commissions were created and given a dual mandate of preparing a statewide "comprehensive enforceable plan for the orderly, long-range conservation and management of the coast" and regulating development while this plan was being prepared. From 1973 to 1975, the Coastal Commissions, both Regional and State, held literally hundreds of hearings on the evolving plan. The California Coastal Plan was submitted to the legislature on December 1, 1975. During the 1976 legislative session, several coastal bills were introduced, all modifying to some extent the Coastal Plan. By the summer of 1976, SB 1277, the California Coastal Act, emerged from both houses as the basis of California's Coastal Zone Management Program. SB 1277 was amended by a trailer bill, AB 2948, which was itself amended by AB 400. On January 1, 1977, the Coastal Act and other legislation came into effect, establishing a permanent coastal management program for California.

1.2 GOALS, PRIORITIES, AND POLICIES

In enacting the Coastal Act, the Legislature established the following goals for future activity in the coastal zone:

(a) Protect, maintain, and, where feasible, enhance and restore the overall quality of the coastal zone environment and its natural and manmade resources.

(b) Assure orderly, balanced utilization and conservation of coastal zone resources taking into account the social and economic needs of the people of the state.

(c) Maximize public access to and along the coast and maximize public recreational opportunities in the coastal zone consistent with sound resources conservation principles and constitutionally protected rights of private property owners.

(d) Assure priority for coastal-dependent development over other development on the coast.

(e) Encourage state and local initiatives and cooperation in preparing procedures to implement coordinated planning and development for mutually beneficial uses, including educational uses, in the coastal zone.

The heart of the Coastal Act is found in Chapter 3, Coastal Resources Planning and Management Policies. These policies constitute the standards that local plans must meet in order to be certified by the State as well as the yardstick for evaluating proposed developments within the coastal zone. Topics covered by coastal policies include: beach access, low and moderate income housing, recreation, marine environment, environmentally sensitive habitat areas, agriculture, visual resources, and coastal dependent and industrial development. In essence, these policies are the rules for future growth and development in the coastal zone.

The Act also attempts to establish a framework for resolving conflicts among competing uses for limited coastal lands. The policies which spell out priority uses constitute this framework. The Coastal Act places as its highest priority the preservation and protection of natural resources including environmentally sensitive habitat areas, i.e., wetlands, dunes, and prime agricultural lands. In the case of habitat areas, only uses dependent on these resources are allowed within such areas. For agricultural land, the intent of the Act is to keep the maximum amount of prime land in production. On lands not suited for agricultural use, coastal dependent development (i.e., development that requires a site on or adjacent to the sea to be able to function at all) has the highest priority. Public recreational uses have priority on coastal sites which are not habitat areas and not needed for coastal dependent uses. For sites that are not reserved for habitat preservation, agriculture, coastal dependent uses, or public recreation, private development is permitted. However, visitor-serving commercial recreation has priority over private residential, general industrial and general commercial development. These priorities must be reflected in the land use plans prepared by local governments.

1.3 IMPLEMENTATION

Each of the 15 counties and 53 cities along the California coast is required by the Coastal Act to prepare a Local Coastal Program (LCP). The LCP consists of "a local government's land use plans, zoning ordinances, zoning district maps, and implementing actions which, when taken together, meet the requirements of, and implement the provisions and policies of (the Coastal Act) at the local level." (30108.6) The land use plan means the "relevant portions of a local government's general plan, or local coastal element, which are sufficiently detailed to indicate the kinds, location, and intensity of land uses, the applicable resource protection and development policies and, where necessary, a listing of implementing actions." (30108.5) The zoning ordinances and district maps are the legal tools for implementing the land use plan. The Coastal Act also requires each LCP to "contain a specific public access component to assure that maximum access to the coast and public recreation areas is provided." (30500(a)) In addition, the local land use plans are required to consider uses of more than local importance. (30501(c)) As noted in the LCP Regulations,* such uses generally include: (1) state and federal parks and recreation areas and other recreational facilities of regional or statewide significance; (2) military and national defense installations; (3) major energy facilities; (4) state and federal highways and other transportation facilities (e.g., railroads and airports) or public works facilities (e.g., water supply or sewer systems) serving larger-than-local needs; (5) general cargo ports and commercial fishing facilities; (6) state colleges and universities; and (7) uses of larger-than-local importance, such as coastal agriculture, fisheries, wildlife habitats, or uses that maximize public access to the coast, such as accessways, visitor-serving developments, as generally referenced in the findings, declarations, and policies of the California Coastal Act of 1976.

The land use plans and zoning, after receiving local review and approval, must be submitted to the Regional and State Coastal Commissions. The Commissions must make the finding that the land use plan is consistent with the policies of Chapter 3 of the Act. The zoning and implementing ordinances are then reviewed to determine conformance with the approved land use plan.

After certification of the land use plan and zoning components of the LCP, the review authority for new development within the coastal zone which is now vested in the Coastal Commission will be returned to local government. The local government, in issuing coastal development permits after certification, must make the finding that the development is in conformity with the approved LCP. Any amendments to the LCP will have to be approved by the State Coastal Commission.

After certification of the LCP's, the Regional Coastal Commissions will be phased out. The State Coastal Commission will, however, continue to

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*LCP Regulations, adopted by the Coastal Commission on May 17, 1977.

exercise permit jurisdiction over certain kinds of developments (i.e., development in the State Tidelands), and will continue to hear appeals and review amendments to certified LCP's. Only certain kinds of developments can be appealed after a local government's LCP has been certified; these include:

(1) Developments approved by the local government between the sea and the first public road paralleling the sea or within 300 feet of the inland extent of any beach or of the mean high tide line of the sea where there is no beach, whichever is the greater distance.

(2) Developments approved by the local government not included within paragraph (1) of this subdivision located on tidelands, submerged lands, public trust lands, within 100 feet of any wetland, estuary, stream, or within 300 feet of the top of the seaward face of any coastal bluff.

(3) Developments approved by the local government not included within paragraph (1) or (2) of this subdivision located in a sensitive coastal resource area if the allegation on appeal is that the development is not in conformity with the implementing actions of the certified local coastal program.

(4) Any development approved by a coastal county that is not designated as the principal permitted use under the zoning ordinance or zoning district map approved pursuant to Chapter 6 (commencing with Section 30500).

(5) Any development which constitutes a major public works project or a major energy facility.

The State Commission is also required to review periodically the progress of local governments in carrying out the Coastal Act. This review is to occur at least once every five years.

CHAPTER 2:
THE LOCAL COASTAL PROGRAM (LCP)

2.1 THE LCP PLANNING PROCESS

The coastal planning process for the local area began in 1975 when the South Central Regional Coastal Commission supported a pilot implementation study for the coastal zone of Santa Barbara County. The City of Carpinteria endorsed this undertaking, although it did not participate in the project. At that time, the City's coastal zone extended roughly 1,000 yards inland from the mean high tide line.

As a result of the Coastal Act of 1976, the coastal zone boundary was expanded to take in the entire City as well as the agricultural lands of the Carpinteria Valley. Thus, the mandate of the Coastal Act, requiring coastal cities and counties to prepare LCP's, significantly affected the planning process of the City and the adjacent unincorporated area. In January 1977, the City elected to participate in a joint program with the County to develop its coastal plan.

Since that time, the land use plan has evolved in two phases. The first phase, January to June 1977, concentrated on developing a framework for involving the public and affected agencies in the planning process, preparing a sound data base for land use decisions related to recreation, access, and environmentally sensitive habitats, and included a preliminary study of greenhouses and agriculture in the Carpinteria Valley.

The second phase (July 1977 to November 1978) involved actual preparation of the land use plan. Staff effort was concentrated on the critical coastal planning issues for the City and the County: agriculture, environmentally sensitive habitats, energy development, shoreline access, and recreation. Draft reports, which are on file at the Planning Department, were produced for all of the critical issues. Much of the background information in these draft reports is not repeated in the land use plan.

Where possible, the information that has been developed for the land use plan has been translated into graphic form through a transparent overlay mapping system. The overlays display geologic and flood hazards, habitat areas, soils, and other factors which are important in making land use decisions.

Opportunities for public involvement in the development of the land use plan have been provided. A four-session Coastal Planning Series was conducted in the spring of 1978, sponsored by the Continuing Education Division of Santa Barbara Community College. The series provided an orientation session on the requirements of the Coastal Act and presentations on four of the major coastal planning issues for the City and County: recreation and access, environmentally sensitive habitats, energy development, and agriculture. A fifth session (workshop) was held in the City of Carpinteria to provide a forum for discussion of the City's specific planning issues. Early in the land use planning process, an Agricultural Advisory Committee was formed to assist staff in studying the complex nature of agriculture in the Carpinteria Valley. The Committee met regularly during the fall and winter of 1977-78 to critique LCP draft reports. Finally, staff have given numerous briefings before meetings of the City Council, Planning Commission, and Community Service Commission to provide information about the development of the plan and to elicit public input.

2.2 THE LAND USE PLAN

The purpose of the land use plan is to show the principal permitted use of the land while protecting coastal resources, providing for greater access and recreational opportunities for the public's enjoyment, and allowing for orderly, well-planned urban development. The plan incorporates, to the maximum extent possible, the City's plans and policies which are consistent with the Coastal Act. Where inconsistencies have been identified, modifications and revisions have been made.

The changes in existing land use regulations that are proposed in the plan are moderate. Ample provision has been made for continued growth and development. The land use designations within the plan can accommodate new development through the year 2000, assuming a one percent annual growth rate and the availability of sufficient water resources. The plan does not, however, put forth provisions for phasing or controlling the rate of growth. There are too many factors external to the jurisdiction of the plan which would make such an undertaking tenuous at best (e.g., the importation of State water, changes in the local economy, etc.).

The plan proposes that a firm urban/rural boundary be established. Delineation of such a boundary distinguishes agricultural and lower density rural uses from urban uses and will have the effect of redirecting growth from an outward expansion in infilling. In this sense, the plan will result in more compact urban development, thereby assuring the long-term protection of surrounding agricultural lands.

The land use plan has two components: the map and the text. The land use plan map shows the kinds, location, and intensity of land uses proposed for the City. The text provides a discussion of the issues and problems that need to be addressed and the ensuing policy framework within which the land uses shown on the map may be implemented. These policies, along with the policies from Chapter 3 of the Coastal Act, will constitute the decision rules for evaluating projects after certification of the land use plan.

It is, of course, anticipated that the land use plan will need revision from time to time in accordance with changing conditions. The Coastal Act requires that certified plans be reviewed at least once every five years to determine whether the program is being effectively implemented in conformity with the policies of the Act. Local recommendations for revisions of the certified land use plan could be considered as part of the five-year review process or they could be initiated by the City at any time, subject to the approval of the State Commission.

2.3 THE LAND USE PLAN MAP

The land use plan maps reveal two levels of information. The base maps show principal land use designations such as agriculture, commercial, residential, and industrial. The second level of information is contained in overlay maps. The overlay maps illustrate specific information such as flood hazard areas, environmentally sensitive habitats, and areas which require special site design. They are placed over the base maps as a means of showing where potential constraints on development may exist.

The key to the maps is the land use classification system (Table 2.1). This system is used for both City and County areas; only those designations appropriate for land uses within the City are shown on the City's map. Included in the land use classification system are the four "overlay" designations which are used in the coastal zone.

Each of the land use classifications is defined in Appendix B of the land use plan. Policies that are associated with the overlay designations (Environmentally Sensitive Habitat Area, Flood Hazard, and Site Design) are included in Chapter 3.

TABLE 2.1

LEGEND

OPEN LAND USES

- [A1] AGRICULTURE I
  5 TO 40 ACRES MINIMUM PARCEL SIZE
- [AII] AGRICULTURE II
  40 100 OR 320 ACRES MINIMUM PARCEL SIZE
- [ ] MOUNTAINOUS AREAS
  40 OR 100 ACRES MINIMUM PARCEL SIZE
- [ ] EXISTING PUBLIC OR PRIVATE RECREATION AND/OR OPEN SPACE
- [ ] PROPOSED PUBLIC OR PRIVATE PARK/ RECREATIONAL FACILITY OVERLAY
- [ ] OTHER OPEN LANDS

RESIDENTIAL DENSITIES

	MINIMUM SQUARE FEET PER DWELLING UNIT	MAXIMUM DWELLING UNITS PER ACRE
[ ] RURAL RESIDENTIAL		1 UNIT/40 ACRES TO 1 UNIT/100 ACRES
[ ] RESIDENTIAL RANCHETTES		1 UNIT/5 ACRES TO 1 UNIT/20 ACRES
[ ] 3 OR MORE ACRES		0.3
[ ] 1 OR MORE ACRES		1.0
[ ] 20,000 OR MORE SQ. FT.		1.8
[ ] 10,000 OR MORE SQ. FT.		3.3
[ ] 7,000 OR MORE SQ. FT.		4.6
[ ] 3,500 OR MORE SQ. FT.		12.3
[ ] 2,180 OR MORE SQ. FT.		20.0
[ ] 1,450 OR MORE SQ. FT.		30.0

COMMUNITY FACILITIES

- [ ] EDUCATIONAL FACILITY (PUBLIC OR PRIVATE)
- [ ] INSTITUTION/GOVERNMENT FACILITY
- [UT] PUBLIC UTILITY
- [CC] CIVIC CENTER
- [ ] CEMETERY

INDUSTRIAL

- [ ] COASTAL DEPENDENT INDUSTRY
- [ ] INDUSTRIAL PARK
- [ ] LIGHT INDUSTRY
- [ ] SERVICE INDUSTRY
- [ ] GENERAL INDUSTRY

COMMERCIAL

- [C] CENTRAL BUSINESS DISTRICT
- [D] DISTRICT CENTER
- [N] NEIGHBORHOOD (CONVENIENCE CENTER)
- [S] SERVICE
- [I] DESIGN COMMERCIAL
- [H] HIGHWAY RELATED
- [B] HIGHWAY STRIP
- [R] RESORT/VISITOR SERVING COMMERCIAL
- [O] OFFICE AND PROFESSIONAL

OVERLAY DESIGNATIONS

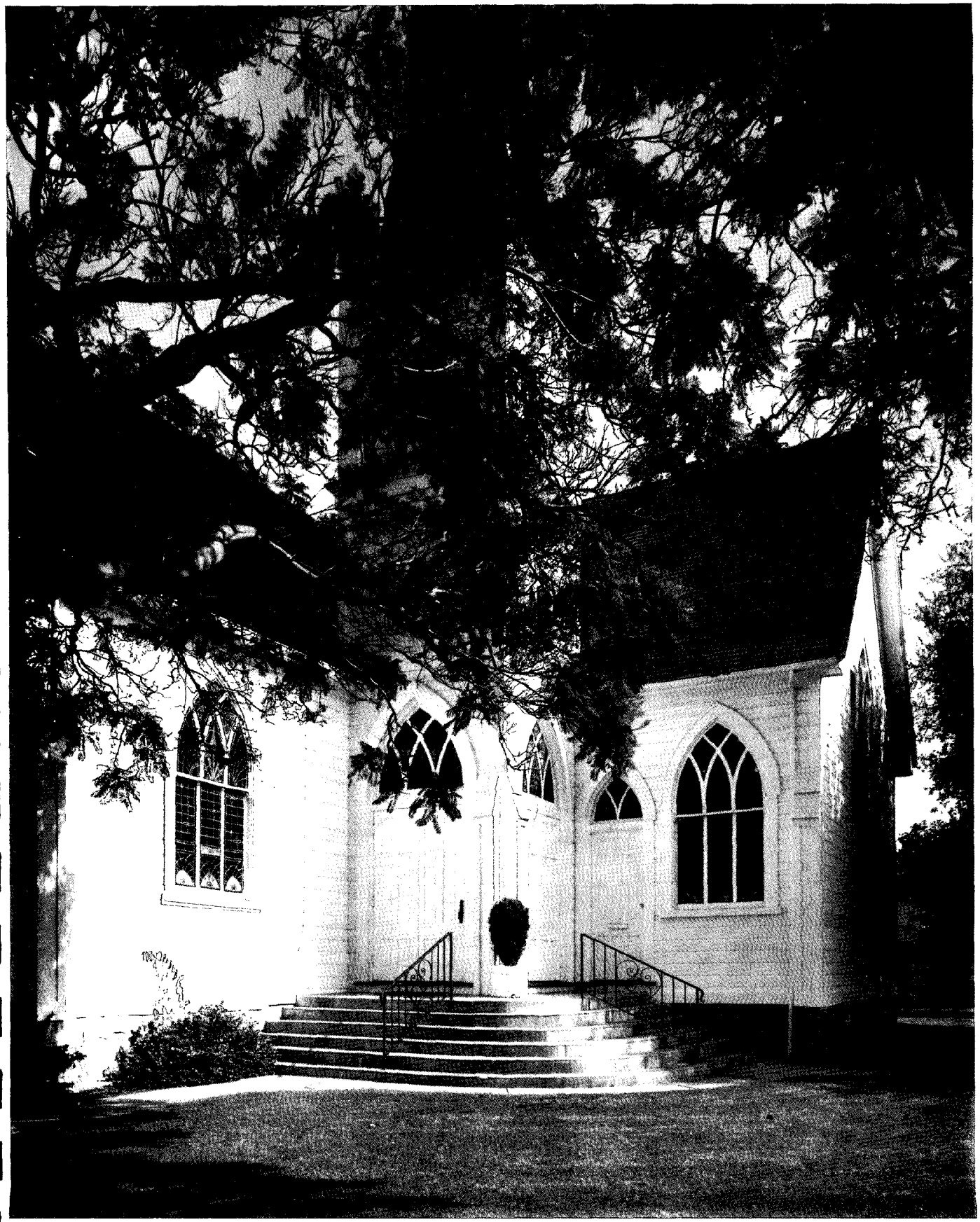
- [ ] SCENIC/BUFFER AREAS
  COASTAL ZONE ONLY
- [ ] ENVIRONMENTALLY SENSITIVE HABITAT AREAS
- [ ] VIEW CORRIDOR
- [ ] FLOOD HAZARDS
- [ ] SITE DESIGN

OVERLAY SYMBOLS

- [S] SPECIAL AREA SYMBOL

BOUNDARY LINES

- URBAN AREA
- COAST RURAL AREA
  URBAN AREA BOUNDARY LINE
- RURAL AREA
- EXISTING DEVELOPED NEIGHBORHOODS
- COASTAL ZONE



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Valley Baptist Church

CHAPTER 3:
THE RESOURCE PROTECTION AND DEVELOPMENT POLICIES

3.1 INTRODUCTION

The policies established by the Coastal Act focus on the protection of coastal resources and the regulation of development in the coastal zone. The resource protection policies govern land resources, which include environmentally sensitive habitat areas and prime agricultural lands, recreational resources, the marine environment (i.e., streams, wetlands, and coastal waters), scenic resources such as views to and along the ocean, and air quality. The stress of these policies is on resource conservation. Coastal Act development policies govern all aspects of development including land divisions, industrial development, and new and/or expanded public works facilities. The emphasis of the development policies is on encouraging well-planned and orderly development which is compatible with resource protection and conservation.

The text and the policies set forth in this chapter are, in many respects, the core of the land use plan. They establish the parameters for evaluating development projects within the coastal zone, and set forth the measures that the City should take to achieve the degree of resource protection required by the Coastal Act. Furthermore, they will serve as the foundation for developing the ordinances that will implement the land use plan.

The chapter is organized into major topics which reflect the principal coastal resource protection and development issues in the City of Carpinteria. Each section is prefaced with pertinent policies from the Coastal Act and is followed by a discussion of local issues and problems related to the topic. The issues section attempts to pinpoint where City practices and regulations fall short of, or conflict with, the provisions of the Coastal Act. Finally, each topic area is concluded with recommended policies to bring the City into conformity with the Coastal Act.

3.2 DEVELOPMENT

3.2.1 COASTAL ACT POLICIES

There are many sections of the Coastal Act that address, either directly or indirectly, the issue of development. Only those policies that are not addressed in other sections of the plan are included here.

> 30250. (a) New development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources. In addition, land divisions, other than leases, for agricultural uses, outside existing developed areas shall be permitted only where 50 percent of the usable parcels in the area have been developed and the created parcels would be no smaller than the average size of surrounding parcels.
> (b) Where feasible, new hazardous industrial development shall be located away from existing developed areas.

> 30252. The location and amount of new development should maintain and enhance public access to the coast by: (1) facilitating the provision or extension of transit service; (2) providing commercial facilities within or adjoining residential development or in other areas that will minimize the use of coastal access roads; (3) providing non-automobile circulation within the development; (4) providing adequate parking facilities or providing substitute means of serving the development with public transportation; (5) assuring the potential for public transit for high-intensity uses such as high-rise office buildings, and by (6) assuring that the recreational needs of new residents will not overload nearby coastal recreation areas by correlating the amount of development with local park acquisition and development plans with the provision of on-site recreational facilities to serve the new development.

3.2.2 PLANNING ISSUES

The policies of the Coastal Act require that new development* be concentrated within existing developed areas to avoid costly urban sprawl and to protect coastal resources such as prime agricultural lands, the scenic quality of rural lands, habitat areas, etc. The Act specifies that development adjacent or proximate to environmentally sensitive habitat areas be designed to avoid adverse impacts; that development be sited so as to avoid risks to life and property due to natural hazards; and that coastal visual resources be protected by careful placement and design of new development.

*In the Act, development is broadly defined to include the placement of or construction of any solid material or structure; land division; removal of major vegetation other than for agricultural purposes, kelp harvesting, or timber operations. Refer to Appendix A for this and other definitions.

Each of these development-related issues is treated in subsequent sections of this chapter. The Act also requires that public works facilities (water, sewer, and roads) be adequate to serve new development; issues regarding service system capacities and availability of resources are addressed in Section 3.12.

Concentrating New Development

Coastal policies require that new development be located within, contiguous with, or in close proximity to existing developed areas, which are defined as areas upon which urban development presently exists or lands developed to a density of two or more units per acre (Appendix A). This is particularly an issue for the City of Carpinteria because of its adjacency to the rural lands of the Carpinteria Valley. According to the Coastal Act, development should take place within the urban area prior to expanding outward. As noted in the agriculture section of the plan (Section 3.8), past urban expansion in the Carpinteria Valley has resulted in the conversion of prime agricultural lands. Thus, a need exists to establish a stable urban/rural boundary that clearly delineates areas for urban uses from those that are suited for agricultural or other rural uses.

Availability of Services and Resources

The Coastal Act requires that development be located in areas where adequate public services are available and where it would not have significant adverse effects on coastal resources, including depletion of groundwater resources. The most immediate constraint to new development in the Carpinteria area is the lack of water resources, a problem which is discussed in detail in Section 3.12 of the plan.

3.2.3 POLICIES

Policy 1: All development, including agriculture, adjacent to areas designated on the land use plan maps as habitat areas, shall be regulated to avoid adverse impacts on habitat resources. Regulatory measures include, but are not limited to, setbacks, buffer zones, grading controls, noise restrictions, and maintenance of natural vegetation.

Policy 2: Resource conserving water devices shall be used in all new development.

Policy 3: No new sewer extensions shall be allowed outside the designated urban boundary as defined on the land use plan maps.

Policy 4: Within designated urban areas, new development, other than that for agricultural purposes, shall be serviced by the appropriate water and sewer district.

Policy 5: Prior to issuance of a development permit, the City shall make the finding, based on information provided by the applicant or other agencies, that adequate services (i.e., water, sewer, roads, etc.) and resources are available to serve the proposed

development. The applicant shall assume full responsibility for costs incurred in service extensions or improvements that are required as a result of the proposed project. Lack of available services or resources shall be grounds for denial of the project or reduction in the density otherwise indicated in the land use plan.

Policy 6: The City shall reserve the right to reduce the density specified in the land use plan for a particular parcel if it is determined that such reduction is warranted by conditions specifically applicable to the site, such as topography, geologic or flood hazards, habitat areas, or steep slopes, particularly when such constraints are indicated by the overlay designations on the land use plan maps.

3.2.4 PLANNED RESIDENTIAL DEVELOPMENT

While the requirements of the Coastal Act regarding the location and intensity of development are addressed by the designations on the land use plan maps and general policy recommendations, these requirements may not be adequate to ensure well-planned development of key parcels in the coastal zone. The principal threat to remaining large parcels that are intended for residential use is from piecemeal development. In order to ensure well-planned and designed development of remaining large, residentially designated parcels and preservation of coastal resources, site design requirements are needed.

Site Design Overlay Designation

The purpose of the site design overlay designation is to ensure well-planned development of large, residentially designated lots that are subject to environmental constraints (i.e., geologic or flood hazards) or have important resource values (habitats, scenic qualities, significant vegetation, archaeological resources, etc.). It is the intent of this designation to avoid the resource degradation that often results from piecemeal development of large lots. It is also the intent to allow for flexibility and innovative design in the development of residential subdivisions. All development in areas designated in the land use plan with the Site Design Overlay shall be subject to the following policies:

1. The entire site shall be planned as a unit. Prior to approval of any lot splits or development, the applicant shall submit a site plan showing the ultimate development of the site, including lot lines and circulation pattern, and a general indication of the location of all residential structures. This plan shall be reviewed by the Planning Commission.

2. Use of flexible and innovative design concepts, including clustering of units, mixture of dwelling types, etc., shall be encouraged to accomplish any of the following goals:

   (a) protection of the scenic qualities of the site;

   (b) protection of coastal resources, i.e., habitats, streams, archaeological sites, etc.;

(c) avoidance of siting of structures on hazardous areas; and

(d) provision of public open space, recreation, or beach access.

3. Permitted uses shall include:

(a) residential units, either attached or detached,

(b) recreational facilities, including but not limited to tennis courts, swimming pools, playgrounds, and parks for the private use of the prospective residents,

(c) open space,

and in developments of 200 residential units or greater, conditionally permitted uses include:

(d) commercial recreational facilities (private or public) that are compatible with the proposed residential units,

(e) convenience establishments of a commercial and service nature, including stores, laundry, and dry-cleaning agencies and establishments, beauty shops, barber shops, and the like (but specifically excluding gas stations, repair garages, and drive-in eating and drinking establishments) provided:

(1) such convenience establishments are an integral part of the general plan of development for the Planned Residential Development and provide facilities related to the needs of the prospective residents.

(2) such convenience establishments and their parking areas will not collectively occupy more than one (1) acre per two hundred (200) dwelling units.

(3) such convenience establishments will be located, designed, and operated primarily to serve trade and service needs of persons residing in the Planned Residential Development and not persons residing elsewhere.

(4) such convenience establishments will not by reason of their location, construction, manner or timing of operations, signs, lighting, parking arrangements, or other characteristics have adverse effects on residential uses within or adjoining the development, or create traffic congestion or hazards to vehicular or pedestrian traffic.

(5) no building permit for any convenience establishment shall be issued before at least one hundred (100) dwelling units are constructed within the development.

4. Open Space:

The amount of public, private, and common open space shall be specified in the development plan.

(a) Public open space shall include public parks, beaches, access corridors such as bike paths, hiking or equestrian trails, usable natural areas, and vista points which are accessible to members of the general public. Public open space shall not include areas which are unusable for recreational purposes, i.e., private or public streets, parking lots, hazardous areas such as steep slopes and bluff faces, environmentally sensitive habitat areas, archaeological sites, etc.

(b) Common open space shall include recreational areas and facilities for the use of the prospective residents of the project such as tennis courts, swimming pools, playgrounds, community gardens, or other open areas of the site needed for the protection of habitat, archaeological, scenic, or other resources. Common open space shall not include driveways, parking lots, private patios, or other developed areas.

(c) Private open space shall include patios, decks, and yards for the private use of the residents of individual units.

Amount of Open Space: The required amount of common open space within a Planned Residential Development shall be at least twenty (20) percent of the gross area. The City shall determine the amount of public open space required for coastal access and recreation and protection of public views, if not specified elsewhere in this plan, but in no case shall it be less than twenty (20) percent of the gross area.

3.2.5 DEVELOPMENT ON THE CARPINTERIA BLUFFS

The undeveloped portion of the Carpinteria bluffs within the City limits includes the Exxon parcel (27.53 acres), the Chevron parcels and three small parcels under separate ownership at Bailard Avenue and Highway 101 (44.66 acres), and three non-contiguous parcels to the east (2.73, 3.21, and 4.72 acres each). Together these parcels total 82.85 acres. Adjacent to the City's eastern boundary and extending to the Ventura County line are the Hancock, Brown, and Ferry parcels (19 acres). All of the City parcels are currently zoned for Planned Unit Development (PUD), with the exception of the Exxon piece, which is zoned for a combination of industrial, residential, and open space uses.

The resources of the area include a low-tide beach at the base of the bluffs, extending from the Standard Oil pier to Rincon Point, intertidal pools, Carpinteria Reef, and harbor seal hauling grounds on a pocket of dry sandy beach in the vicinity of the pier. Dry sandy beaches exist to the west of the bluffs at Carpinteria State Beach Park and City Beach, and to the east at the County's Rincon Park. Since the beach below the bluffs is usable at low tide only and is a sensitive habitat area, it is not planned for major public access and recreation.

There are panoramic views of the ocean and Channel Islands at frequent intervals along the blufftops as well as impressive views of the foothills and Santa Ynez Mountains. Soils are non-prime and the terrain is a mixture of undulating grassy fields, some flat, barren areas, and steep knolls in the easternmost section.

Above and to the west of Rincon Beach County Park, the railroad winds its way along the first tier of bluffs and climbs to the bluff top along the Chevron and Exxon parcels. The railroad is a barrier and potential liability for access to the bluff edge throughout the area.

A development plan for the Chevron portion of the bluffs (44 acres) was denied by the State Coastal Commission in 1975. The plan called for 201 condominiums (22 acres), a private tennis and swim club (2.6 acres), retail shops and 128-unit motel (5 acres), industrial park (10.3 acres), and a view corridor (2.6 acres). The combined density of the residential and motel units amounted to 7.5 units per gross acre. Grounds for denial of the project included its high overall density, lack of adequate water resources and sanitary facilities to serve the development, and the need to concentrate such development in the downtown area of the City, given limited resources and the need to satisfy other priorities under the Coastal Act (i.e., preservation of agriculture and enhancement of recreation opportunities).

Because of the scale and importance of this coastal resource, specific conditions including provision for public access and coastal recreation have been developed for the site and are set forth below. In addition, three possible development concepts have been formulated as a guide to the kinds and intensities of development that would be consistent with the Coastal Act.

Conditions for Development on Carpinteria Bluffs

1. The Exxon parcel shall be rezoned as a planned unit development for consistency with the adjacent Chevron parcels.

2. The Exxon, Chevron, and three small parcels adjacent to the Chevron property at Bailard and Highway 101 shall be planned as a unit, i.e., the individual owners shall work together to develop one coordinated development plan for the area.

3. The following dedications shall be required:

   (a) a corridor, minimum 20 feet in width, north of the Southern Pacific Railroad right-of-way, for a hiking/biking trail. To minimize alterations to natural topography and vegetation and to take advantage of scenic vista points, the exact location and width of the trail shall be determined by the City. A portion of the corridor shall be improved for a bike path; the corridor shall also include an unpaved trail, graded and compacted, for pedestrian use. The costs of improving the trail corridor shall be borne by the applicant.

   (b) a minimum of three public access corridors connecting Carpinteria Avenue with the proposed bluffs trail: (1) along the existing road running north/south on the western boundary of the Exxon parcel, (2) an extension to Bailard Avenue, and (3) at the City's eastern boundary.

   (c) all lands south of the Southern Pacific Railroad and north of the mean high tide line.

4. Development shall be separated from the proposed hiking/biking trail and shall be set back at least 25 feet from the trail.

5. At least 40 percent of the area shall be devoted to public and common open space. (See Section 3.2.4 for definition of open space.)

6. To preserve open space and minimize the impact of development on views to the ocean and foothills from the proposed trail and from Carpinteria Avenue, flexible design including the clustering of units, use of single story units, spacing of units, and setbacks shall be used to the maximum extent possible.

7. Provision of low and/or moderate income housing shall be included in the development according to the policies of the housing component of the land use plan (Section 3.5).

8. Recreational vehicle campgrounds shall not be a permitted use in the area since such facilities are adequately provided for at Carpinteria State Beach Park.

9. To the maximum extent possible, native vegetation shall be used for landscaping.

10. The applicant shall demonstrate that the project will generate sufficient tax revenues to cover costs to the City of providing public services.

11. Bailard Avenue shall be extended to provide a connection with the proposed hiking/biking corridor. A minimum of two acres of open space shall be provided for a public vista point at an appropriate location on the Bailard extension near the edge of the bluffs.

Alternative Land Uses

Three alternatives for development are proposed: a planned recreation development, a planned unit development in which residential use is combined with visitor-serving commercial uses, and a planned residential development which excludes commercial uses. Permitted uses and density requirements for each alternative, as necessary, are set forth below.

Alternative 1: Planned Recreation Development

1. Permitted uses shall include a golf course; racquet ball, hand ball, and tennis courts; swimming pool; and community center. The development shall be designed to serve the recreation and social needs of the local community as well as to provide recreation opportunities for visitors.

Alternative 2: Planned Unit Development (Residential and Visitor-Serving Uses)

1. Maximum residential density shall be three units per gross acre, provided that the applicant can demonstrate that public services, i.e., water, sewer, and roads,are adequate to serve the proposed

development and that use of the maximum residential density is consistent with other development standards of this plan.

2. In addition to the residential units, a visitor-serving facility of moderate scale, including a motel and restaurant, shall be permitted. Total density for the site, including the motel and residential units, shall not exceed 4.6 units per gross acre.

Alternative 3: Planned Residential Development

1. Maximum residential density shall be 4.6 units per gross acre, provided that the applicant can demonstrate that public services, i.e., water, sewer, and roads, are adequate to serve the new development and that use of the maximum density is consistent with other development standards of this plan.

2. Commercial uses shall not be permitted in the proposed development.

3. To provide for balanced housing opportunities, a variety of housing types (apartments, condominiums, townhouses, single family detached units) should be included in the development plan.

3.3 HAZARDS

3.3.1 COASTAL ACT POLICIES

30253. New development shall:

(1) Minimize risks to life and property in areas of high geologic, flood, and fire hazard.

(2) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.

30250(b). New hazardous industrial development shall be located away from existing developed areas.

3.3.2 COASTAL PLANNING ISSUES

The Coastal Act requires that the risks to new development be minimized. Moreover, it specifies that new development must be located and built neither to "create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs."

Flood Hazard

Once highly susceptible to flooding, the City of Carpinteria was little affected by the severe winter rains of 1978, as a result of recent flood control projects conducted by the Santa Barbara County Flood Control and Water Conservation District, the U. S. Corps of Engineers, and by the U. S. Soil Conservation Service. Construction of debris dams and silt basins in the foothills and the channelization of Franklin and Santa Monica Creeks have greatly reduced the 100-year flood plain areas in the City. These areas are currently confined to the southern perimeter of the parcel occupied by Carpinteria High School, an area north of El Carro Lane and east of Linden Avenue, along Highway 101, and along Carpinteria Creek.

According to the City's Subdivision Ordinance, all proposed subdivision projects are reviewed by Santa Barbara County Flood Control to determine appropriate mitigating measures if the proposed development is located in a flood hazard area. County flood hazard standards are based on the 100-year flood, the national standard adopted by the Federal Insurance Administration for purposes of flood plain management. The 100-year "flood plain" is comprised of a "floodway" and a "floodway fringe." The floodway is the channel of a stream, plus any adjacent flood plain areas, which must be kept free of encroachment in order that the 100-year flood be carried without substantial increases in flood heights. As minimum standards, increases in flood heights are limited to 1.0 foot, provided that hazardous velocities are not produced. The area between the floodway and the boundary of the 100-year flood is termed the floodway fringe. This area encompasses that

portion of the flood plain that could be completely obstructed without increasing the water surface elevation of the 100-year flood more than 1.0 foot at any point.

New County-wide regulations covering all development within 100-year flood plains have been formulated. A County Flood Hazard Area Ordinance is currently in the process of being adopted in order to comply with the requirements of the HUD-sponsored Federal Flood Insurance Program in which the County is participating.

For individual units located in the 100-year flood plain, the City has initiated Flood Plain Management Measures which include verification by the City that the finish grade of the lot and first floor elevation of the dwelling meet flood control regulations. These measures were developed to establish the City's compliance with provisions of the National Flood Insurance Program.

Geologic Hazards

Geologic hazards include seismic hazards (surface ruptures, liquefaction, severe ground shaking, tsunami runup), landslides, soil erosion, expansive soils, and subsidence. Since these hazards can affect both life and property, additional siting criteria or special engineering measures are needed to compensate for these hazards.

The entire City has a high seismic hazard rating, a condition which exists for most of the South Coast. The Rincon Creek Fault extends from Sandyland Cove through the downtown section of the City and into the Valley behind the industrial park. Portions of the Carpinteria and Red Mountain Faults are located under the ocean; other sections are located onshore, generally paralleling the bluffs and shoreline. The City does not impose conditions above those required in the building code on development located on or adjacent to earthquake faults.

High groundwater, liquefaction, and tsunami runup potential affect much of the City. High groundwater is primarily a problem for agriculture in the unincorporated area adjacent to the City's western and northern boundaries.

The City's Department of Public Works requires a geologic and soil engineering report for obtaining a grading permit in hazardous areas, as a provision of Subdivision Ordinance No. 212. This requirement is also extended to individual projects on a case-by-case basis as necessary.

Bluff and Beach Erosion

Because of the configuration of the bluffs and beaches within the City and the location of the railroad, the effect of bluff and beach erosion on development sited on or near the shoreline has not been a problem in Carpinteria. Although residences sited on the south side of Sandyland Avenue front the dry sandy beach (City Beach), no protective devices (seawalls, groins, etc.) have been required to date and are not expected to be necessary for the foreseeable future. Development within the State Beach

Park also abuts the beach but has not been threatened by erosion. On the Carpinteria bluffs, the railroad is located at the edge of the bluff top, descending to a lower tier of the bluffs as it proceeds eastward. Thus, any development on the bluffs will necessarily be set back a minimum of 100-150 feet from the bluff edge as a consequence of the railroad right-of-way.

3.3.3 POLICIES

Seawalls and Shoreline Structures

Policy 1. Where seawalls are required for the protection of existing development, seawall design and construction shall respect to the degree possible, natural land forms.

Policy 2. Where seawalls are required for the protection of existing development, they shall not impede lateral beach access and should be designed, to the degree possible, to minimize visual impacts by use of appropriate colors and materials.

Policy 3. Revetments, groins, cliff retaining walls, and other such construction that alter natural shoreline processes shall be permitted when designed to eliminate or mitigate adverse impacts on local shoreline sand supply and so as not to block lateral beach access.

Policy 4. To avoid the need for future protective devices that could impact sand movement and supply, no permanent structures shall be permitted on the dry sandy beach except facilities necessary for public safety, such as lifeguard towers.

Bluff Protection

Policy 5. In areas of new development, no structure shall be permitted to locate within 50 feet of the bluff edge. (In areas where the bluffs are tiered, the bluff edge means the edge of the highest tier.) Additional setback requirements may be imposed by the City Planning Department on a case-by-case basis if necessary to avoid hazards or visual impacts on public beaches.

Policy 6. Within this 50-foot setback, natural vegetation shall be maintained unless it is to be replaced with landscaping consisting of native species. Grading, as may be required to establish proper drainage or to install landscaping, and minor improvements that do not impact public views or bluff stability may be permitted.

Policy 7. Development and activity of any kind beyond the 50-foot minimum bluff top setback shall be constructed to insure that all surface and subsurface drainage shall not contribute to the erosion of the bluff face or the stability of the bluff itself.

Policy 8. No development shall be permitted on the bluff face, except for engineered staircases or accessways to provide public beach access. Drainpipes shall be allowed only where no other less environmentally damaging drain system is feasible and the drainpipes are designed and placed to minimize impacts to the bluff face, toe, and beach. Drainage devices extending over the bluff face shall not be permitted if the property can be drained away from the bluff face.

Geologic Hazards

Due to the presence of earthquake faults, the entire South Coast area lies within a high seismic hazard zone. Within this area, known faults, tsunami runup areas, and landslide areas are mapped. (These maps are on file in the City Planning Department.) The following policies shall apply in addition to the regulations and performance standards established in the City Grading Ordinance (Article IV, Chapter 6 of the City's Municipal Code).

Policy 9. Applications for grading and building permits, and applications for subdivision shall be reviewed for adjacency to, threats from, and impacts on geologic hazards arising from seismic events, tsunami runup, landslides, beach erosion, or other geologic hazards such as expansive soils and subsidence areas. Mitigation measures shall be applied where necessary.

Policy 10. Utility transmission lines which cross fault lines, including water, gas, sewer, electrical, or crude oil, shall be subject to additional safety standards, including emergency shutoff where applicable.

Policy 11. All structures shall be sited a minimum of 50 feet from a historically active fault, active fault, or fault zone. Greater setbacks may be required if local geologic conditions warrant.

Flood Hazard Area Designation

The intent of the Flood Hazard Area Designation is to avoid exposing new developments to flood hazard and reduce the need for future flood control protective works and resulting alteration of stream and wetland environments by regulating development within the 100-year flood plain. The flood hazard areas designated on the overlay maps fall within the 100-year flood zone boundaries as mapped by the Federal Insurance Administration (U. S. Department of Housing and Urban Development). In addition to the City's Flood Management Measures currently in effect, the City shall review all development in flood hazard designated areas for conformance with the following policies:

Policy 12. All new development, including construction, excavation, and grading, except for flood control projects and non-structural agricultural uses, shall be prohibited in the floodway unless off-setting improvements in accordance with HUD regulations are provided. If the proposed development falls within the floodway fringe, development may be permitted, provided creek setback

requirements are met and finish floor elevations are above the projected 100-year flood elevation, as specified in the County's Flood Hazard Area Ordinance.

Policy 13. Permitted development shall not cause or contribute to flood hazards or lead to expenditure of public funds for flood control works, i.e., dams, stream channelizations, etc.

3.3.4 HILLSIDE AND WATERSHED PROTECTION

Coastal Act Policies

In addition to Section 30253 which requires that new development neither create nor contribute significantly to erosion, the Act requires that biological productivity and quality of coastal waters, streams, and wetlands be maintained and that development be sited to minimize alteration of natural landforms.

> 30231. The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.

> 30251. The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas.

Implementation of these sections of the Act will require regulation of development on hillsides and watersheds.

Background

Disturbance of hillsides* and watershed lands** can result in the loss of soil and slope stability as well as increased erosion. The removal of vegetation deprives the soil of the stabilizing function of roots and this loss of soil stability increases erosion and thus lowers downstream water quality as a result of siltation. Wetlands and streams are particularly impacted by increased siltation. Heavy rains on unstable slopes can produce landslides, slumps, and flaws, especially in steeply sloping areas.

*Hillsides are defined as lands with slopes exceeding 20 percent.
**Watersheds are defined as lands which have potential for impacts on coastal streams, wetlands, estuaries, and groundwater basins through runoff and percolation.

Disturbance of hillsides and watershed lands from development may also alter the natural drainage pattern and thus produce increased runoff and erosion. Removal of vegetative cover decreases percolation of precipitation into the soil, thereby reducing the amount of groundwater recharge and adding water to runoff that would ordinarily be transpired by trees and shrubs. Construction of impervious surfaces, such as roads and buildings, decreases the amount of groundwater percolation and thus increases the amount of runoff. Increased runoff, in addition to producing intensified erosion, also creates downstream flood hazards. Moreover, runoff from land surfaces is often contaminated with a variety of industrial, agricultural, commercial, or household residues. The most serious pollution problems often result from persistent erosion of soil, from fertilizers and biocides applied to the land, and from nutrients and toxic substances in watershed discharges. Estuaries are the termini for coastal watershed drainage systems and therefore such substances tend to concentrate in them.

Protection of hillsides and watersheds is, therefore, necessary to (1) minimize risks to life and property from flooding, slope failure, and landslides; (2) insure continued biological productivity of coastal streams and wetlands; (3) protect groundwater resources; and (4) preserve scenic values.

Policies

In order to ensure the long-term preservation of the biological productivity of streams and wetlands, protection of visual resources, and the avoidance of hazards to life and property, the following policies shall apply to all construction and development, including roads, on slopes greater than 20 percent and on lands within the watershed of any coastal stream or wetland.

1. Plans for development shall minimize cut and fill operations. Plans requiring excessive cutting and filling may be denied if it is determined that the development could be carried out with less alteration of the natural terrain.

2. All development shall be designed to fit the site topography, soils, geology, hydrology, and any other existing conditions and be oriented so that grading and other site preparation is kept to an absolute minimum. Natural features, such as trees, shall be preserved to the maximum extent feasible. Areas of the site which are not suited to development as evidenced by competent soils, geology, and hydrology investigation and reports shall remain in open space.

3. Mass grading shall not be permitted. For necessary grading operations, the smallest practical area of land shall be exposed at any one time during development, and the length of exposure shall be kept to the shortest practicable amount of time.

4. Sediment basins (including debris basins, desilting basins, or silt traps) shall be installed in conjunction with the initial grading operations and maintained through the development process to remove sediment from runoff waters. All sediment shall be retained on site.

5. Temporary vegetation, seeding, mulching, or other suitable stabilization method shall be used to protect soils subject to erosion that have been disturbed during grading or development. All cut and fill slopes in a completed development shall be stabilized as soon as possible with planting of native annual grasses and shrubs, or appropriate non-native plants or with accepted landscaping practices.

6. Provisions shall be made to conduct surface water to storm drains or suitable watercourses to prevent erosion. Drainage devices shall be designed to accommodate increased runoff resulting from modified soil and surface conditions as a result of development. Water runoff shall be retained on-site whenever possible to facilitate groundwater recharge.

7. Degradation of the water quality of groundwater basins shall not result from development of the site. Pollutants such as chemicals, fuels, lubricants, raw sewage, and other harmful waste shall not be discharged into or alongside coastal streams either during or after construction.

3.4 VISUAL RESOURCES

3.4.1 COASTAL ACT POLICIES

30251. The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.

3.4.2 PLANNING ISSUES

The visual resources of the City include its beaches, coastal bluffs, and streams. In addition, views of the agricultural lands and foothills of the Carpinteria Valley are a valuable asset to City residents and visitors. These resources are vulnerable to degradation through improper location and scale of building development, blockage of coastal views, alteration of natural land forms by improper cutting, grading, and filling practices, and by poor design or placement of roadside signs and utility lines. The primary concern of the Coastal Act is to protect views to these scenic resources from public areas such as highways, roads, beaches, parks, coastal trails and accessways, and vista points.

U. S. Highway 101 turns inland at Rincon Point, bisecting the City of Carpinteria. As a consequence, travelers are afforded only distant views of the ocean on the horizon across undeveloped portions of the Carpinteria bluffs; there are no views of the beach or surf from Highway 101 within the City. To the north, however, an open vista of the rural lands of the Carpinteria Valley and foothills of the Santa Ynez Mountains is relatively unmarred by the residential subdivisions and other urban development that line the freeway.

Views to the ocean from other public streets within the City are confined to Linden Avenue, the south side of Sandyland Avenue, Calle Arena, and several other points in the Concha Loma area. These areas are almost completely built out with commercial or residential structures. However, development of the remaining parcels in these areas needs to be carefully evaluated to protect views to the ocean from public streets.

The most outstanding panoramic views of the ocean and Channel Islands in the City are from the privately-owned blufftops in the eastern portion of the City (Carpinteria bluffs). An existing foot path wanders along the blufftop from the Exxon property to the City's eastern limits and on into the unincorporated area. From this trail, there are spectacular vista points from the Exxon property, in back of the 7-Up and Infra-red facilities, and from undeveloped parcels on either side of the City's eastern boundary

line. Also, from most vantage points along the blufftop trail, the foothills to the north provide a most impressive backdrop.

Carpinteria is a small beach-oriented community. In the downtown section of the City south of Highway 101, small retail shops along Linden and Carpinteria Avenues, City landmarks such as the Library, Justice Court, and Historical Museum, quaint older homes, and high density residential units near the beach are concentrated in a compact area, characteristic of a small town. A development plan for the commercial core area was prepared in 1975 and a downtown revitalization project to provide for street improvements to Linden Avenue between Carpinteria Avenue and Eighth Street was under consideration this past year. Neither project has been implemented to date. As redevelopment of the downtown area occurs, Carpinteria will have an opportunity to achieve greater architectural character. The development of a quaint, seaside village atmosphere would be one of the possibilities.

Responsibility for addressing visual resource considerations rests primarily with the City's Architectural Review Board (ARB) at this time. According to City Ordinance 201, all projects other than single family residences are reviewed by the ARB. The ordinance also establishes architectural review standards, which include landscaping, building scale and shape, colors, relationship of buildings to topography, and provision of open space.

Other provisions for protecting visual and scenic qualities are contained in the Commercial Planned Development (CPD) zone (Ordinance No. 204), the Design Review (DR) zone and regulations for the use of signs (Ordinance No. 41), and the Subdivision Ordinance (No. 212). In both the CPD and Subdivision ordinances, installation of utilities underground is required. In addition, the CPD ordinance sets forth specific sign requirements for all commercial uses. Also, according to the City's zoning ordinance, all billboards and outdoor advertising signs are prohibited. There are a number of billboards along Highway 101 within the City that were in place before the City's incorporation in 1965 and have remained in existence despite the County's and City's efforts to have them removed. Although the County passed an ordinance in 1957 requiring the removal of billboards in the unincorporated area within five years and later filed suit in 1962, the billboards were still in place at the time of the City's incorporation. The City followed with an ordinance giving effect to the Court's judgment requiring removal of the billboards and has been in litigation over this matter since 1974. Existing billboards which block or detract from views of scenic resources such as beaches, bluffs, or rural lands of the Carpinteria Valley are not consistent with Coastal Act goals of protecting the visual and scenic qualities of coastal areas.

The City has generally adopted County setback and building height standards. Thus, a 35-foot building height limit exists for all commercial, single family, and multiple unit structures up to 15 units per acre; a 45-foot limit is prescribed for multiple structures up to 25 units per acre and for most industrial buildings. However, there are no specific provisions for restricting building height, increasing setbacks (e.g., in the case of blufftop development), requiring clustering of units, or providing open space to protect the City's coastal visual resources, i.e., bluffs, beaches, streams, and views to the foothills.

3.4.3 POLICIES

Policy 1: The City shall develop guidelines for evaluating the visual impacts of proposed development located on or adjacent to coastal resources (i.e., bluffs, beaches, streams), for protecting views from the proposed public corridor along the bluffs to the foothills and ocean, and for requiring appropriate mitigation measures. These guidelines will be used by the Architectural Review Board, the Planning Commission, and City Council as necessary and shall include:

(a) Provision for clustering development to minimize alterations to topography or to avoid obstruction of views to the ocean or foothills.

(b) Height restrictions to avoid obstruction of public views of the ocean.

(c) Additional setbacks from bluffs and creeks to mitigate visual impacts.

(d) Special landscaping requirements to mitigate visual impacts.

Policy 2: No development shall be located in the cul-de-sac at the foot of Linden Avenue which could block views of the ocean from public streets.

Policy 3: New development, or redevelopment, of the downtown section of Carpinteria should be consistent with the City's theme of a small beach-oriented community.

Policy 4: Existing billboards along U. S. Highway 101 within the City which block or detract from views of scenic resources shall be removed, where feasible.

NOTE: There are policies in other sections of the plan which, if implemented, will result in protection of coastal visual resources. These include policies for site design criteria for large, residential development (Section 3.2), protection of bluffs, hillsides, and watersheds (Section 3.3), and preservation of habitat resources (Section 3.9).

3.5 HOUSING

3.5.1 COASTAL ACT POLICIES

30213. Lower cost visitor and recreational facilities and housing opportunities for persons of low and moderate income shall be protected, encouraged, and, where feasible, provided.... New housing in the coastal zone shall be developed in conformity with the standards, policies, and goals of local housing elements adopted in accordance with the requirements of subdivision (c) of Section 65302 of the Government Code.

3.5.2 PLANNING ISSUES

The housing policies of the Coastal Act focus primarily on the needs of persons of low and moderate income (see Appendix A). Substantial housing opportunities for these income groups currently exist in the City of Carpinteria. As of June 1978, 56 percent of the City's housing stock was in multiple units or mobile homes, the result of a 39 percent increase in the number of dwellings of five units or more from 1975 to 1978. The trend toward construction of new multiple units has been prompted by the need for affordable housing for all economic levels, as single family housing costs have soared in recent years. These and other existing housing opportunities for persons of low and moderate income need to be protected. New low and moderate income housing units will also be necessary to meet the needs of the community. At present, the City is providing some housing assistance to persons of low and moderate income through the Federal rent subsidy program. Additional City housing policies will be required to address the policies of the Coastal Act, as will be borne out in the following discussion.

Protecting Existing Low and Moderate Income Housing

The Coastal Act requires that existing low and moderate income housing opportunities be protected. Many of these housing opportunities are found in multiple-unit apartment complexes and in older residential neighborhoods where the housing stock, including both single family and multiple units, is often in poor condition. Removal of these housing opportunities, either through conversion of comparatively lower cost apartment rentals to more expensive owner-occupied units or demolition of existing units, can displace low and moderate income people if adequate housing alternatives are not available within the local area.

Rehabilitation

Older dwelling units in need of major repair currently provide housing opportunities for persons of low and moderate income in the City of Carpinteria. According to a housing condition survey conducted by City Planning staff in June 1978, the condition of the City's housing stock is as follows:

Housing Condition*	Number of Units	%
A	1,236	34
B	1,641	45
C	462	13
D	283	8
	3,622**	100

Housing in need of major repair but capable of being rehabilitated is generally classified as "C" condition. As shown, 13 percent of the City's housing stock falls under this category; 91 percent of these units are located in the area south of Highway 101, between the City's western boundary and Carpinteria Creek (Appendix A). Over half (56 percent) of the dwelling units in this area that are in need of rehabilitation are single family residences. Because of the high degree of concentration of these units within the "downtown" section of the City, this area is a prime target for a rehabilitation program, possibly funded through Community Development Block Grant funds.

Demolition and Replacement of Low and Moderate Income Housing

Demolition of dilapidated housing ("D" condition) is sometimes required for health and safety or redevelopment purposes and can result in the displacement of low or moderate income households. This is particularly a problem in rental situations. In some cases, replacement of the low and moderate income units that have been removed is necessary to protect housing opportunities. A determination of the number of units to be replaced needs to be made on a case-by-case basis, reflecting the housing needs of the community. In other instances, a land use other than residential may be preferred following removal. For example, according to the City's General Plan, commercial uses would replace deteriorated housing in the commercial core of the City along Carpinteria and Linden Avenues.

Conversion of Existing Apartment Units to Condominiums

Conversion of apartment units to condominiums can have the effect of decreasing rental opportunities for persons of low and moderate income. According to a recent study conducted for the South Coast area, low income households tend to reside in larger, multiple-unit apartment complexes (General Research Corp., An Evaluation of the Housing Market for UCSB Students, April 1977). Conversion of these comparatively lower cost units to condominiums needs to be carefully monitored to prevent displacement of low and moderate income persons, particularly where the vacancy rate for rental units is below the five percent level recommended in the State Commission's housing guidelines. The City's existing condominium conversion ordinance

*See Appendix A for an explanation of housing condition categories and a complete breakdown of housing condition by type of unit (single family, 2 to 4 units, and five units or more).
**Excludes 582 mobile homes, 22 labor camp units, and 33 motel units used as a permanent residence; the City's total 1978 housing stock is 4,259 (Appendix A).

delineates certain planning and building requirements for conversions; however, there are no existing City policies concerning the displacement of low and moderate income households as a result of conversions, and these need to be addressed.

Encouraging and Providing for New Low and Moderate Income Housing

According to the policies of the Coastal Act, new low and moderate income housing shall be provided where feasible, in conformity with the goals and policies of the local housing element. The principal deterrent to implementing this policy is that the current high costs of land and construction preclude building of units which are affordable to persons of low and moderate income. However, the need for affordable housing is presently a major local issue and must be addressed in the City's housing element. Other factors which need to be considered in determining the amount and type of new housing to be provided are the employment characteristics and resource constraints of the City and surrounding area.

Affordability

Based on 1975 median household income statistics, the City is a low and moderate income area. The 1974 median income in Census Tract 16:01 (includes all City areas north of 101) was $14,008, 104 percent of the County median, a moderate income; in C. T. 16:02 (south of 101, from the City's western boundary to, but not including, the Standard Oil property), the median was $8,625, 64 percent of the County median, or low. The latter area is the older, downtown section of Carpinteria, where the City's commercial core is flanked by small, single family residences, and the beach area south of the railroad is densely developed with large apartment complexes.

According to Department of Housing and Urban Development guidelines, housing payments should not exceed 25 percent of gross monthly income. However, because of rising housing costs, overpayment for rental housing has become a factor for many low and moderate income households in Carpinteria. Of the forty-five percent of the City's households who earned an income of less than $15,000 in 1975, 71 percent of those who rented a single family residence paid more than 25 percent of their gross monthly income for housing, as did 62 percent of the households renting dwellings of two-to-four units in size, and 60 percent of those in five units or more. Given that almost three-fourths of the households in C. T. 16:02 were renters in 1975, overpayment affected a large number of City residents in this area.

In 1975 the City prepared a Housing Assistance Plan, in which 700 City households were identified as being in need of housing assistance (21 percent of total City households at that time) with an estimated 100 additional needy families expected to reside. The City has since contracted with the County Housing Authority to provide rent subsidy as a means of assistance and now has the capability of providing 90 subsidized units. Assuming that the City currently has 800 households in need and that 90 households are receiving assistance, an estimated 17 percent of the City's total households are presently in need.

1978 Housing Units	4,259
Less Estimated 1% Vacancy	43
Occupied Units or Total Households	4,216
Households in Need as a Percent of Total Households	$\frac{710}{4,216}$ = 17%

The provision of new, affordable housing opportunities for these households as well as for low and moderate income households in general will depend in large part on the City's requirements for the inclusion of low and moderate income units. As shown, a minimum of 17 percent of new residential units in the City need to be affordable to persons of low and moderate income.

Relationship with Employment Opportunities

Employment opportunities in a housing market area play a large role in determining the type of housing that is needed. Thus, the housing policies of the LCP must be related to the land use plan and its implications for the future growth of the City. For example, Coastal Act priorities for the preservation of agriculture are reflected in land use designations for the Carpinteria Valley which establish agriculture as a long-term land use. Such land use decisions will certainly sustain, if not increase, the demand for farm laborers. The greenhouse industry of the Valley currently employs over 600 full-time people, most of whom reside in the Carpinteria area. Expansion of this industry could substantially increase the need for farm labor housing within the City. Also, visitor-serving commercial uses, which are priority uses under the Coastal Act, provide many service-oriented jobs for low and moderate income people. These potential employment effects need to be linked to their impacts on housing needs at the time new development is proposed.

Resource Constraints

In the Carpinteria County Water District, a limited water resource situation prevails and priorities for the remaining water supply need to be established (see Section 3.12). New housing in the City must be tied to the availability of resources and phased according to local plans for expansion of public services, i.e., water, sewer, and roads.

3.5.3 RELATIONSHIP TO THE CITY'S HOUSING ELEMENT

The City's existing Housing Element was prepared in 1974. The study area defined in the Housing Element extends from the Santa Barbara City limits to the Ventura County line, thus incorporating the residentially diverse communities of Montecito, Summerland, and the Carpinteria Valley. While general housing goals are listed in the Housing Element, specific housing objectives and programs for the City are not included.

Theoretically, the Housing Component of the LCP should build upon an approved Housing Element, bringing to the Element the provisions necessary to implement the housing policies of the Coastal Act. Thus, the City's

Housing Element needs to be updated and the Housing Component of the LCP integrated with it to form one document, since the entire City is in the coastal zone.

3.5.4 POLICIES AND ACTIONS

Policy 1

If less than five existing low or moderate income rental housing units are to be removed for health, safety, or other reasons which are consistent with the goals of the Coastal Act, the City shall assist tenants who are displaced by such removal in finding comparable housing within the same general housing area. If comparable income units are not available, provision of low or moderate income units shall be included in the new development plan and offered first to displaced tenants.

If five or more units of low or moderate income rental housing units are to be removed, housing opportunities for low and moderate income households shall be included in the new development plan unless continued residential use of the parcel is not designated in the land use plan.

Action

1. The City Planning and Building Departments shall determine whether the structure(s) should be removed for health and safety or other reasons which would be consistent with the goals of the Coastal Act.

2. The City Planning Department shall determine the appropriate amount of low and moderate income housing to be included in the new development plan based on the needs of the City. (See Policy 3, Action 1, for procedure to determine proportion of low and moderate income units to be included.)

Policy 2

Conversion of apartment complexes of five units or more to condominiums shall not be permitted where 50 percent or more the units are rented by persons of low or moderate income who would be displaced by such conversion unless

(a) comparable rental units are available in the same general housing area for displaced low or moderate income persons, as evidenced by a five percent rental vacancy factor for six months preceding conversion, and

(b) tenants have been given notice of intent to convert at least 120 days prior to conversion and first option to purchase the proposed condominiums, and two-thirds of the low or moderate income tenants have chosen to exercise their purchase option.

Action

1. The applicant shall provide the City Planning Department with the following information:

(a) percentage of low or moderate income renters at the time of the proposed conversion, and

(b) the number of low or moderate income tenants who chose to exercise the option to purchase one of the condominium units.

2. The City Planning Department shall determine the vacancy factor in the general area six months preceding conversion and the availability of comparable rental housing.

Following these and other determinations that may be required for consistency with other provisions of this plan, the Planning Department staff shall recommend approval or denial of the project to the Planning Commission.

Policy 3

For any new residential development of five units or more, the appropriate proportion of low and moderate income housing that must be included in the project shall be determined by the Planning Department and made a condition of approval.

Action

1. The City Planning Department will review each new development plan for five residential units or more to determine the proportion of low and moderate income housing units to be included. The proportion should be based on the housing needs of the market area at the time the project application is submitted, as follows:

$$\frac{\text{Current Households in Need*}}{\text{Total Occupied Units}} = \text{Proportion of Units to be Included}$$

*Current Households in Need = Total Households in Need as identified in the Housing Assistance Plan - Households currently receiving assistance.

2. As a means of providing the required low or moderate income housing units, application shall be made for such programs as Federal Section 8, rent subsidy. As an alternative, the City shall offer density bonuses where it can be shown that public services, i.e., water, sewer, and roads, are adequate to accommodate the additional units. In cases where it may be necessary to modify existing planning requirements for parking, setbacks, landscaping, etc., to offer the density bonus, approval shall be granted only if it can be shown that there will be no adverse impact on the affected neighborhood or environment. The maximum density bonus shall be 20 percent above the density permitted by zoning; the following graduated program shall be used:

Percent Low/Moderate Income Units	Density Bonus
0 - 24%	5%
25 - 49%	10%
50 - 74%	15%
75+ %	20%

Policy 4

To protect existing low and moderate income housing opportunities, rehabilitation programs for areas in need shall be developed.

Action

The City Planning Department shall identify areas which meet the requirements for government-funded rehabilitation programs, prepare the necessary applications for funding, and develop programs for implementation.

Program

In conjunction with the County, the City will implement a rehabilitation program in the area south of 101 between the City's existing western boundary and Carpinteria Creek, effective 1979, pending approval of the County's application for Community Development Block Grant Funding for this purpose.

Policy 5

The City shall develop and implement a variable density standard that would allow for increases in density to provide for a greater diversity in the types of multiple units available for low and moderate income households (e.g., an increase in the number of studio and one-bedroom apartments in response to decreasing household size).

Policy 6

Large residential developments of five units or more which provide housing opportunities representative of all socio-economic sectors of the community shall be preferred. Such developments would include a range of apartment sizes (studios, one, two, three, and four bedroom units) and a mix of housing types (apartments, condominiums, townhouses, and single family detached) to provide for balanced housing opportunities.

Policy 7

If, through the growth of the agricultural economy of the Carpinteria Valley, new opportunities for farm laborer housing are needed, or through the rehabilitation or removal of existing housing units farm laborers are displaced, the City shall apply for government funding (FmHA Sections 514/516) for the purpose of constructing new farm laborer housing.

Policy 8

Review and evaluation of proposed residential developments necessary to carry out the policies set forth in this housing component shall be performed by the City Planning Department staff, who shall be responsible for determining, subject to the approval of the Planning Commission, (1) appropriate incentives for the applicant to construct new low and moderate income housing; (2) requirements or conditions for approval to obtain the necessary number of low and moderate income units; and (3) mechanisms for ensuring

that low and moderate income units are retained as affordable units over the long term.

Policy 9

Administration of housing programs (e.g., rehabilitation, rent subsidy, etc.) shall be shared and coordinated with the County, Area Planning Council,* or County Housing Authority as appropriate and necessary to avoid additional staffing requirements and related costs to the City.

Recommendation

To provide for a balanced housing mix that will accommodate all economic segments of the community, approval of new development in the City, i.e., industrial park activities, coastal dependent industry, visitor-serving commercial, etc., shall include an assessment of its growth-inducing impacts on population and types of employment opportunities and subsequent impacts on housing needs. The provision of adequate housing shall be a necessary corollary to new growth-inducing development.

*The Santa Barbara County-Cities Area Planning Council is currently examining a series of techniques (e.g., variable density, planned unit developments, and fair share housing allocation program) to promote low and moderate income housing. A series of staff reports is expected during 1979.

3.6 INDUSTRIAL AND ENERGY DEVELOPMENT

The following discussion is drawn from the "Industrial and Energy Development" section of the County of Santa Barbara's Coastal Plan and a background report entitled Energy Issues and Facilities in the Santa Barbara County Coastal Zone. Copies of these reports are on file in the City Planning Department for reference. Only those sections that pertain to planning issues within the City are included here.

3.6.1 COASTAL ACT POLICIES

The Coastal Act, while emphasizing protection, enhancement, and restoration of coastal resources, recognizes that energy related development is necessary for the social and economic well-being of the State and the Nation. The basis for allowing energy development in the coastal zone is Section 30001.2, which states:

> 30001.2 The Legislature further finds and declares that, notwithstanding the fact electrical generating facilities, refineries, and coastal-dependent developments, including ports and commercial fishing facilities, offshore petroleum and gas development, and liquefied natural gas facilities, may have significant adverse effects on coastal resources or coastal access, it may be necessary to locate such developments in the coastal zone in order to ensure that inland as well as coastal resources are preserved and that orderly economic development proceeds within the state.

The Act also contains provisions for several types of energy development, including oil and gas development, thermal power plants, liquefied natural gas, and other related facilities.

The Coastal Dependency Criterion

The Coastal Act Policies addressing industrial development distinguish between coastal dependent and other development. According to Section 30101 of the Act, coastal dependent development or use means that "which requires a site on, or adjacent to, the sea to be able to function at all." Examples of coastal dependent energy facilities include: oil and gas separation and treatment facilities supporting offshore petroleum development, marine terminals, and liquefied natural gas terminals. Electrical generating plants and oil refineries may or may not be coastal dependent. Electrical generating plants which use ocean water for cooling purposes must be at or near the coast, but plants can also use inland water supplies when available. For refineries, transportation costs for crude oil and refined products dictate locations nearer end use markets rather than sources of supply; hence, locations in and near metropolitan markets are optimal. Since the principal metropolitan areas in California are coastal areas and many refineries receive imported oil by tanker, this leads to the coincident location of refineries in or near coastal areas.

Under Section 30255, coastal dependent developments, whether or not industrial, are given priority over other developments on or near the shoreline. In addition, Section 30260 of the Act establishes special criteria for allowing coastal dependent industrial facilities. Section 30260 states that:

> 30260. Coastal-dependent industrial facilities shall be encouraged to locate or expand within existing sites and shall be permitted reasonable long-term growth where consistent with this division. However, where new or expanded coastal-dependent industrial facilities cannot feasibly be accommodated consistent with other policies of this division, they may nonetheless be permitted in accordance with this section and Sections 30261 and 30262 if (1) alternative locations are infeasible or more environmentally damaging; (2) to do otherwise would adversely affect the public welfare; and (3) adverse environmental effects are mitigated to the maximum extent feasible.

This section of the Act anticipates that industrial development may not be consistent with other Coastal Act policies, yet may be necessary for the public welfare. Additional policies for energy-related industrial development are included in Sections 30261-30264 of the Act. They are discussed below.

Oil and Gas Development

Oil and gas development is permitted in the coastal zone subject to the provisions of Section 30260 and the following conditions:

> 30262. Oil and gas development shall be permitted in accordance with Section 30260, if the following conditions are met:
> (a) The development is performed safely and consistent with the geologic conditions of the well site.
> (b) New or expanded facilities related to such development are consolidated, to the maximum extent feasible and legally permissible, unless consolidation will have adverse environmental consequences and will not significantly reduce the number of producing wells, support facilities, or sites required to produce the reservoir economically and with minimal environmental impacts.
> (c) Environmentally safe and feasible subsea completions are used when drilling platforms or islands would substantially degrade coastal visual qualities unless use of such structures will result in substantially less environmental risks.
> (d) Platforms or islands will not be sited where a substantial hazard to vessel traffic might result from the facility or related operations, determined in consultation with the United States Coast Guard and the Army Corps of Engineers.
> (e) Such development will not cause or contribute to subsidence hazards unless it is determined that adequate measures will be undertaken to prevent damage from such subsidence.
> (f) With respect to new facilities, all oilfield brines are reinjected into oil-producing zones unless the Division of Oil and Gas of the Department of Conservation determines to do so would adversely affect production of the reservoirs and unless injections into other subsurface zones will reduce environmental risks. Exceptions to the

reinjections will be granted consistent with the Ocean Waters Discharge Plan of the State Water Resources Control Board and where adequate provision is made for the elimination of petroleum odors and water-quality problems.

Where appropriate, monitoring programs to record land surface and near-shore ocean floor movements shall be initiated in locations of new large-scale fluid extraction on land or near shore before operations begin and shall continue until surface conditions have stabilized. Costs of monitoring and mitigation programs shall be borne by liquid and gas extraction operators.

In addition, the Act encourages consolidation and multi-company use of facilities:

30261. (a) Multi-company use of existing and new tanker facilities shall be encouraged to the maximum extent feasible and legally permissible, except where to do so would result in increased tanker operations and associated onshore development incompatible with the land use and environmental goals for the area. New tanker terminals outside of existing terminal areas shall be situated as to avoid risk to environmentally sensitive areas and shall use a monobuoy system, unless an alternative type of system can be shown to be environmentally preferable for a specific site. Tanker facilities shall be designed to (1) minimize the total volume of oil spilled, (2) minimize the risk of collision from movement of other vessels, (3) have ready access to the most effective feasible containment and recovery equipment for oil spills, and (4) have onshore deballasting facilities to receive any fouled ballast water from tankers where operationally or legally required.

The Act also requires that adequate protection be provided against oil spills. Section 30232 states that:

Protection against spillage of crude oil, gas, petroleum products, or hazardous substances shall be provided in relation to any development or transportation of such materials. Effective containment and clean-up facilities and procedures shall be provided for accidental spills that do occur.

The Coastal Act also contains policies which establish criteria for locating refineries and thermal power generating plants in the coastal zone. These policies and the issues surrounding them are taken up in the County's Coastal Plan.

Other Coastal Dependent Industrial Uses

The Coastal Act recognizes that other industrial uses are also coastal dependent. Those that the Act mentions specifically include ports and commercial fishing facilities. In addition, related activities, such as kelp harvesting and processing, aquaculture, and fish hatcheries may also be considered coastal dependent. Such uses, because they are coastal dependent, are given priority over other land uses on oceanfront lands (Section 30255).

3.6.2 SUMMARY OF COASTAL PLANNING ISSUES

The issues involved in the siting of industrial and, particularly, major energy facilities, in the coastal zone are complex. The principal concerns related to impacts on coastal resources include:

1. Shoreline Access and Recreation Opportunities: Facilities may impose barriers due to structures, fencing around the site, pier facilities across the beach, pipeline rights-of-way, and safety zones. These barriers may impede lateral or vertical access to the shoreline, block views, or consume limited oceanfront land.

2. Oil Spills: The critical concerns are with safe operating procedures in all aspects of the exploration, development, and production process, plus cleanup capability which considers containment and recovery at the source of the spill and at critical resource areas such as beaches and coastal habitats.

3. Land Resources: Coastal dependent development unless carefully sited can result in destruction or adverse impacts on habitats, agricultural lands, or archaeological sites.

4. Air Pollution: The effect of emissions on local air quality from marine terminals, oil and gas separation and treatment facilities, and LNG may be substantial. Emissions from these facilities are regulated by State and Federal law.

5. Visual Resources: Energy and industrial facilities, particularly when sited in rural areas or within major view corridors, represent major impacts on scenic and visual resources. Some impacts can be mitigated through proper siting, screening, and landscaping.

6. Marine Resources: Energy facilities that may require ocean water for cooling or heating purposes, i.e., power plants and LNG terminals, can have major adverse impacts on marine resources through entrainment of organisms in water intake systems, through discharge of water at a different temperature, and through use of biocides.

3.6.3 EXISTING COASTAL DEPENDENT FACILITIES

The Chevron separation and treatment facility for oil and gas is the only coastal dependent or energy related industry located within the City of Carpinteria at the present time. This facility covers an estimated nine acres east of the Concha Loma neighborhood between Carpinteria Avenue and the shoreline. Chevron's storage tanks and treatment facilities are well screened from Carpinteria Avenue and the adjacent residential neighborhood. The facility also includes a pier and marine terminal.

Chevron is currently planning to install a new platform, Platform Grace, in the Santa Clara Unit of the Outer Continental Shelf (OCS). Production from Platform Grace is expected to begin by 1980. Oil will be processed on the platform; gas will be treated onshore and piped into local distribution lines. An EIR concerning alternatives for transporting the oil from Platform Grace for storage and distribution onshore is being prepared at this

time. Alternative shipping arrangements include:

1. New sub-sea pipeline to Platform Hope, through existing sub-sea pipeline to Carpinteria, then tanker shipment to Los Angeles.
2. New pipeline from Carpinteria to Rincon, then through existing pipelines to Los Angeles.
3. New sub-sea pipeline to Rincon, then through existing pipelines to Los Angeles.
4. New sub-sea pipeline to Ventura, then through existing pipelines to Los Angeles.

The major issue related to these alternatives is that of increased air pollution due to tanker emissions.

3.6.4 LAND USE PLAN PROPOSALS

The land use plan must specify where, when, and under what conditions energy related and other coastal dependent industrial facilities may locate within the City of Carpinteria. Designating appropriate locations for these facilities is handled in two ways. A separate land use designation, Coastal Dependent Industry, is used for industries which require locations on or near the sea in order to be able to function at all. In addition, the land use plan permits energy related facilities such as pipelines under other land use designations. Permitted and conditional coastal dependent and energy related uses in each of the City's land use plan designations are shown in Table 3.1.

Phasing of energy facilities could result in increased protection of coastal resources through use of consolidated facilities coupled with a more even resource recovery schedule. This would lead to an overall reduction in oil spill potential, less air pollution, and fewer facilities. However, phasing would require cooperation of government agencies at all levels with energy companies and changes in existing practices and regulations. Resolution of these issues is beyond the scope of the land use plan.

Finally, the land use plan must specify the conditions under which energy and coastal dependent industrial development will be permitted. In the following section, policies for the existing and potential coastal dependent and energy related uses within the City are recommended.

Oil and Gas Wells

The City has deleted the oil overlay designation from its zoning ordinance; therefore, oil wells are not a permitted or conditional use in any of the City's zones at this time. Since oil wells are not a compatible use with most urban land use designations (e.g., residential, commercial, community facilities, recreation) and there is no indication of any imminent oil well development within the City, provisions for oil and gas wells do not appear to be warranted.

Oil and Gas Processing Facilities

As stated earlier, the Chevron oil and gas processing facility is the City's only coastal dependent or energy related industry at this time. If expansion of this facility becomes necessary, it should be accommodated on the existing site; no new areas are designated for this purpose.

ENERGY RELATED ACTIVITIES	PRINCIPAL LAND USE CLASSIFICATIONS									OVERLAY DESIGNATIONS	
	Agriculture I	Agriculture II	Commercial	Ranchette	Rural Residential	All Other Residential	Coastal Dependent Industrial	Other Industrial	Community Facilities	Recre-ation	Habitat Areas	View Corridor
1. Onshore oil development, including pipelines, storage tanks, processing facilities, and truck terminals		CUP			CUP		CUP	CUP			CUP	CUP
2. Processing facilities for offshore oil development							CUP					CUP
3. Pipelines		CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP
4. Piers, staging areas		CUP			CUP		P					CUP
5. Aquaculture		CUP					P	P				CUP

KEY

P = permitted
CUP = requires conditional use permit

TABLE 3.1

Policy:

If an onshore pipeline for transporting crude oil is determined to be economically feasible, proposals for expansion, modification, or construction of new oil and gas processing facilities shall be conditioned to require transshipment of oil through the pipeline when constructed.

Pipelines

Technical performance of pipelines is governed by Federal regulations administered through the Federal Department of Transportation. However, routing of pipelines poses a number of problems which may threaten coastal resources, particularly if the pipeline is routed through habitat or recreation areas. Damage may occur during construction through erosion, disruption of nesting or other biological cycles, leading to the eventual loss of a sensitive habitat. Also, damage may occur during operation due to spills caused by breaking of the line. Through its conditional use process, the City may impose conditions on the siting and construction of pipelines to mitigate impacts on land use and resources.

Policy:

1. For the purpose of project review and prior to issuance of a permit to construct, a survey shall be conducted along the route of any pipeline in the City to determine what, if any, coastal resources may be impacted by construction and operation of a pipeline. The costs of this survey shall be borne by the applicant.

2. This survey shall be conducted by a consultant selected jointly by the applicant, the City, and the Department of Fish and Game.

3. If it is determined that the area to be disturbed will not revegetate naturally or sufficiently quickly to avoid other damage, as from erosion, the applicant shall submit a revegetation plan. The plan shall also include provisions for restoration of any habitats which will be disturbed by construction or operation procedures.

4. One year after completion of construction, the area crossed by the pipeline shall be resurveyed to assess the effectiveness of the revegetation and restoration plan. This survey shall continue on an annual basis to monitor progress in returning the site to preconstruction conditions or until the City feels no additional progress is possible.

5. A performance bond shall be posted by the applicant to ensure compliance with these provisions.

6. Herbicides shall not be used.

7. Sidecasting of soil shall be restricted by removal of excess soil to an approved dumping site.

8. The pipeline shall be sited and constructed in such a manner as to prevent erosion.

9. For pipeline segments passing through important coastal resource areas, including recreation, archaeological, and habitat areas, the segment shall, in the case of a break, be isolated by automatic shutoff valves.

10. Unavoidable routing through a recreation, archaeological, or habitat area, or other area of significant coastal resource value, shall be done in a manner that minimizes the impacts of a spill, should it occur, by considering spill volumes, durations, and trajectory. Appropriate measures for cleanup or structures such as catch basins to contain a spill shall be included as part of an oil spill contingency plan.

Other Coastal Dependent Industrial Facilities

Aquaculture has become an increasingly important coastal dependent industry. Aquacultural activities range from oyster and abalone culture to fish hatcheries and fish farms. Significant contributions to the State's economy are currently resulting from the production of salmon, trout, catfish, baitfish, and oysters. The importance of this industry is expected to increase because of expanding demand for food in general and because of declining yields of the world's fisheries.

Aquaculture can be characterized as either extensive or intensive. Extensive aquaculture describes the cultivation of low density populations of aquatic animals in large aquatic systems that naturally meet nutritional and environmental needs. Intensive aquaculture usually refers to an artificial growing system such as ponds, raceways, or tanks where supplemental feeding and environmental manipulation is necessary. The only commercially viable intensive aquaculture at this time is the culture of molluscs, although abalone and salmon culture may become commercially important in the future.

Aquaculture is subject to multiple regulations governing food, health, effluent discharge, water quality, and navigable waters. Most of these regulations were intended to control other activities and, in some cases, the regulations have deterred growth of the industry. Government agencies at the regional, State, and Federal levels are beginning to respond to some of the problems facing the industry and legislation is being enacted that will clarify some of these regulatory problems.

The Coastal Act recognizes the importance of coastal dependent activities, such as aquaculture, and gives priority to uses which require sites on or adjacent to the sea (Section 30255). However, the Act also encourages coastal dependent industrial activities to locate or expand within existing sites (Section 30260). There are no aquaculture facilities located within the City of Carpinteria at the present time.

Aquaculture that is coastal dependent is a permitted use in the Coastal Dependent Industry and Other Industrial classifications (refer to Table 3.1).

Policy:

Due to lack of information regarding the requirements and impacts of aquaculture facilities, additional policies are not proposed at this time. As information becomes available, specific performance standards for aquaculture activities should be developed.

3.7 COASTAL ACCESS AND RECREATION

3.7.1 COASTAL ACT POLICIES

The public's right of access to all beach areas below the ordinary high water mark (mean high tide line) is guaranteed by the California Constitution. The Legislature, in passing the Coastal Act, did not alter these basic public rights but did establish a policy framework for achieving the goal of providing maximum opportunities for public use and enjoyment of the coast. Coastal Act policies which address the issues of access and recreation include the following:

> 30210. In carrying out the requirement of Section 4 of Article X of the California Constitution, maximum access, which shall be conspicuously posted, and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights, rights of private property owners and natural resource areas from overuse.
>
> 30211. Development shall not interfere with the public's right of access to the sea where acquired through use, custom, or legislative authorization, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation.
>
> 30212. Public access from the nearest public roadway to the shoreline and along the coast shall be provided in new development projects except where (1) it is inconsistent with public safety, military security needs, or the protection of fragile coastal resources; (2) adequate access exists nearby, or; (3) agriculture would be adversely affected. Dedicated accessway shall not be required to be opened to public use until a public agency or private association agrees to accept responsibility for maintenance and liability of the accessway.
>
> Nothing in this division shall restrict public access nor shall it excuse the performance of duties and responsibilities of public agencies which are required by Sections 66478.1-66478.14, inclusive, of the Government Code and by Section 4 of Article X of the California Constitution.
>
> 30212.5 Wherever appropriate and feasible, public facilities, including parking areas or facilities, shall be distributed throughout an area so as to mitigate against the impacts, social and otherwise, of overcrowding or overuse by the public of any single area.
>
> 30213. Lower cost visitor and recreational facilities and housing opportunities for persons of low and moderate income shall be protected, encouraged and, where feasible, provided. Developments providing public recreational opportunities are preferred.
>
> 30220. Coastal areas suited for water-oriented recreational activities that cannot readily be provided at inland water areas shall be protected for such uses.

30221. Oceanfront land suitable for recreational use shall be protected for recreational use and development unless present and foreseeable future demand for public or commercial recreational activities that could be accommodated on the property is already adequately provided for in the area.

30223. Upland areas necessary to support coastal recreational uses shall be reserved for such uses, where feasible.

3.7.2 DEFINITION OF COASTAL RECREATION

Coastal policies primarily address the need to provide for coastal dependent recreational activities, although the need for upland areas and facilities required to support coastal recreation (parking and other non-coastal dependent facilities) is also included. In addition to public recreation, the policies of the Coastal Act pertain to commercial, visitor-serving accommodations, i.e., hotels, motels, private campgrounds, etc.

For the purposes of this plan, therefore, the following definitions are used:

1. Coastal dependent recreation: ocean swimming, surfing, scuba diving, fishing, boating, beach activity, and nature study.

2. Coastal related recreation: dune buggies, picnics, beach volleyball, walking, and jogging.

3. Commercial, visitor-serving recreation: hotels, motels, private campgrounds, restaurants, etc.

4. Non-coastal dependent recreation: recreational activities such as baseball, basketball, bicycling, bowling, golf, swimming (pool), tennis, gymnastics, etc.

3.7.3 COASTAL RECREATION AND RESOURCE PROTECTION

The Coastal Act goal of providing maximum opportunities for recreation is clearly subservient to the goal of protecting natural resources, particularly environmentally sensitive habitat areas. However, many existing and proposed recreational areas are adjacent to significant habitat resources, i.e., wetlands and tidepools. The concept which provides a framework for resolution of these conflicting coastal goals is that of recreational carrying capacity.

The recreational carrying capacity is the type of use that can be supported over a specified time by an area developed at a certain level without causing environmental damage or adversely affecting the experience of the visitor. Recreational carrying capacity is composed of three components: environmental, facility, and social capacities. Environmental capacity refers strictly to the level of use that can be tolerated by the physical environment, including all plant and animal species, without degradation or damage. Facility capacity refers to the level of use which the built environment can withstand; and social capacity is the level of

activity most acceptable to the participant. In terms of weighing these components, the Coastal Act (Sections 30210 and 30212) gives priority to environmental capacity as a constraint in determining appropriate intensities and kinds of recreational uses for a site.

While quantification and measurement of recreational carrying capacity is difficult, sufficient information exists to generally describe the environmental carrying capacity of various coastal environments. For example, dry sandy beaches can tolerate intense recreational use without adverse effects. The carrying capacity of uplands and bluffs is dependent on the kinds of plant communities and animal species present. Bluffs are also subject to erosion from heavy foot traffic. Tidepools are extremely fragile environments; the principal impacts of recreational uses are trampling and collecting of specimens. Wetlands and streams are also vulnerable to degradation from recreational activities, particularly trampling of vegetation, erosion, and disturbance of animal species.

3.7.4 ISSUES AND PROBLEMS

Of the approximately 2.5 miles of shoreline within the City of Carpinteria, over one mile of dry sandy beach is under public ownership; City Beach extends from Ash to Linden Avenues (0.27 mile) and Carpinteria State Beach Park, from Linden to just east of K Street (0.82 mile). In addition, the State has appropriated funding for an extension of the State park to the east which would increase public ownership to an estimated 1.35 miles, 54 percent of the City's shoreline. Low-tide beaches and steep bluffs characterize the remaining beach front in Carpinteria, leading to the County Park at Rincon Point, east of the City's existing boundary.

Although beach access and opportunities for coastal recreation are generally adequate within the City, recommendations for improved or additional opportunities were made in a background report entitled Access and Recreation in the City of Carpinteria (December 1977). This report provides the basis for the following discussion and policy recommendations.

Limited Public Funds for Acquisition

A general problem that confronts many local governments is that the provision of access and recreation opportunities is expensive. While the major share of public funds goes to the acquisition, improvement, and maintenance of park facilities, other costs include liability insurance and the loss of tax dollars. Some of these costs can be recovered by user fees. Unfortunately, these fees may present barriers to use of public beaches by persons of low and moderate incomes.

Public acquisition of oceanfront lands, however, is not necessarily the only avenue available for increasing opportunities for coastal access and recreation. Other less costly measures include: purchase of easements, dedication of lands, etc.

Carpinteria City Beach

Flanked by the privately-owned beach area of Sandyland Cove on the west and the State park on the east, City Beach provides about a quarter of a mile of dry sandy beach. Residences along Sandyland Avenue border the beach to the north. Public access and parking are located at the foot of Ash, Holly, Elm, and Linden Avenues. During the summer months and over holiday weekends, the beach is heavily used by local residents as well as visitors of the State park. At present there are no restrooms or other support facilities on City Beach, as the facilities at the State park are within walking distance and available for use without charge.

Policy:

No structures or other development, except for public safety purposes, shall be sited on any dry sandy beach within the City's jurisdiction.

Recommendation:

The City should conduct a feasibility study concerning the development of a recreation pier, boat launching facility, restrooms, additional parking, and other support facilities at the foot of Ash Avenue. Such study shall include a determination of the need for these recreational facilities, an assessment of the impacts of the development on Carpinteria Marsh and on lateral beach access, and the costs and alternative means of financing the project.

Carpinteria State Beach Park

From 1932, when the State acquired Carpinteria State Beach, to the 1960's, the park remained relatively undeveloped, available for tent camping and local day use. Residents of the local area could drive through the park along Fourth Street for access to the shoreline, picnics, and other day-use activities. In January 1965, at the request of the State, the Santa Barbara County Board of Supervisors agreed to close a portion of Fourth Street within the park to local vehicular traffic for law enforcement purposes. Following the City's incorporation in 1965, the State requested abandonment of sections of six of the City's streets within the State's jurisdiction: Fourth Street (the largest), Palm, Olive, Oak, Sixth, and K. The City reluctantly agreed to abandon Fourth Street (from Palm to K Streets), Palm and Olive Streets (south of the railroad to north of Ocean Avenue) in August 1966. In return, the State promised a two-phased development of the park, including construction of campsites and facilities, reconstruction of the Fourth Street bridge, construction of a fence between the railroad and park, provision of a rough parking area at the end of K Street, and investigation of an approved railroad crossing at K Street. Since 1971, major park developments have been achieved; facilities now include 261 campsites, restrooms, showers, snack stand, and store. Additionally, the State has assisted the City in the construction of curbs, gutters, and sidewalks on Linden Avenue from the railroad to the beach.

Over the past ten years the citizens of Carpinteria have voiced strong opposition to development of the park for non-resident camping versus local

day use and the loss of beach access through the abandonment of City streets, imposition of a user fee for vehicles, and construction of the peripheral fence. At one time, the City considered the possibility of taking over the management and operation of the park; one reason for doing this was to enhance opportunities for local access to the shoreline.

State funds have now been appropriated to expand the park to the east by acquiring approximately seven acres currently owned by Chevron. This acquisition, which would extend the State's ownership from Linden Avenue to a line approximately south of Dump Road, includes the proposed site for the Clean Seas project (an oil spill clean-up facility); this project was recently denied by the Regional Coastal Commission.

Action:

The portion of the Chevron property located between the existing eastern boundary of Carpinteria State Beach Park and a line extending south of Dump Road (approximate) shall be acquired by a public agency for low-intensity public recreational use, i.e., open space and day use only.

Salzgeber Meadow

North of the State park, along the eastern bank of Carpinteria Creek, is a wooded glen known as Salzgeber Meadow. Pedestrian access to the property exists across a vacant lot on Concha Loma or from Sixth Street to the west and various points along the Creek. Salzgeber Meadow is currently used by City residents for informal recreation and is a key parcel in the planned extension of the Carpinteria Creek bike trail (see below).

Action:

Salzgeber Meadow shall be acquired by a public agency for public open space and very light recreational use.

Chevron Pier

According to the lease agreement between the City and Chevron, which will expire October 31, 1995, the pier and structures will become the property of the City, unless the City elects to require their removal.

Action:

Upon termination of the lease agreement for the Chevron pier, the City shall acquire the pier for recreational use.

Bluffs Trail

The Carpinteria bluffs extend from the boundary of the existing Chevron facility to the City's eastern limits and beyond to the County park at Rincon. The City's General Plan proposes a bike trail along the bluffs from the Ventura County line to Linden Avenue. Within the City's boundaries, the proposed trail proceeds along the north side of the railroad right-of-way to the Exxon property, crosses to the south side of the railroad, and continues along the bluffs to a line extending south from Arbol Verde; at this

point, the trail splits, with one trail following the railroad tracks to K Street and proceeding north and the other continuing through the State Park to Linden Avenue. According to policies of the Southern Pacific Railroad, use of the railroad right-of-way for trail purposes is not permitted. Thus, the City has required a 20-foot corridor on individual development projects along the bluffs to ensure the development potential of the trail. Because of existing vegetation and uneven terrain, 20 feet in all cases may not be sufficient; the exact location and width of the trail need to be determined.

The height of the bluffs and presence of the railroad combine to preclude direct access to the beach throughout this area, except for one existing access road on the Exxon parcel. Although this is the only access point between the Standard Oil pier and Rincon County Park, it is adequate given the existing low-tide beach and environmentally sensitive habitat areas below, i.e., tidepools and harbor seal hauling grounds.

Action:

As a condition to development on the Carpinteria bluffs, the City shall require:

(1) dedication of a corridor, minimum 20 feet in width, north of the Southern Pacific Railroad right-of-way, for a hiking/biking trail. The exact location and width of the trail shall be determined by the City to minimize alterations to natural topography and vegetation and to take advantage of scenic vista points. A portion of the corridor shall be improved for a bikepath; the corridor shall also include an unpaved area to be graded and compacted for pedestrian use. The costs of developing the trail corridor shall be borne by the developer.

(2) dedication of a minimum of three public access corridors connecting Carpinteria Avenue with the bluffs trail: (1) along the existing road running north/south on the western boundary of the Exxon parcel; (2) an extension to Bailard Avenue; (3) at the City's eastern boundary.

(3) dedication of all lands south of the Southern Pacific Railroad and north of the mean high tide line.

Creek Trails

Trails along the three major creeks within the City provide a valuable link between areas north of Highway 101 and the beach.

Presently, a paved bikeway originates where North Via Real ends at Carpinteria Creek, proceeds under the freeway, and connects with Carpinteria Avenue east of the Casitas Pass Shopping Center. In the City's General Plan, a biking/hiking trail is shown connecting Carpinteria Avenue at this point with the beach. To develop the Carpinteria Creek trail, the City would need to determine the actual location of the trail, obtain the necessary easements along the creek, and provide required improvements.

An unpaved County right-of-way exists along the east side of the channelized portion of Santa Monica Creek south of Foothill Road to the City's boundary. The City has acquired a 20-foot dedicated easement on the east side of the Creek from the existing northern City limit line south to the northern boundary of the Carpinteria Water District parcel. Therefore, it is currently possible for pedestrians and bikes to travel along the east side of the creek from Foothill Road to Via Real. From Via Real, pedestrians and bikes can connect with Santa Ynez Avenue by existing streets and cross the freeway, proceed along Seventh Avenue to Linden, and on to the beach. (This route from Foothill to the beach is shown in the City's General Plan.)

Franklin Creek has been channelized from Dorrance Way to 200 feet north of Malibu Drive. An easement along the eastern side of the channel is used by pedestrians and bicyclists south of U. S. 101. At present, there is no usable easement on either side of the channel under the freeway or through the subdivisions to the north. Beyond the channelized portion of the creek (north of Malibu Drive), a trail follows the creek, crossing it in several places and continuing on to the high school and points in the foothills.

Action:

The City shall prepare an implementation program (including funding, landscaping, maintenance, dedication of easements, etc.) for the development of Carpinteria, Santa Monica, and Franklin Creek trails.

Access From K Street and Calle Pacific

Pedestrians and bicyclists have established implied access routes to the beach at the foot of Calle Ocho (K Street) and across a portion of the Chevron buffer parcel east of Calle Pacific. Since neither route has an existing railroad grade crossing and since current Southern Pacific Railroad policies do not appear to allow for additional crossings within the City, safety factors preclude major public access to the shoreline from these areas at the present time.

Actions:

1. To circumvent the safety problems created by the railroad in the Calle Pacific area, future public access shall be directed to K Street and to Dump Road, where a private railroad crossing exists on the Chevron property.

2. Subject to a change in the policies of the Southern Pacific Railroad which would allow for additional crossings within the City, the City should consider the feasibility of providing parking and a railroad crossing at the foot of Calle Ocho onto K Street.

3. The City shall investigate the feasibility of (a) obtaining an easement across the Chevron buffer parcels, north of the railroad right-of-way, to connect Calle Pacific and Dump Road for pedestrian use, and (b) obtaining an easement across the private railroad grade crossing at Dump Road to allow for pedestrian access to the shoreline.

3.7.5 GENERAL ACCESS AND COASTAL RECREATION POLICIES

In addition to the area-specific policies and actions stipulated above, the following general policies for shoreline access and coastal recreation shall apply:

1. For all developments between the first public road and the ocean, granting of lateral easements to allow for public access along the shoreline shall be mandatory. In coastal areas, where the bluffs exceed five feet in height, all dry sandy beach seaward of the base of the bluff shall be dedicated to the City. In coastal areas where the bluffs are less than five feet, an easement, a minimum of ten feet in width, paralleling the mean high tide line, shall be dedicated for public use.

2. The environmental carrying capacity shall be determined for all existing and proposed recreational areas sited on or adjacent to wetlands, streams, tidepools, or any other areas designated as "Habitat Areas" in the land use plan. The level of facility development (i.e., parking spaces, camper sites, etc.) shall be correlated with the environmental carrying capacity.

3. Other recreational development, both public and private, shall be permitted and encouraged in the coastal zone provided that such development is sited and designed to protect views, and to minimize alterations to topography and native vegetation.

4. Only development necessary to serve recreational uses shall be permitted in publicly owned recreational areas except pipelines to serve coastal dependent industrial uses when no alternate route is feasible.

5. In implementing all proposals made in this plan for expanding opportunities for coastal access and recreation, purchase in fee (simple) shall be used only after all other less costly alternatives have been studied and rejected as infeasible. Other alternatives may include: purchase of easements, recreation preserve contracts, and mandatory dedication in connection with development.

3.7.6 COMMERCIAL VISITOR-SERVING RECREATION

Background and Issues

According to the Coastal Act, "the use of private lands suitable for visitor-serving commercial recreational facilities designed to enhance public opportunities for coastal recreation shall have priority over private residential, general industrial, or general commercial development, but not over agriculture or coastal dependent industry." Coastal policies also require that, to the extent possible, visitor-serving commercial facilities be located within existing developed areas.

Visitor-serving commercial development includes hotels, motels, campgrounds, restaurants, and commercial recreation developments such as shopping and amusement areas for tourists. At present, visitor-serving accommodations in the City of Carpinteria include four motels and several apartment and

condominium complexes which offer weekly rates during the summer months. None of the motels is exclusively visitor-serving as, in each case, some units are rented as a permanent residence. Because of the beach orientation of the community, many of the shops and restaurants along Linden (from Carpinteria Avenue to the railroad tracks) cater to tourist trade.

There is adequate undeveloped acreage zoned for commercial use within the City at this time to provide for additional visitor-serving facilities. Concern has been expressed that overdevelopment of visitor-serving facilities could occur in the City at the expense of local commercial activity and community needs. Given these concerns and the limited water resources of the Carpinteria area, priorities for new visitor-serving development need to be established.

Policy:

Until such time as a permanent increase in the water supply of the Carpinteria County Water District is realized, the City shall give priority to the development of new visitor-serving facilities as follows:

(a) replacement of existing, deteriorated motels by new, expanded facilities.

(b) construction of no more than two new restaurants.

(c) construction of no more than two new motels.

All new visitor-serving development proposals shall be subject to a market analysis, the costs of which will be borne by the applicant. This market analysis shall include an assessment of the demand for the proposed service or accommodation and the ability of the Carpinteria area to support it on a year-round basis.

3.8 AGRICULTURE

3.8.1 COASTAL ACT POLICIES

30241. The maximum amount of prime agricultural land shall be maintained in agricultural production to assure the protection of the areas' agricultural economy, and conflicts shall be minimized between agricultural and urban land uses through all of the following:

(a) By establishing stable boundaries separating urban and rural areas, including, where necessary, clearly defined buffer areas to minimize conflicts between agricultural and urban land uses.

(b) By limiting conversions of agricultural lands around the periphery of urban areas to the lands where the viability of existing agricultural use is already severely limited by conflicts with urban uses and where the conversion of the lands would complete a logical and viable neighborhood and contribute to the establishment of a stable limit to urban development.

(c) By developing available lands not suited for agriculture prior to the conversion of agricultural lands.

(d) By assuring that public service and facility expansions and non-agricultural development do not impair agricultural viability, either through increased assessment costs or degraded air and water quality.

(e) By assuring that all divisions of prime agricultural lands, except those conversions approved pursuant to subdivision (b) of this section, and all development adjacent to prime agricultural lands shall not diminish the productivity of such prime agricultural lands.

30242. All other lands suitable for agricultural use shall not be converted to non-agricultural uses unless (1) continued or renewed agricultural use is not feasible, or (2) such conversion would preserve prime agricultural land or concentrate development consistent with Section 30250. Any such permitted conversion shall be compatible with continued agricultural use on surrounding lands.

30243. The long-term productivity of soils and timberlands shall be protected, and conversions of coastal commercial timberlands in units of commercial size to other uses or their division into units of noncommercial size shall be limited to providing for necessary timber processing and related facilities.

3.8.2 PLANNING ISSUES

Within the City limits, agricultural land use is limited to an avocado orchard on the Barnard property at Casitas Pass Road and Highway 101, an abandoned lemon orchard on Sawyer Avenue, the recently planted gypsophila fields on the Reeder property, and the combined open field agriculture and lemon orchards at Ogan Road and Linden Avenue. Only the Barnard and Reeder parcels are planned for continued long-term agricultural use.

In the Carpinteria Valley, agriculture is the dominant land use at this time. Over the years, a trend toward higher return specialty crops, e.g., cut flowers and nursery stock, lemons, and avocados, has emerged in response to the area's prime growing conditions and the escalating land values characteristic of an urbanizing area. Of the approximately 3,900 acres in agricultural use in the Valley at this time, 3,200 acres are planted to lemons and avocados; 650 acres are devoted to greenhouse and nursery production; and the remaining acreage is being cultivated for other irrigated crops. Outside of the existing limits of the City of Carpinteria, there are an estimated 2,350 acres of prime soils in the Valley, representing about 60 percent of the lands in production.

The Carpinteria Valley is the largest, prime agricultural resource in the County's coastal zone and, therefore, has been the subject of special study. In a report entitled Agriculture in the Carpinteria Valley (on file in the City Planning Department), the economic viability of agriculture in the Valley was assessed and the impacts of greenhouse development on the Coastal Act mandate of protecting the long-term productivity of soils and preserving prime agricultural lands were researched. This study provides the basis for the following discussion of agriculture in the Carpinteria area and ensuing policy recommendations.

The Agricultural Preserve Program

The County's commitment to the preservation of agricultural lands is demonstrated in the success of its Agricultural Preserve Program. In the Carpinteria Valley, 2,878 acres, or some 64 percent of the lands designated for agriculture use, are under preserve status at this time. Although none of the greenhouse growers has elected to join the program to date, 55 acres of nursery production have been enrolled.

Economic Viability of Agriculture in the Coastal Zone

Coastal policies require that the maximum amount of prime agricultural land be maintained in production to assure the protection of the area's agricultural economy. In the Carpinteria Valley, agriculture has remained economically viable in spite of urban pressures because the area's climate, soils, and air quality combine to make it one of the best environments in the State for the production of specialty crops. The greenhouse, nursery, and open field flower industry has grown markedly since its introduction in 1962 and is currently the most economically viable form of agriculture in the Valley. In 1977, the Valley alone accounted for over half of the County's total greenhouse and nursery production. Avocados are the Valley's second most profitable crop and should remain so for at least the next five to ten years. This favorable outlook for avocados is due to a combination of factors: Valley orchards, particularly those located on the prime soils of the Valley floor, produce exceptionally high yields; the Valley has a comparative market advantage in that, because of moderate climatic conditions, avocados can be harvested later in the season than in other local and State-producing areas, thus filling a market niche; and the California avocado industry overall is in an expansion phase with growing market potential. Lemons, on the other hand, have declined in economic value in recent years. On an average basis, net returns to a mature lemon orchard

currently do not offset costs; and the high selling price of prime agricultural land in the Valley renders new lemon plantings economically infeasible at this time.

In addition to the economic returns received from agricultural production, other incentives which contribute to the viability of coastal agriculture include investment benefits such as tax shelters and hedges against inflation. The acquisition of a rural residential life style is sometimes an added incentive to invest in agricultural lands. Thus, depending on the investment goals of the land owner, agriculture can provide a diversity of income alternatives, ranging from a full livelihood to a situation in which the agricultural returns to the land are used to supplement another outside source of income. All of these factors need to be considered in assessing the viability of agriculture. However, accommodation of such amenity values must be subordinate to the Coastal Act goal of protecting the agricultural economy.

Urban/Rural Boundary

Coastal policies require that conflicts between agriculture and urban uses be minimized by, among other means, establishing stable boundaries between urban and rural areas. This is especially applicable to the Carpinteria Valley where prime agricultural lands have given way to urban uses in a rapidly developing area.

Since its incorporation in 1965, the City's most rapid growth occurred from 1970 to 1975, when the population increased from 6,982 to 9,325, an average annual growth rate of approximately seven percent. During that period, three large residential subdivisions and an industrial park were annexed to the City, extending the urban boundary to the north and east. The City's easterly expansion paralleled Highway 101 (north and south) nearly to the Ventura County line. With the exception of the Reeder parcels (north of 101 and adjacent to the Rancho Granada and San Roque Mobile Home Parks), the City's expansion into this rural area did not encroach upon prime soils. The residential subdivisions to the north, however, did claim prime soils (Class II), although the presence of a high water table north and west of the City has been a deterrent to some types of agriculture. At present, the City's boundaries north of Highway 101 generally abut existing agriculture or prime agricultural soils. Consequently, criteria for designating lands for agricultural use over the long-term and limiting premature conversions of agricultural lands need to be developed.

3.8.3 LAND USE PLAN PROPOSALS

Along with other measures for the preservation of agriculture in the Carpinteria Valley, an urban/rural boundary is delineated in the land use plan. The proposed boundary (Figure 1) follows the existing western limits of the City of Carpinteria from the ocean to just south of Highway 101, where the boundary extends westward to include two long, narrow parcels on either side of Carpinteria Avenue. North of Highway 101 the Carpinteria Camper Park on North Via Real (Area 1) and the residential subdivision west of Santa Monica Road (Area 3) are also included in the urban area. All other lands bordering the existing western City limits (Area 2) have been designated for agricultural use. In spite of constraints such as non-prime

soils, the presence of a high water table, and drainage problems, greenhouses in which growing does not take place in the underlying soil are a potential agricultural use and encouraged to locate in this area.

To the north, the urban/rural boundary again follows the City limits east to Franklin Creek. Here the urban boundary is extended to include Areas 4, 6, and 7. Area 4 contains the Boy's Club on the west and several small parcels currently planted to lemons on the east. Continued agricultural production on these parcels is curtailed by parcel size (about one acre each) and the presence of a high water table, although soils are prime (Class II); the easternmost parcel at the bend in Foothill Road is further limited by a County Flood Control easement through the southeast section of the property. Parcels 6 and 7 are surrounded on three sides by urbanization; soils are prime but agricultural production is limited again because of a high water table and there is no existing agriculture on the property at this time. These parcels represent a logical extension of the urban boundary. Parcel 5, on the other hand, is associated with the adjacent celery transplant operation and a greenhouse is planned for the parcel in the near future; it is, therefore, designated for agricultural use and included in the rural area.

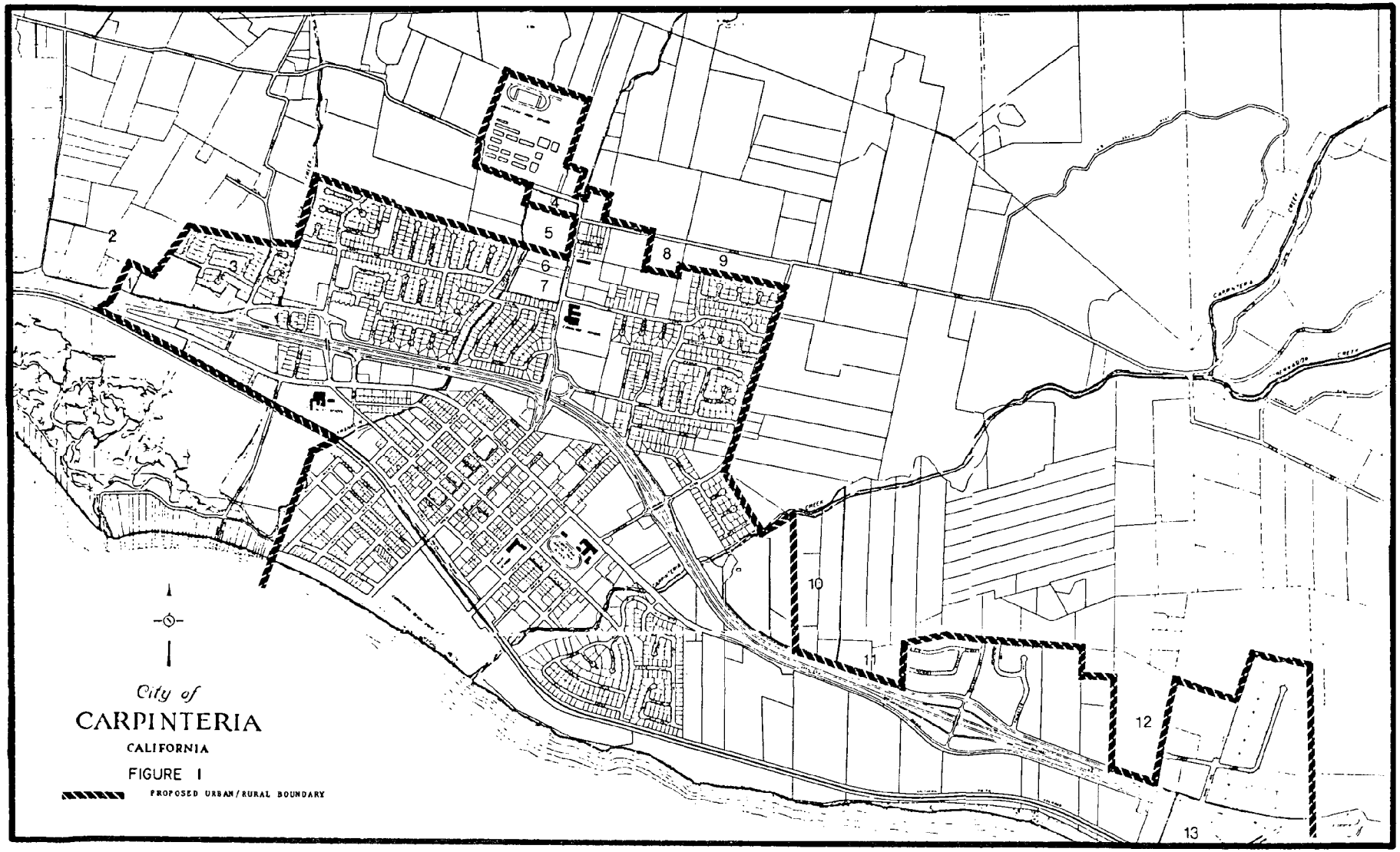
Parcels 8 and 9, adjacent to the City's northern boundary and south of Casitas Pass Road, are also designated for agricultural use. Both parcels are located on prime soils (Class I and II) and currently support viable orchards.

In the eastern portion of the City, the Reeder parcels (Area 10) are located on prime soils and are partially planted to gypsophila at this time. A Coastal Commission decision to deny development of these parcels for residential use set a precedent for preservation of prime agricultural soils in this area. As a consequence, these parcels have been included in the rural area.

The urban/rural boundary continues east along North Via Real, including Area 11 in the rural area. The western parcel is composed of prime soils (Class I) and has definite agricultural potential. Soils on the eastern parcel are non-prime (Class III) and are not in agricultural production at this time; however, the parcel is believed to have agricultural potential.

Parcel 12 has been included in the rural area because of its potential for continued agricultural use. In spite of non-prime soils and drainage problems, a grove of avocado trees exists on the northwest portion of the parcel and a section to the south was recently successfully planted to gypsophila. Greenhouses would provide another agricultural alternative for the property.

The urban boundary is extended to include Area 13 located on the bluffs east of the City's eastern limits. Soils are non-prime; there is no existing agriculture or agricultural potential for the area. The site is currently used as an off-road vehicle tract without the permission of the owners. This area should be planned comprehensively as an extension of the Carpinteria bluffs.


City of
CARPINTERIA
CALIFORNIA
FIGURE 1
PROPOSED URBAN/RURAL BOUNDARY
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3.8.4 POLICIES

Policy 1: An agricultural land use designation shall be given to any parcel in rural areas that meets one or more of the following criteria:

1. prime agricultural soils (Capability Classes I and II as determined by the U. S. Soil Conservation Service)

2. prime agricultural lands as defined in Section 51201 of the Public Resources Code (Appendix A)

3. lands in existing agricultural use

4. lands with agricultural potential

These criteria shall also be used for designating agricultural land use in urban areas, except where agricultural viability is already severely impaired by conflicts with urban uses.

Policy 2: If a parcel is designated for agricultural use and is located in a rural area not contiguous with the urban/rural boundary, conversion to non-agricultural use shall not be permitted unless such conversion would allow for another priority use under the Coastal Act, e.g., coastal dependent energy, recreation and access, or protection of an environmentally sensitive habitat.

Policy 3: If a parcel is designated for agricultural use and is located in a rural area contiguous with the urban/rural boundary, conversion shall not be permitted unless

1. the agricultural use of the land is severely impaired because of non-prime soils, topographical constraints, or urban conflicts (e.g., surrounded by urban uses which inhibit production or make it impossible to qualify for agricultural preserve status), and

2. conversion would contribute to the logical completion of an existing urban neighborhood, and

3. there are no alternative areas appropriate for infilling within the urban area or there are no other parcels along the urban periphery where the agricultural potential is more severely restricted, and

4. the parcel could not be maintained in productive use through the use of greenhouses, and

5. conversion would result in a well-defined demarcation between urban and agricultural uses and would not create a precedent for conversion of adjacent agricultural lands.

Policy 4: All greenhouse projects for which a building permit is required shall be subject to environmental review under CEQA guidelines. The following factors shall be evaluated for each project:

1. An assessment of the individual and cumulative increases in the amount and rate of runoff that would be caused by the proposed project and the potential impact on downstream water courses. Mitigation measures and alternatives will be included as part of this assessment.

2. If the project is located in a groundwater recharge area, a determination of the amount and rate of recharge that would occur if the site were uncovered. Projects will be required to provide for this level of recharge.

3. Assessment of the impact of materials used for coverage and amount of coverage on the long-term productivity of soils.

4. Assessment of the potential adverse impacts of the project on water quality.

5. Assessment of the potential adverse impacts of the project on air quality.

Measures necessary to minimize any adverse impacts identified as a result of the evaluation of these factors shall be required as a condition of project approval.

Policy 5: No greenhouse, hothouse, or accessory structure shall be located closer than 50 feet from the boundary line of a lot zoned residential. In addition, setback and maximum lot coverage requirements shall be as follows:

Parcel Size	Setbacks	Maximum Lot Coverage for All Structures and Related Surfaces (i.e., driveways, parking areas, or other covered areas)
Less than 5 acres	30 feet from the right-of-way of any street and 20 feet from the lot lines of the parcel on which the greenhouse is located	75 percent
5 to 9.99 acres	30 feet from the right-of-way of any street and from the lot lines of the parcel on which the greenhouse is located	70 percent
10 acres or more	30 feet from the right-of-way of any street and from the lot lines of the parcel on which the greenhouse is located	65 percent

Policy 6: Slab floors shall be prohibited in new greenhouse developments except for packing and storage areas and loading docks.

Policy 7: Where greenhouses are to be located in a groundwater recharge area, provisions for runoff impoundment for purposes of recharge shall be required. Total runoff shall not be greater than would occur if the site were uncovered.

Policy 8: Landscaping and screening shall be installed within six months of completion of new greenhouses and/or accessory buildings. Such landscaping shall reasonably block the view of greenhouse structures and parking areas within three years of project completion.

Policy 9: No herbicides or soil sterilants shall be used under asphalt or concrete required as part of a greenhouse development.

3.9 ENVIRONMENTALLY SENSITIVE HABITAT AREAS

3.9.1 COASTAL ACT POLICIES

The guiding policies for the protection of land and marine habitats in the coastal zone set forth in the Coastal Act of 1976 are:

> 30230. Marine resources shall be maintained, enhanced, and, where feasible, restored. Special protection shall be given to areas and species of special biological or economic significance. Uses of the marine environment shall be carried out in a manner that will sustain the biological productivity of coastal waters and that will maintain healthy populations of all species of marine organisms adequate for long-term commercial, recreational, scientific, and educational purposes.
>
> 30231. The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface waterflow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.
>
> 30236. Channelizations, dams, or other substantial alterations of rivers and streams shall incorporate the best mitigation measures feasible, and be limited to (1) necessary water supply projects, (2) flood control projects where no other method for protecting existing structures in the flood plain is feasible and where such protection is necessary for public safety or to protect existing development, or (3) developments where the primary function is the improvement of fish and wildlife habitat.
>
> 30240. (a) Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on such resources shall be allowed within such areas.
> (b) Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade such areas, and shall be compatible with the continuance of such habitat areas.

3.9.2 DEFINITION OF HABITAT AREAS

Although most undeveloped areas of the coastal zone, as well as many isolated pockets of open space within urban areas, provide a "habitat" for

one species or another, the intent of the Coastal Act is preservation of significant habitat resources. Environmentally sensitive habitat areas are defined as "any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem." (Coastal Act, Section 30107.5)

One of the principal tasks required in the development of the land use plan has been the identification and mapping of the significant habitat areas located within the Santa Barbara County coastal zone and the City of Carpinteria. Since most of this research has been reported in earlier draft reports which are on file in the City Planning Department, only a summary is provided here.

The environmentally sensitive habitat areas in the City of Carpinteria include tidepools in the area of Carpinteria Reef, butterfly trees in Salzgeber Meadow, and a harbor seal hauling ground near the Standard Oil pier. El Estero (Carpinteria Marsh) is a major wetland adjacent to the City's western boundary.

3.9.3 COASTAL PLANNING ISSUES

Habitats are an environmentally sensitive resource because of their vulnerability to disturbance or destruction from human activities. Recreational uses, agricultural practices, and development are the greatest threats to habitats at the present time.

Recreational Uses: Many recreation areas are located on or near habitat resources. Impacts from recreational uses include ORV trespass, trampling or alteration of vegetative cover, disturbance of wildlife, collection of specimens, and harvesting for food. These problems are exacerbated by the lack of public awareness of the value of habitats and the potential for damage from these activities. Some of these impacts could be mitigated by proper management and maintenance of park areas and better control over types and locations of recreational activities.

Agricultural Uses: Certain agricultural practices have impact on habitats. These practices include the use of stream water for irrigation, land clearing, and pesticide applications. Such practices may damage habitats by causing stream depletion, erosion, and contamination through runoff.

Development: Urban and/or industrial development near or adjacent to habitats may be accompanied by a host of human activities and related land uses which are incompatible in many instances with the continued existence of certain species. Specific impacts include noise, pollution, intrusion, and habitat removal through grading, paving, and placement of structures. Oil development is an issue of particular concern due to the threat of oil spills. Existing oil spill contingency measures may not be adequate to save wetlands, tidepools, and kelp beds in the event of a spill.

Existing Land Use Control Measures: Existing City procedures and ordinances are not adequate to ensure protection of coastal habitat resources. Habitat areas are not specified or protected in existing general plan or zoning designations. Consequently, protection of habitats is generally left to

the environmental review process. This procedure provides only limited protection of habitat resources. Not only are many projects exempt from environmental review, but it is rare that a project is denied on the basis of findings in environmental documents. Moreover, the lack of existing City policy means that projects are designed without benefit of specific guidelines to ensure protection of habitat resources. If project re-design is required as a result of environmental review, costs to developers increase significantly.

3.9.4 ENVIRONMENTALLY SENSITIVE HABITAT AREA OVERLAY DESIGNATION

The land use plan includes an Environmentally Sensitive Habitat Area overlay designation to address the deficiencies in existing regulatory procedures. Under the overlay designation, significant habitat resources are located on the land use plan maps and policies for each habitat type are included as guidelines for development. The following criteria were used in determining which habitats warranted the Habitat Area designation:

1. Unique, rare, or fragile communities which should be preserved to ensure their survival in the future.

2. Rare and endangered species habitats that are also protected by Federal and State laws.

3. Plant community ranges that are of significant scientific interest because of extensions of range, or unusual hybrid, disjunct, and relict species (see definitions in Appendix A).

4. Specialized wildlife habitats which are vital to species survival.

5. Outstanding representative natural communities that have values ranging from a particularly rich flora and fauna to an unusual diversity of species.

6. Areas with outstanding educational values that should be protected for scientific, research, and educational uses now and in the future.

All significant habitat resources in the City which meet at least one of these criteria are designated on the land use plan maps.*

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*While the designations reflected on the land use plan maps represent the best available information, these designations are not definitive and may need modification in the future. The scale of the land use plan maps precludes complete accuracy in the mapping of habitat areas and, in some cases, the precise location of habitat areas is not known. In addition, migration of species or discovery of new habitats would result in the need for designation of a new area. Therefore, the boundaries of the designations should be updated periodically in order to incorporate new data. Changes in the overlay designations may be initiated by the City or by landowners.

Habitats found in or adjacent to the City of Carpinteria and policies for protecting these habitats are listed below.

HABITAT TYPE: Wetlands*
Location: Carpinteria Marsh

Description: Wetlands are nurseries for many aquatic species and serve as feeding and nesting areas for many waterfowl including rare and endangered species. These habitats are sensitive because a delicate balance exists between the tidal flushing from the ocean and the nutrient-rich freshwater runoff that retains the productivity of these environments. Upsets to this balance affect the many organisms found there. Development activities in upland watersheds and stream alteration pose the greatest threats to continued viability of wetland habitats. Direct impacts include dredging, mosquito abatement practices, and flood control projects.

Policies

1. In order to prevent further reduction in the size of remaining wetlands, no filling shall be allowed except for the minimum required for flood control purposes.

2. Dredging and diking shall be permitted for flood control purposes or when such activity enhances the biological productivity of the wetland.

3. Excavation for the purpose of installing pipelines to serve coastal dependent industrial uses or public purposes shall be permitted when no feasible alternative route exists, and provided that the wetland is restored to its original condition.

4. Dredging, when necessary for the maintenance of the tidal prism and continued viability of the wetland habitat, is encouraged subject to the following considerations:

   (a) Dredging should be restricted to those areas in the wetland with the least vegetation.

   (b) Dredging should be limited to the smallest possible area.

5. Dredge spoils shall not be deposited in areas subject to tidal influence or in areas where public access would be adversely affected. When feasible, spoils should be deposited in the littoral drift.

6. Dredging shall be conducted so as to avoid breeding seasons and other critical phases in the life cycles of indigenous organisms.

7. Boating shall be prohibited in all wetlands except for research or maintenance purposes.

8. A buffer strip, 100 feet in width, shall be maintained along the periphery of all wetlands; no permanent structures shall be constructed in this area.

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*The term "wetlands" includes estuaries, marsh, mudflat, salt marsh, salicornia marsh, sloughs, and tideflats. Refer to Appendix A for definitions.

9. Light recreation, i.e., birdwatching, nature study, etc., and scientific and educational uses shall be permitted with appropriate controls to prevent adverse impacts.

10. No grazing or other agricultural uses shall be permitted in coastal wetlands.

11. Oil field wastewater and brines shall not be discharged into wetlands without a permit from the Regional Water Quality Control Board.

12. Wetland sandbars shall be dredged whenever necessary for maintenance of tidal flow to ensure the continued biological productivity of the wetland.

13. No vehicle traffic shall be permitted in wetlands and pedestrian traffic should be regulated.

14. No development, other than installation of pipelines, shall be permitted on wetland areas and adjacent development shall be regulated to mitigate impacts including sedimentation, toxic runoff, noise, etc.

15. Mosquito abatement practices shall be limited to the minimum necessary to protect public welfare and avoid nuisance. Use of biological control methods is encouraged.

NOTE: Controlling development within the wetland is only one aspect of the wetland preservation program. Refer to Section 3.3 of the plan for policies directed at controlling development in the watersheds of coastal wetlands.

HABITAT TYPE: Butterfly Trees
Location: Salzgeber Meadow (other locations may exist)

Description: Butterfly trees are a roosting habitat consisting of a circular configuration of tall trees, usually eucalyptus, which are essential for the mating phase of the Monarch Butterfly's life cycle. These roosts deserve protection as they are critical to the survival of the species, the source of scientific studies, and are of interest to the general public.

Policies

1. Butterfly trees shall not be altered or removed except where they pose a serious threat to life or property.

2. Adjacent development shall be set back a minimum of 50 feet from the trees.

HABITAT TYPE: Harbor Seal Hauling Grounds
Location: Sandy pocket beach near Standard Oil Pier

Description: Harbor seal hauling grounds are usually sandy beaches and sometimes rocky outcrops frequented by harbor seals. Some of these areas are used for pupping (giving birth and nursing); harbor seals do not haul

out on beaches that are used heavily by the public. Harbor seals are protected under the provisions of the Federal Marine Mammal Protection Act. This legislation encourages "efforts to protect the rookeries, mating grounds, and areas of similar significance for each species of marine mammal from the adverse effect of man's action." (Section 2(2))

Policies

1. Recreational activities near areas used for harbor seal hauling grounds shall be carefully monitored to ensure continued viability of these habitats.

2. Harbor seal hauling grounds shall not be altered or disturbed by recreational, industrial, or any other uses.

HABITAT TYPE: Rocky Points and Intertidal Areas
Location: Carpinteria bluffs area

Description: Rocky points and intertidal areas provide habitats for a diversity of marine organisms which are adapted to harsh and changing environmental conditions such as wave shock and moisture fluctuation. Foot traffic, collecting of organisms, or any sort of handling is very destructive to these organisms. Degradation of marine water quality also adversely affects biota which thrive on rocky points and intertidal areas.

Policies

1. In order to prevent destruction of organisms which thrive in intertidal areas, no unauthorized vehicles shall be allowed on beaches adjacent to intertidal areas.

2. Only light recreational use shall be permitted on public beaches which include or are adjacent to rocky points or intertidal areas.

3. Shoreline structures, including piers, groins, breakwaters, drainages, seawalls, and pipelines, should be sited or routed to avoid significant rocky points and intertidal areas.

HABITAT TYPE: Subtidal Reefs
Location: Carpinteria

Description: Subtidal reefs are offshore rocky areas that serve as attachment points for a high number and diversity of algae, invertebrate, and fish species. The reef environment is a unique and rich resource, used for research, education, and commercial and recreational fishing.

Policies

1. Recreational and commercial uses shall be permitted as long as such activities are regulated to avoid depletion of marine resources in the area.

HABITAT TYPE: Kelp Beds
Location: Along the coast from Jalama to Carpinteria

Description: The Santa Barbara County coastline supports a rich kelp bed resource. Kelp beds are productive environments which serve as fish nursery habitats and are therefore important to sport and commercial fishermen and biologists. Kelp beds are destroyed by poor water quality from sources such as sewer outfalls, siltation and other ocean bottom disturbances, water temperature changes, and overgrazing from marine invertebrates (such as the sea urchin) and fish. The effect of kelp harvesting on long-term survival and productivity is a source of considerable controversy. The activities of kelp cutters are currently regulated by the California Department of Fish and Game. Extensive kelp bed areas have been destroyed in Southern California coastal areas due to some of these impacts.

Since the City does not have jurisdiction over activities that could impact kelp resources, the following actions should be taken:

1. The City shall request the Department of Fish and Game to carefully monitor the kelp harvesting industry to ensure that such activity will not reduce kelp bed size and range or its productivity as a fish nursery habitat.

2. The City shall request the appropriate State and Federal agencies to carefully monitor activities that may affect marine water quality such as sewage disposal, dredging, and energy development.

HABITAT TYPE: Native Plant Communities
(Examples: coastal sage scrub, chapparal, coastal bluff, closed cone pine forest, California native oak woodland (also individual oak trees), endangered plant species as designated by the California Native Plant Society, and other plants of special interest such as endemics)
Location:*

Description: Natural ecological systems composed of native plant species serve many essential functions. They serve as wildlife habitats and provide nesting sites and feeding resources for many animals. Native plants, due to their adaption to the local environment, use less water than most introduced species and contribute to the stabilization of soil on bluffs, hillsides, and watersheds. Oak trees need special attention, as they are large and provide important habitat and shading. They are very long-lived, relatively slow-growing, and are easily harmed by surrounding land uses.

*These habitats are not designated on the land use maps because they occur in so many areas. Therefore, the policies will have to be applied on a case-by-case basis as projects are reviewed.

Policies

1. Oak trees, because they are particularly sensitive to environmental conditions, shall be protected. All land use activities, including cultivated agriculture and grazing, shall be carried out in such a manner as to avoid damage to native oak trees. When possible, regeneration of oak trees on grazing lands shall be encouraged by fencing small areas until oak seedlings become established.

2. When sites are graded or developed, areas with significant amounts of native vegetation shall be preserved. All development shall be sited, designed, and constructed to minimize impacts of grading, paving, construction of roads or structures, runoff, and erosion on native vegetation. In particular, grading and paving shall not adversely affect root zone aeration and stability of native trees.

HABITAT TYPE: Streams
Location: Intermittant: Santa Monica Creek
Franklin Creek
Carpinteria Creek

Description: Streams and creeks affect both the quantity and quality of local water supplies. Heavy siltation of the stream bed can clog the natural flow of water from the surface into groundwater reserves. Increased sedimentation in streams also results in higher flows and increased flood hazards. Polluted runoff from upland development or direct discharge into a stream can infiltrate the groundwater, thereby polluting underground water resources. Streams and creeks provide habitats for many species of birds and animals and serve as major corridors for transporting nutrients and sediments to wetlands and estuaries. They also play a critical role in providing sand for beach replenishment.

Streams and creeks are sensitive habitats. Development and land use activity within and adjacent to the watercourse has profound effects on stream hydrology, channel geometry, and water quality. Protection of streams requires regulation of land use within the immediate environment as well as control of land use in the larger watershed. The following policies are directed at development within the stream corridor. Regulation of land uses in the watershed is addressed in Section 3.3 of the plan.

Definitions:

Stream: watercourses, including major and minor streams, drainageways, and small lakes, ponds, and marshy areas through which streams pass.

Major Stream: a continuously flowing water body, i.e., perennial streams.

Minor Stream: an intermittently flowing stream or a permanent stream with low flow during all or part of the year.

Riparian Vegetation: vegetation normally found along the banks of streams, creeks, and rivers.

Stream Corridor: a stream and its minimum prescribed buffer strip.

Buffer: a designated width of land adjacent to the stream which is necessary to protect biological productivity, water quality, and hydrological characteristics of the stream. A buffer strip is measured from the banks or high water mark of the stream landward.

Policies

1. The minimum buffer strip for major streams shall be 100 feet and, for minor streams, 50 feet. These minimum buffers may be adjusted by the City on a case-by-case basis after investigation of the following factors:

   (a) soil type and stability of stream corridor;
   (b) how surface water filters into the ground;
   (c) types and amount of riparian vegetation and how such vegetation contributes to soil stability and habitat value;
   (d) slope of the land on either side of the stream; and
   (e) location of the 100-year flood plain boundary.

2. No structures shall be located within the stream corridor. If a parcel is located entirely within the stream corridor, structures shall be located on that portion of the site and in a method which results in least impact on the stream and riparian vegetation.

3. All development, including dredging, filling, and grading, within stream corridors shall be limited to activities necessarary for flood control purposes, water supply projects, or laying of pipelines, when no alternative route is feasible. When such activities require removal of riparian plant species, re-vegetation with native plants shall be required.

4. All permitted construction and grading within stream corridors shall be carried out in such a manner as to minimize impacts from increased runoff, sedimentation, biochemical degradation, or thermal pollution.

5. The following activities shall be prohibited within stream corridors: grazing, cultivated agriculture, pesticide applications, and installation of septic tanks.

6. Other than projects that are currently approved and/or funded, no further concrete channelizations or other major alterations of streams in the coastal zone shall be permitted.

3.9.5 RECOMMENDED ACTIONS

1. The City should post signs at appropriate locations which will restrict public access into the following habitat areas: wetlands and estuaries, and prohibit the collecting of marine organisms in rocky points and intertidal areas.

2. The City should encourage and support efforts to increase public understanding of significant habitat areas by all of the following measures:

(a) encouraging educational programs on habitat areas in the public schools and informal educational programs through community organizations.

(b) providing signs, interpretive displays, etc., on habitat sites which are on or adjacent to City parks.

(c) pursuing funding for specific studies to determine the effect on wildlife and habitats of various land use activities such as agriculture, grazing, and recreational activities and determine allowable levels and kinds of uses as well as appropriate mitigation measures.

3. The City, in cooperation with the County and other agencies, including the Department of Fish and Game, needs to undertake systematic investigations of stream ecosystems for purposes of inventory and for development of protection and enhancement programs. Funding sources should be sought for these studies.

3.10 ARCHAEOLOGICAL AND HISTORICAL RESOURCES

3.10.1 COASTAL ACT POLICY

30244. Where development would adversely impact archaeological or paleontological resources as identified by the State Historic Preservation Officer, reasonable mitigation measures shall be required.

3.10.2 ARCHAEOLOGICAL RESOURCES

Well-known archaeological resources of the City of Carpinteria include the asphalt deposits and shell midden areas in the vicinity of Carpinteria State Beach Park. These and other archaeologic sites have been identified through the environmental review process.

At present, urbanization and public access appear to be the principal sources of destruction to archaeological sites. Direct threats posed by urbanization include: plowing; bulldozing; residential and industrial construction; grading for roads and highways; construction of parking lots, airstrips, and railways; cattle grazing; water projects (eroding and burying sites); off-road vehicles; recreational developments; natural forces (water and wind); and unauthorized collecting of artifacts.

One of the most significant indirect threats for the destruction of archaeological sites is public access. Vandalism has always been a source of destruction to sites, and the probability of it occurring increases with access to areas of archaeological significance. Any increase in temporary or permanent population in the vicinity of a site through construction of housing projects, trailer parks, campgrounds, or recreation areas increases the vulnerability of archaeological sites disturbance. Construction of public roads which provide access to areas of archaeological significance and publication of known site locations or areas of site density also can increase vandalism.

Policies

1. All available measures, including purchase, tax relief, purchase of development rights, etc., should be explored to avoid development on important archaeological sites. Where these measures are not feasible and development will adversely affect identified archaeological or paleontological resources, adequate mitigation shall be required.

2. Activities other than development, which could damage or destroy archaeological sites, including off-road vehicle use and unauthorized collecting of artifacts, shall be prohibited.

3.10.3 HISTORICAL RESOURCES

Presently designated historic landmarks in the City include the following:

California State Landmark #535: LA CARPINTERIA (1769) two State Markers: 956 Maple Avenue, and southeast of Carpinteria Creek bridge on Carpinteria Avenue (south side)
Carpinteria City Landmark #1: WARDHOLME TORREY PINE, 5160 Carpinteria Avenue
Carpinteria City Landmark #2: HEATH RANCH PARK AND ADOBE, Eucalyptus Street
Carpinteria City Landmark #3: SITE OF ORIGINAL LIBRARY, 892 Linden Avenue
Carpinteria City Landmark #4: PALM TREES on parkway between 7th and 8th Streets, at corner of Linden and 7th Street

There are numerous other local sites of historic significance which could be considered for designation.

Recommendations

1. A survey of Carpinteria's historical resources should be organized and conducted by the staff and volunteers of the Carpinteria Valley Museum in cooperation with the membership of the Carpinteria Valley Historical Society, the Society's Historic Sites Committee, and the Santa Barbara County Historical Landmark Advisory Committee. As a result of the survey, priorities for identified areas and protection measures should be developed. The most significant sites should be designated as landmarks.

2. Historic sites of national significance should be nominated for landmark status by the National Historic Landmarks Program and the National Registry of Historic Places. Those of Statewide significance should be nominated for inclusion on the register of California Historical Landmarks.

3.11 AIR QUALITY

3.11.1 COASTAL ACT POLICIES

Only two sections of the Coastal Act directly address the issue of air quality. Under Section 30253.(3) of the Coastal Act, new development shall

> "Be consistent with requirements imposed by an air-pollution control district or the State Air Resources Control Board as to each particular development."

In addition, under Section 30253.(4), new development shall

> "minimize energy consumption and vehicle miles traveled."

A number of other sections of the Coastal Act reinforce these policies either directly or indirectly. Section 30250 urges that new development be located near existing developed areas to prevent excessive sprawl. Section 30252 requires that new development be sited so as to assure the potential for public transit for high intensity uses, and that non-automobile circulation be encouraged within the development. Under Section 30241, protection of agricultural land by establishing stable urban-rural boundaries, limiting conversions of agricultural land, and controlling public service and facility extensions, further acts to limit sprawl and thus reduce the distances people travel.

In addressing the issue of air quality, the land use plan must be consistent with both the Coastal Act and the Air Quality Attainment Plan being developed to bring the County and City into conformance with the Clean Air Act and its amendments.

3.11.2 CONSISTENCY WITH COASTAL ACT

Implementation of several policy areas of the land use plan will work toward the goal of reducing air pollution. The land use plan designates boundaries that separate urban and rural land uses, thus preventing the encroachment of new urban development into agricultural and rural areas. By encouraging the concentration of development and limiting sprawl, the land use plan should contribute to the reduction of vehicle miles traveled and result in improved public transit and carpools by increasing the density of population along a given route.

The access and recreation proposals in the land use plan could have mixed effects on air quality. The land use plan proposes increased opportunities for access and recreation to serve local residents as well as visitors. In many cases, the plan makes no provision for parking, but encourages pedestrian and bicycle access. However, an increase in visitor-serving accommodations, e.g., overnight campgrounds, recreational vehicle parks, motels, and other tourist-oriented facilities, can lead to increased traffic and degradation of air quality. For example, Carpinteria State Park draws large numbers of motoring tourists on holiday weekends and throughout the summer. The amount of traffic generated by these visitors can be

substantial, contributing to local air pollution levels. The same can be said for other visitor-serving accommodations, such as motels and restaurants.

In terms of impacts of industrial facilities on air quality, the land use plan does not propose a substantial expansion of areas available for industrial uses. In the case of oil and gas development, industrial designations are confined to existing processing facilities. Some of these facilities may need to be expanded and upgraded to serve increased production in the State Tidelands and Federal OCS.

3.11.3 CONSISTENCY WITH THE AIR QUALITY ATTAINMENT PLAN (AQAP)

One mechanism for achieving consistency between the land use plan and the requirements of the Clean Air Act and its amendments is the incorporation of the Air Quality Attainment Plan (scheduled for completion November 1978) into the LCP. The substance of the AQAP rests with development of control strategies for individual pollutants. The control strategies developed under the AQAP effort are based on: (1) inventory of current emissions; (2) projection of future emissions; (3) analysis of reductions available from control measures; and (4) synthesis of control measures into a strategy in order to achieve the National Ambient Air Quality Standards (NAAQS).

Three types of control measures are available for the AQAP: stationary source controls, transportation controls, and land use controls. The following measures are being considered for inclusion in the AQAP to be submitted to the Environmental Protection Agency (EPA) in January 1979:

Stationary source control measures:

1. Marine tanker terminal vapor recovery.
2. Preventative maintenance at oil plants.
3. Vapor recovery at gas stations.
4. Controls on degreasing operations.
5. Controls on coating and cleaning solvents.
6. Controls on agricultural and mineral operations.

Transportation control measures:

7. Vehicle inspection/maintenance program.
8. Restrictions on on-street parking (pilot study).
9. Area-wide carpooling program (pilot study).

Land use control measures:

Policy A: Restrict the extension of new development to those locations with existing or committed services.

10. Expedite completion of LAFCO's development and adoption of spheres of influence.
11. Expedite adoption of "Urban Service Area" concept for defining city and special district spheres of influence in terms of service commitments and projected land needs (five-year, ten-year, twenty-year estimates).
12. Carry out policy on formation and annexation of cities and special districts consistent with preceding measure.

13. Enact non-urban zoning (agricultural zoning) outside of urban service areas.
14. Establish urban/rural lines for all communities of the County and enact appropriate zoning for the urban and rural areas.
15. Coordinate delineation of urban service areas with urban/rural lines.
16. Initiate rezoning and permit preference procedures in locations with available capacity in sewer/water/transportation service.

Policy B: Encourage "infill" development of bypassed vacant land within urbanizing areas.

17. Undertake planning studies to inventory bypassed land; identify development problems, and resolve questions of best potential use.
18. Design sewer/water/transportation systems to improve accessibility and serviceability of bypassed vacant land.

Policy C: Encourage higher density development in urban areas where existing or committed urban service capacities can support higher densities.

19. In urban areas with adequate sewer/water/transit capacities, rezone appropriate locations to permit higher densities.
20. Enact Planned Unit Development (PUD) and/or cluster zoning ordinances to foster higher densities on appropriate sites.

Policy D: Encourage a mixture of residential/commercial/industrial development types in all communities.

21. Revise zoning ordinances to encourage mixture of land uses with adequate design or performance standards.
22. Expand application of Planned Unit Development zones or floating zones.
23. Expand use of Conditional Use Permits.
24. Restrict new large-scale land development projects that are exclusively commercial, industrial, or residential.

Policy E: Encourage design modification of developments to make public transit more attractive for the users.

25. Amend zoning ordinances to require developers to provide convenience access to development from transit stop and to provide transit shelter.
26. Require as a condition of the permit process public transit extension during construction stages of remote large-scale development (e.g., LNG, space shuttle).

Policy F: Restrict the development of auto-dependent facilities.

27. Amend zoning ordinances to deny the construction of new drive-thru facilities and phase out the use of existing drive-thru facilities.

In later revisions of the AQAP, other measures will be adopted to ensure continued progress toward attainment of the NAAQS. The measures that will be studied for possible inclusion in future AQAP revisions will include both transportation and land use control measures.

The practical issue facing the LCP revolves around the interface between these control measures and the land use plan. That is, what are the impacts of these measures on the land use plan and what are the impacts of the land use plan proposals on the AQAP. Many of the control measures proposed by the AQAP have little connection with the designation or intensity of land use, or the performance standards and policies attached to them. For example, vapor recovery and inspection/maintenance programs would not register at the gross level of a land use designation. Conversely, one can look at the impact of land use decisions on air quality. For example, a decision to disperse rather than concentrate oil processing facilities along the South Coast to reduce hot spots would not affect the total emissions to the air basin under a given production scenario.

There are a number of linkages which do exist and may be significant. For example, some of the proposed AQAP land use control measures are similar to proposals made in the land use plan, i.e., Measures 13, 14, and 20. When the AQAP is adopted, a determination should be made of the possible interfaces between its recommendations and the land use plan. Appropriate policies and strategies should be incorporated into the land use plan and its implementation ordinances.

3.12 AVAILABILITY OF RESOURCES AND SERVICE SYSTEM CAPACITIES

3.12.1 COASTAL ACT POLICY

30254. New or expanded public works facilities shall be designed and limited to accommodate needs generated by development or uses permitted consistent with the provisions of this division; provided, however, that it is the intent of the Legislature that State Highway Route 1 in rural areas of the coastal zone remain a scenic two-lane road. Special districts shall not be formed or expanded except where assessment for, and provision of, the service would not induce new development inconsistent with this division. Where existing or planned public works facilities can accommodate only a limited amount of new development, services to coastal-dependent land use, essential public services and basic industries vital to the economic health of the region, state, or nation, public recreation, commercial recreation, and visitor-serving land uses shall not be precluded by other development.

3.12.2 BACKGROUND

The land use plan designates the kinds, intensities, and locations of land uses as required under the Coastal Act. A further intent of the Coastal Act is that the kinds, intensities, and locations of land uses be correlated with the availability of resources and services. Resources refer to water and air quality, while services include "all production, storage, transmission and recovery facilities for water, sewerage, and transportation facilities." In cases where resources and/or services can only accommodate a limited amount of new development, Section 30254 of the Coastal Act requires that services to coastal dependent land uses, essential public services, and basic industries not be precluded by other development. In addition to the priority uses established under the Act, provision for local needs such as housing and employment must also be addressed. This is particularly true in the Carpinteria Valley where the coastal zone takes in the entire City and nearly all of the Valley. Resources within this diversified planning area need to be shared by urban and rural uses to provide for the social and economic needs of the community.

Resource protection and provision of public services are also addressed in other sections of the Coastal Act. Section 30231 of the Coastal Act requires that depletion of groundwater supplies be prevented. Section 30241 requires that public service and facility expansions and non-agricultural development do not impair agricultural viability either through increased costs or degraded air and water quality.

The land use plan addresses the above policies of the Coastal Act by (1) documenting the availability of resources and services within the coastal zone; (2) indicating the possible demand for additional resources and services that would be needed for full theoretical buildout under existing zoning and the land use plan; and (3) providing resource protection

and allocation policies, where necessary, to assure that the priority land uses in Section 32054 of the Coastal Act are not precluded by other developments, that the depletion of groundwater supplies is prevented, and that agricultural viability is not impaired as a consequence of service system expansions.

The principal issue addressed in this section of the plan is the water supply and demand balance in the Carpinteria County Water District, since water use within the District nearly equals the available supply at the present time. Estimates of the District's water supply/demand balance presented in the following discussion are based on reports prepared by the District and the County Water Agency. These estimates are then related to buildout, i.e., the total number of residential units (existing and potential) permitted under the land use plan, and the projected level of resources and/or services that would be required to accommodate this buildout. There are a number of reasons to believe that the buildout calculations presented, with respect to the number of potential units and population, overstate the case. Some areas within the coastal zone are currently developed at lower densities than those permitted under existing zoning; the same situation could develop under the land use plan. Major demolition of existing single family homes and duplexes to permit conversion to higher density development is unlikely, even if the areas in question are zoned for apartments. Furthermore, there are areas within the City and Valley where complete buildout under the land use plan is improbable because of site constraints, such as steep slopes and other natural hazards.

With respect to wastewater treatment capacity, data have been compiled from direct contact with the Carpinteria Sanitary District. Transportation data have been drawn from the City's Department of Public Works, California Department of Transportation, and the County's Transportation Plan.

3.12.3 WATER

The boundaries of the Carpinteria County Water District encompass almost all of the Carpinteria Valley including the City of Carpinteria. With the exception of several foothill areas in the northern portion of the Valley, the entire District is located within the coastal zone. The District derives its water supply from the Carpinteria Groundwater Basin and surface deliveries from Lake Cachuma. The major portion of the Carpinteria Groundwater Basin is also included within the coastal zone; the basin extends beyond the District's boundaries in only two areas: to the west where the Toro Canyon Subunit is within the Montecito County Water District and to the east where a small portion of the basin is in Ventura County.

The safe yield of the groundwater basin is estimated to be 4,500 AFY and the District's annual future entitlement to Cachuma water is 3,041 AFY. According to current water use estimates, the District has an existing surplus of approximately 270 AFY; however, if all of the projects approved or proposed to date in the City and the County were to receive the approval of the Coastal Commission, this surplus would effectively be depleted (Table 3.2). Therefore, a water deficit (i.e., water use exceeds supply), is imminent for the District. Projected water use for the year 1980, balanced against supply, would lead to an estimated deficit of 700 to 1,000 AFY, increasing to 1,600 to 2,000 AFY by 1990 (Table 3.3). The District

has submitted a State Water Importation request for 1,843 AFY for the year 1990, which would offset this deficit if available. Given the existing limited water resources of the District, a water allocation plan is needed to ensure that local needs as well as coastal priorities are addressed.

Buildout under existing zoning and the land use plan would both require more water than the District can now supply. Under existing zoning, the total number of housing units that theoretically could be constructed in the City of Carpinteria at some point in the future is 7,431, a 75 percent increase over existing units (Table 3.4). Under the proposed land use plan, theoretical buildout would be 6,245 units, a 45 percent increase (Table 3.5). At an assumed one percent growth rate, buildout under the proposed land use plan would accommodate growth over the next 31 years.

Theoretical buildout of housing units in the unincorporated area of the Carpinteria Valley under existing zoning would be 3,032 units, more than double the number of existing units (Table 3.6). Under the land use plan, a total of 1,989 units would be possible, a 51 percent increase (Table 3.7). Buildout under the plan would accommodate growth at an assumed one percent growth rate for the next 33 years.

For the District as a whole, estimated water use to accommodate buildout in the City and the County under existing zoning would be 11,729 AFY; under the land use plan, 11,020 AFY. This estimated water use would lead to deficits of 4,188 and 3,479 AFY, respectively, under full buildout, based on the District's current supply.

3.12.4 POLICIES

Policy 1: At such time as the current water surplus in the Carpinteria County Water District (estimated 270 AFY) is depleted, the City and County shall cease issuing building permits for new projects.

Policy 2: Priorities for use of the estimated remaining water surplus (270 AFY) in the Carpinteria County Water District shall be established to ensure that priority uses under the Coastal Act (Section 30254) and local needs are satisfied. The following distribution of water uses will allow for development of projects approved by the City and the County and still reserve a limited amount of water to ensure that Coastal Act and local priorities are not precluded:

Priorities Under the Coastal Act	Approved Projects	Water Use (AFY) Reserve	Total
Agriculture	115	-	115
Visitor-Serving Commercial	8	32	40
Public Recreation, Essential Public Services, and Coastal Dependent Uses	-	10	10
	123	42	165
Local Priorities			
Housing:			
Low and Moderate	8	12	20
Other	30	10	40
Industrial Park	35	-	35
General Commercial	7	3	10
	80	25	105
Total Water Use - All Priorities			270

NOTE: These policies are based on the water surplus estimate shown in Table 3.2. If this estimate is revised because of new data or future management/conservation programs instituted by the District, the proposed allocations will need to be adjusted proportionately. These policies may also need to be changed to reflect action taken by the State Commission on the project appeals currently pending before the Commission; such action is anticipated to occur prior to adoption of this plan. Other policies related to the availability of resources and service system capacities are found in Section 3.2.

Policy 3: In the furtherance of better water management, any private wells that are to be developed for agriculture or other "nondevelopment" uses shall install a meter and maintain records on well extractions. Extraction records shall be submitted annually to the water district.

3.12.5 WASTEWATER TREATMENT

The current capacity of the Carpinteria Sanitary District's wastewater treatment facility is two million gallons per day. With an average dry weather peak flow of 1.6 million gallons per day, the facility is at 80 percent of capacity and would be able to provide service for approximately 3,600 additional people or a total population of approximately 14,000 (Table 3.8). Since the City's potential population associated with build-out under the land use plan is 14,824 (Table 3.5), some expansion of the existing facility would be required to serve this level of growth.

Policy

No new sewer extensions shall be allowed outside of the designated urban/rural boundary as defined in Section 3.8.

3.12.6 TRANSPORTATION

Currently the City of Carpinteria does not have any plans for expansion of the City's street system. According to the City's Department of Public Works and the California Department of Transportation, none of the City's streets is at or near capacity at this time and the existing street system will be able to accommodate growth within the City through the year 2000.

As a related matter, the County's Regional Transportation Plan proposes widening Highway 101 to six lanes from Fairview Avenue in Goleta to the Ventura County line. At present, this route consists of a four-lane freeway from the Ventura County line to downtown Santa Barbara, a conventional four-lane arterial through downtown Santa Barbara, and a four-lane freeway through the west side of the City and on through the Goleta Valley. The projected need for six lanes east of the City of Santa Barbara through Carpinteria is largely determined by CALTRANS traffic projections of greatly increased traffic at the Ventura County line (more than double today's traffic). If this traffic growth does occur, the addition of freeway lanes would not be needed until about 1995.

3.12.7 PRIORITIES AND PHASING

The problem of establishing priorities and phasing within the land use plan is obviously complicated by the uncertainty surrounding future water availability. The Santa Barbara County Water Agency has recently conducted extensive studies to determine the feasibility of supplemental water options. Some eleven options have been identified and evaluated with respect to their economic and technical feasibility.

The Water Agency has completed a special report, Environmental and Water Resources Reconnaissance Study for State Water Project and Alternatives (Draft), October 11, 1978, in preparation for a forthcoming bond election on March 6, 1979, which will determine whether or not the County will exercise its option for importing State water. The outcome of this election will have an enormous impact on the prospects for urban growth and agricultural expansion within the coastal zone.

If State water importation is rejected, then the Carpinteria County Water District, either separately or in concert with the Water Agency, will pursue whatever options are open to it. Just how much development is feasible under a non-importation alternative will hinge on specific feasibility studies and actions taken by the District.

In the event that the electorate selects the State water importation alternative, it will be imperative to institute a groundwater management program which will protect the groundwater basins from possible overdraft in the interim between a positive State water importation vote and the actual arrival of State water. Lacking a water management program, a large number of permits could be issued with the knowledge that water will be forthcoming within the time frame estimated to construct the Intra-County Distribution System. Without any regulatory mechanisms such as growth or water management, the Water District's commitment to serve could be increased to a level which would exceed the long-term supply, leading to overdrafts and rapid depletion of excess wastewater treatment capacity.

If supplemental water becomes available, the following actions shall be taken:

1. A priority list of uses (which includes housing) shall be prepared along with general estimates of the water required to serve these uses. A sufficient amount of water shall be "reserved" for the identified priority uses.

2. It is recommended that water required to alleviate any existing water deficits be allocated prior to water allocations for priority land uses.

TABLE 3.2

CARPINTERIA COUNTY WATER DISTRICT
ESTIMATED WATER SUPPLY/DEMAND BALANCE
1978-79 WATER YEAR

Supply	Water Use Acre Feet/Year (AFY)
Groundwater Safe Yield(1)	4,500
Cachuma Planning Total	3,020
	7,520
Water Use	
Private Wells(2)	1,840
Estimated Municipal and Industrial(3)	2,185
Estimated Agriculture(4)	3,100
	7,125
Balance	395
City of Carpinteria:(5)	
Projects Completed or Under Construction	- 122.01
Projects Approved by Regional Commission--On Appeal to State	- 13.34
Projects Approved by Regional Commission--Not Appealed	- 7.14
Projects Pending Before Regional Commission	- 23.52
Projects Approved by City as of 9/29/78	- 34.66
	194.33
County of Santa Barbara:	
Projects Approved by Regional Commission--On Appeal	126.70
	67.63(6)

(1) Source: Geotechnical Consultants, Inc., Hydrologic Investigation of the Carpinteria Groundwater Basin, June 1976.

(2) Source: Geotechnical Consultants, Inc., "Hydrologic Assessment, Carpinteria Groundwater Basin" (letter to the Carpinteria County Water District), March 3, 1978, p. 3.

(3) Based on an estimated District population of 13,000 at 150 gallons per person per day.

(4) Source: Carpinteria County Water District. This is the average amount of water delivered by the District for agricultural use.

(5) Based on the City's Status of Active Projects Report, September 29, 1978.

(6) If the City of Carpinteria were to approve proposed projects currently under review (water use for these projects is estimated to be 62.30 AFY), the balance would be 5.33 AFY.

Prepared by: City of Carpinteria-
LCP Staff
October 2, 1978

TABLE 3.3

CARPINTERIA COUNTY WATER DISTRICT
1975-2000 Water Supply and Demand

		1975	1980	1990	2000
1. POPULATION SERVED		11,650 (1)	14,200 (2)	15,200 (2)	15,200 (2)
2. DWELLING UNITS (3)					
	Sq. ft./DU				
High	1,425- 3,500	1,950	2,809	3,170	3,243
Medium	7,000-10,000	1,865	2,078	2,192	2,213
Medium-Low	10,000-20,000	177	275	371	415
Low	20,000-43,560	43	52	74	83
Total Dwelling Units		4,035	5,214	5,807	5,954
3. ACREAGE (4)					
Industrial (5)		36	50	80	100
Commercial		142	150	170	190
Public Authority		469	470	480	480
Agriculture		3,847	4,100	4,500	4,800
4. SUPPLY (AFY)					
Groundwater Safe Yield (6)		4,500	4,500	4,500	4,500
Surface Water (7)		4,686	3,041	3,041	3,041
Total Supply		9,186	7,541	7,541	7,541
5. DEMAND/WATER NEEDS (AFY)					
Residential					
High		390	700	800	810
Medium		578	710	750	750
Medium-Low		64	100	130	150
Low		37	70	100	110
Subtotal Residential		1,059	1,580	1,780	1,820
Industrial		207	350	560	700
Commercial		584	600	680	760
Public Authority		188	190	190	190
Total M&I		2,038	2,720	3,210	3,470
Agriculture		5,607	6,200	6,800	7,200
Total Water Needs Without Conservation		7,645	8,920	10,010	10,670
Total Water Needs (AFY) With Conservation (9)		----	8,243-8,523	9,175-9,519	9,716-10,084

	1975	1980	1990	2000
6. SURPLUS/(DEFICIT) (AFY)				
Without Conservation	—	(1,379)	(2,469)	(3,129)
With Conservation	—	(702)- (982)	(1,634)- (1,978)	(2,175)- (2,543)

Footnotes: Carpinteria County Water District

1. Source: 1975 Special Census

2. The Santa Barbara County Planning Department prepared these population projections for the County Water Agency; they are based on existing general plan policies effective 4/1/76 and on the assumption of unconstrained water use, i.e., overdraft followed by additional water supply.

3. Sources: 1975 - City of Carpinteria 1975 Existing Land Use Map (Prepared by Patterson, Langford, and Stewart); 1975 Special Census data.

   1980 through 2000 - Santa Barbara County Planning Department projections for the City of Carpinteria and County (unincorporated) areas within the Water District.

   Note: 1. Only occupied dwelling units are included here.
   2. Since census data concerning dwelling units are not broken down into the density categories used in this report, LCP staff worked with City and County Planning staffs to make these allocations.

4. Sources: 1975 - Carpinteria County Water District 1975 Annual Acreage Report.
   1980 through 2000 - City of Carpinteria General Plan (Amended 1974); Santa Barbara County Conservation Element to Proposed General Plan.

5. Industrial acreage includes light and heavy industry such as M&F Packing, Infrared, and Standard Oil. Industrial park and other types of industry that use less water per acre are treated as commercial uses for the purposes of this report.

6. Source: Geotechnical Consultants, Inc., Hydrologic Investigation of the Carpinteria Ground Water Basin, June 1976.

   Note: This is the safe yield estimate presently used by the District for planning purposes.

7. Source: 1975 - actual amount of water from Lake Cachuma purchased during the 1975-76 water year.

   1980 through 2000 - the District's average future entitlement for water from Cachuma.

8. The following 1975 water unit uses factors are derived from the known number of dwelling units and known amount of delivered water in that year; 1980-2000 factors are average unit use factors developed by the Water District for projection purposes:

Residential	Water Unit Use (AFY)	
	1975	1980-2000
High	.20	.25
Medium	.31	.34
Medium-Low	.36	.36
Low	.85	1.34
Industrial	7.00	7.00
Commercial	4.00	4.00
Public Authority	.40	.40
Agricultural	1.5	1.5

9. Source: County Water Agency draft report on water demand (1977); these are estimates and are not tied to an adopted District program.

TABLE 3.4

CITY OF CARPINTERIA — BUILD-OUT UNDER EXISTING ZONING

Zoning	Existing Units	1975 Household Size	Population	Potential Additional Units	Potential Conversions	Potential Build-Out *	1990 Household Size	Potential Population
6-R-1	375	2.5	937.5	116	0	491	2.4	1,178.4
6-R-2	83	2.1	174.3	134	19	236	2.0	472.0
6-R-3	518	2.1	1,087.8	47	30	595	1.8	1,441.8
6-R-4	268	2.1	562.8	138	137	543	1.8	977.4
7-R-1	737	3.2	2,358.4	129	0	866	3.0	2,298.0
7-R-2	5	2.5	12.5	2	3	10	2.4	24.0
8-R-1	246	3.2	787.2	74	0	320	3.0	960.0
DR-8	11	2.5	27.5	2	0	13	2.4	31.2
DR-10	89	2.5	222.5	20	0	109	2.4	261.6
DR-13	92	2.1	193.2	126	1	219	2.0	438.0
DR-14	0	2.1	0.0	56	0	56	2.0	112.0
DR-15	64	2.1	134.4	56	4	124	2.0	248.0
DR-18	0	2.1	0.0	61	0	61	2.0	122.0
DR-20	789	2.1	1,656.9	45	305	1,139	2.0	2,278.0
MHPPD	582	2.5	1,455.0	20	0	602	2.4	1,444.8
A-1-X	1	2.5	2.5	0	0	1	2.4	2.4
Other	386	2.5	965.0	0	0	386	2.38	918.68
PUD	0		0	1,660	0	1,660	2.4	3,984.0
	4,246		10,577.5	2,686	499	7,431		17,192.3

*Potential build-out = existing units + potential additional units + potential conversions.

TABLE 3.5

CITY OF CARPINTERIA - BUILD-OUT UNDER THE LAND USE PLAN

Land Use Designation	Existing Units	Household Size 1975	Population	Potential Additional Units	Potential Conversions	Potential Buildout*	Household Size 1990	Potential Population
2,180 sq. ft. or more	1,920	2.1	4,032.0	414	603	2,937	2.0	5,874
3,500 sq. ft. or more	765	2.5	1,912.5	301	49	1,115	2.4	2,676
7,000 sq. ft. or more	1,444	3.2	4,620.8	240	0	1,684	3.0	5,052
20,000 sq. ft. or more	11	2.7	29.7	1	0	12	2.4	29
AG	2	2.5	5.0	3	0	5	2.4	12
Other	110	2.6	286.0	0	0	110	2.4	264
PUD	0		0	382	0	382	2.4	917
	4,252		10,886.0	1,341	652	6,245		14,824

*Potential build-out = existing units + potential additional units + potential conversions.

TABLE 3.6

CARPINTERIA VALLEY - BUILD-OUT UNDER EXISTING ZONING

Zoning	Existing Units	Household Size 1975	Population	Potential Additional Units	Potential Conversions	Potential Build-Out*	Household Size 1990	Potential Population
DR-25	144	2.1	302.4	200		344	1.8	619.2
6-R-1	67	2.5	167.5	36		103	2.4	247.2
7-R-1	56	3.2	179.2	33		89	3.0	267.0
6-R-4	0	3.2	0	6		6	3.0	18.0
8-R-1	110	3.2	352.0	117		227	3.0	681.0
10-R-1	25	2.9	72.5	89		114	2.6	296.4
12-R-1	35	2.9	101.5	6		41	2.6	106.6
DR 3.5	0	2.9	0	14		14	2.6	36.4
20-R-1	58	2.7	156.6	31		89	2.4	213.6
DR-2	7	2.7	18.9	98	6	111	2.4	252.0
1-E-1	112	2.5	280.0	224		336	2.4	806.4
2-E-1	7	2.5	17.5	4		11	2.4	26.4
3-E-1	40	2.5	100.0	61		101	2.4	242.4
A-1-X	363	2.5	907.5	760		1,123	2.4	2,695.2
T Overlay	281	2.0	362.0	0		281	2.0	362.0
20AL	0	2.5	0	22		22	2.4	52.8
40AL	0	2.5	0	8		8	2.4	19.2
100AG	3	2.5	7.5	0		3	2.4	7.2
Other	9	2.5	22.5	0		9	2.4	21.6
	1,317		3,047.6	1,709	6	3,032		6,970.6

*Potential build-out = existing units + potential additional units + potential conversions.

TABLE 3.7

CARPINTERIA VALLEY -- BUILD-OUT UNDER THE LAND USE PLAN

Land Use	Existing Units 1975	Household Size 1975	Population	Potential Additional Units	Potential Build-Out*	Household Size 1990	Potential Population
1 unit/7,000 sq. ft.	620	3.2	1,984	170	790	3.0	2,370
1 unit/10,000 sq. ft.	169	2.9	490.1	60	229	2.6	595.4
1 unit/20,000 sq. ft.	65	2.7	175.5	27	92	2.4	220.8
1 unit/1 acre	90	2.5	225	47	137	2.4	328.8
1 unit/3 acres	88	2.5	220	47	135	2.4	324.0
Ranchettes 5-20 ac.	20	2.5	50	18	38	2.4	91.2
Ag I (5)	25	2.5	62.5	44	69	2.4	165.6
Ag I (10)	225	2.5	562.5	239	464	2.4	1,113.6
Ag I (40)	5	2.5	12.5	20	25	2.4	60.0
Other	10	2.5	25	0	10	2.4	24.0
	1,317		3,807.1	672	1,989		5,293.4

*Potential build-out = existing units + potential additional units + potential conversions.

TABLE 3.8

Carpinteria County Sanitary District

		1975	1980	1990	2000
1.	Population Within District[1]	9,500	11,750	13,000	13,000
2.	Current Capacity (mgd)[2]	2.0			
3.	Estimated Wastewater Flow[3]	1.1	1.3	1.4	1.4
4.	Proposed Capacity (mgd)[4]		2.0	2.0	2.0
5.	GPCD[5]	110			
6.	Surplus/Deficit (mgd)	.9	.7	.6	.6
7.	Additional Population Capacity	8,000	6,400	5,500	5,500

FOOTNOTES

(1) Population estimates for the district are based on actual (1975) and projected population figures (1980-2000) for the City of Carpinteria and areas outside of the City that have been annexed to the district. These are estimates which will need to be reviewed by Santa Barbara County Planning Department.

(2) Source: Carpinteria Sanitary District.

(3) This is the estimated average daily flow based on information received from Tony Hamilton at the district sanitation plant and Bill Ghormley, engineer for the district.

(4) Source: Carpinteria Sanitary District.

(5) 110 GPCD is an estimate derived from LCP research on other sanitary districts on the South Coast.

APPENDIX A

DEFINITIONS

CHAPTER 3

3.2 DEVELOPMENT

30106. "Development" means, on land, in or under water, the placement or erection of any solid material or structure; discharge or disposal of any dredged material or of any gaseous, liquid, solid, or thermal waste; grading, removing, dredging, mining, or extraction of any materials; change in the density or intensity of use of land, including but not limited to, subdivision pursuant to the Subdivision Map Act (commencing with Section 66410 of the Government Code), and any other division of land, including lot splits, except where the land division is brought about in connection with the purchase of such land by a public agency for public recreational use; change in the intensity of use of water, or of access thereto; construction, reconstruction, demolition, or alteration of the size of any structure, including any facility of any private, public, or municipal utility; and the removal or harvesting of major vegetation other than for agricultural purposes, kelp harvesting, and timber operations which are in accordance with a timber harvesting plan submitted pursuant to the provisions of the Z'berg-Nejedly Forest Practice Act of 1973 (commencing with Section 4511).

As used in this section, "strucutre" includes, but is not limited to, any building, road, pipe, flume, conduit, siphon, aqueduct, telephone line, and electrical power transmission and distribution line.

3.5 HOUSING

Definition of Low and Moderate Income

In accordance with the regulations of the California Housing Finance Agency, "persons of low and moderate income" are defined to include all the following:

(1) A "very low income family" is a family whose income does not exceed 50 percent of the median income for the area, as determined by HUD[1] with adjustments[2] for smaller and larger families.

(2) A "low income family" is a family whose income does not exceed 80 percent of the median income for the area, as determined by HUD[1] with adjustments[2] for smaller or larger families, except that income limits higher or lower than 80 percent may be established on the basis of its findings that such variations are necessary because of the prevailing levels of construction costs, usually high or low incomes, or other factors.

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[1]Generally defined by HUD as county; [2]adjustments as made by HUD.

(3) A "moderate income family" is a family whose incomes does not exceed 120 percent of the median income for the area, as determined by HUD[1] with adjustments[2] for smaller and larger families.

(4) For purposes of this section "family" includes an elderly, handicapped, disabled, or displaced person and the remaining member of a tenant family as defined in Section 201 (a) of the Housing and Community Development Act of 1974.

A generally accepted definition of affordable housing is that for which costs do not exceed 25 percent of the family gross income. Housing costs include rent or mortgage payment, property taxes, insurance, heat and utilities, and maintenance and repairs.

Definition of Housing Condition*

Condition A - New, near new, housing under construction and older housing which has been exceptionally well maintained.

Condition B - Housing where minor deficiencies are apparent, where roofs need repair work, buildings need painting and other weather protection, garage doors sagging or inoperable. Housing where an expenditure of from $1,000 to $5,000 and good ongoing maintenance will extend the useful life of the building beyond a 40-year period.

Condition C - Housing where major deficiencies are apparent, often without foundations, roofs sagging, paint and weather protection work needed, some structural failures in porches and steps. These are usually older buildings (pre-building code) whose original construction was inadequate or buildings which have had little or inadequate maintenance. Buildings in this condition, unless rehabilitated, could be beyond reasonable economic repair within a three- to ten-year period. "C" condition housing would likely require a $5,000 to $20,000 expenditure and a program of sound maintenance to provide the building with an additional 40-year life.

Condition D - Dilapidated housing which had deteriorated beyond reasonable economic repair. The term "reasonable economic repair" is meant to mean that a sum of money in excess of 50 percent of the as-is value of the building would be required to rehabilitate the dwelling to livable standards.

*Source: Santa Barbara County Housing Condition Inventory, June 1977.

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[1]Generally defined by HUD as county; [2]adjustments as made by HUD.

TABLE A-1

City of Carpinteria

Housing Stock 1975 & 1978

Type of Dwelling Unit	1975(1) Number of Units	1975(1) Percent of Total	1978(2) Number of Units	1978(2) Percent of Total
Single Family	1,815	47	1,846	43
2-4 Units	459	12	474	11
5+ Units	936	24	1,302	31
	3,210		3,622	
Trailers	588	15	582	14
Other	39	1	55(3)	1
	3,837	100	4,259	100

(1) Source: 1975 Special Census

(2) Source: City of Carpinteria Planning Dept./LCP

(3) Labor Camp, hotel/motel units held as permanent residence

As shown, 56% of the City's housing stock is in multiple units or mobile homes. Proportionately, single family units declined slightly from 1975 to 1978, while the number of structures of five units or more increased 39%.

TABLE A-2

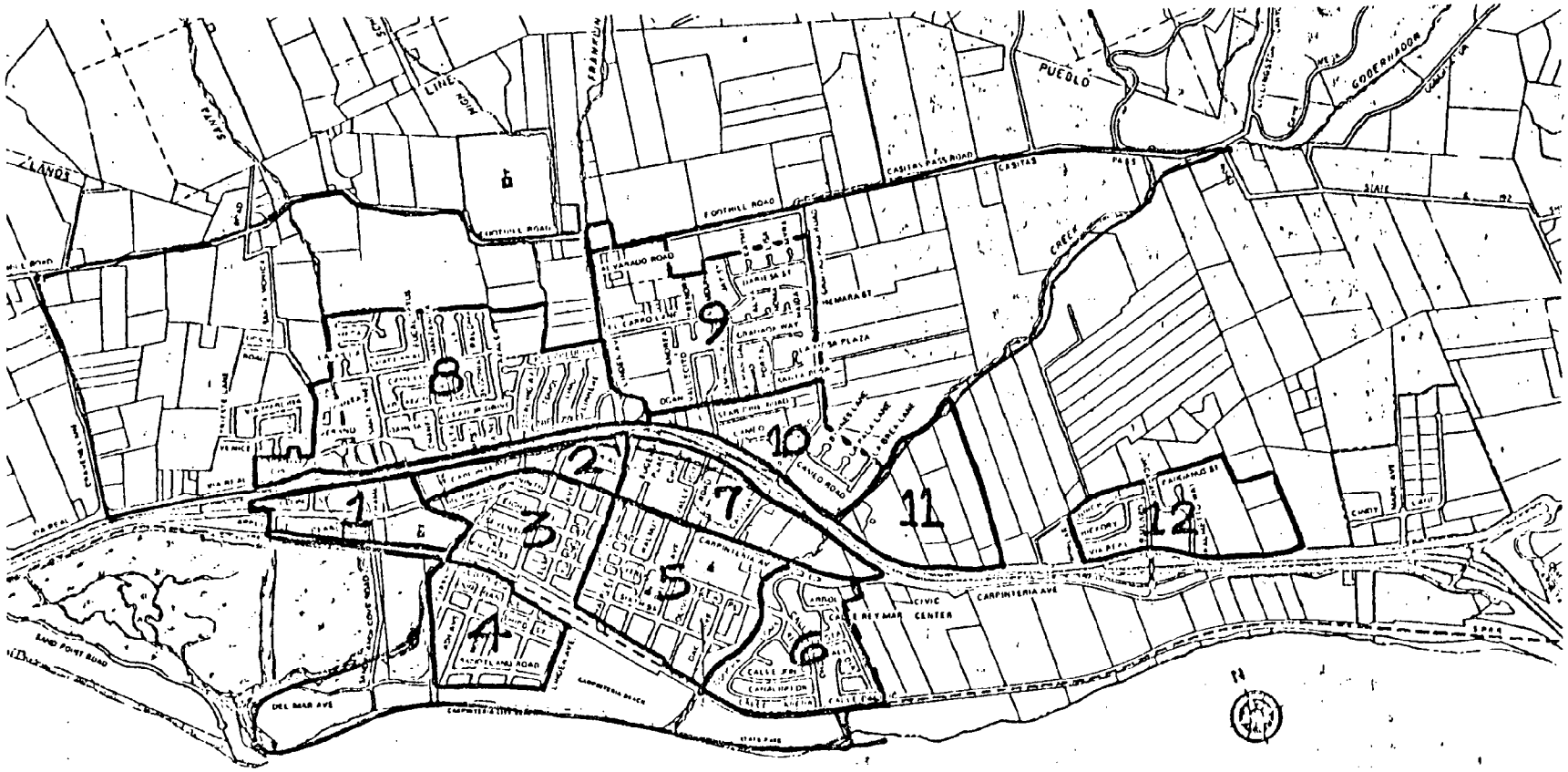
CITY OF CARPINTERIA

HOUSING CONDITION 1978

	SINGLE FAMILY				total	TWO-FOUR				total 2 to 4	5+				total 5+	total Units	MH	other	TOTAL
	A	B	C	D	S.F.	A	B	C	D		A	B	C	D					
Area 1:*	0	1	17	50	68	0	0	8	16	24	0	47	0	7	54	146	71	22	239
Area 2:	0	7	14	8	29	0	2	4	2	8	0	28	0	0	28	65	0	0	65
Area 3:	0	16	86	65	167	0	9	18	10	37	17	21	0	15	53	257	46	0	303
Area 4:	0	27	39	30	96	15	26	16	6	63	141	241	78	14	474	633	81	0	714
Area 5:	3	24	72	51	150	0	7	27	0	34	97	5	33	0	135	319	5	4	328
Area 6:	6	214	2	0	222	0	8	0	0	8	0	39	0	0	39	269	0	14	283
Area 7:	0	35	8	1	44	0	4	2	0	6	169	0	0	0	169	219	0	10	229
Area 8:	249	330	5	0	584	0	12	0	0	12	65	55	0	0	120	716	0	5	721
Area 9:	209	95	29	8	341	0	0	2	0	2	0	0	0	0	0	343	0	0	343
Area 10:	35	108	2	0	145	0	0	0	0	0	0	0	0	0	0	145	0	0	145
Area 11:	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	259	0	259
Area 12:	0	0	0	0	0	0	280	0	0	280	230	0	0	0	230	510	120	0	630
TOTAL	502	857	274	213	1,846	15	348	77	34	474	719	436	111	36	1,302	3,622	582	55	4,259
%	12	20	6	5	43	.4	8	2	.8	11	17	10	3	.8	31	85	14	1	100

* See Map A-1.

Source: City of Carpinteria Planning Department



STATISTICAL AREAS
MAP A-1

3.6 INDUSTRIAL AND ENERGY DEVELOPMENT

30107. "Energy facility" means any public or private processing, producing, generating, storing, transmitting, or recovering facility for electricity, natural gas, petroleum, coal, or other source of energy.

3.8 AGRICULTURE

Definition of Prime Agricultural Lands

Section 51201 of the California Government Code:

(1) All land which qualifies for rating as class I or class II in the Soil Conservation Service land use capability classifications.

(2) Land which qualifies for rating 80 through 100 in the Storie Index Rating.

(3) Land which supports livestock used for the production of food and fiber and which has an annual carrying capacity equivalent to at least one animal unit per acre as defined by the United States Department of Agriculture.

(4) Land planted with fruit- or nut-bearing trees, vines, bushes, or crops which have a nonbearing period of less than five years and which will normally return during the commercial bearing period on an annual basis from the production of unprocessed agricultural plant production not less than two hundred dollars.

(5) Land which has returned from the production of unprocessed agricultural plant products an annual gross value of not less than two hundred dollars ($200) per acre for three of the previous five years.

3.9 ENVIRONMENTALLY SENSITIVE HABITAT AREAS

30121. "Wetland" means lands within the coastal zone which may be covered periodically or permanently with shallow water and include saltwater marshes, freshwater marshes, open or closed brackish water marshes, swamps, mudflats, and fens.

Definitions of other commonly used terms include:

Biota: all plants and animals occurring within a certain region.

Coastal Strand: a plant community found in sandy beaches and dunes scattered along the entire coast. The vegetation is low or prostrate, often succulent and late flowering.

Coastal Sage Scrub: a plant community found on dry rocky or gravelly slopes below 3,000 feet composed of half shrubs, one to five feet tall.

Community: an assemblage of plant and animal populations occupying a given area.

Chaparral: a dense, sometimes impenetrable plant community found on dry slopes and ridges. Chamise, toyon, scrub oak, ceonothus, and manzanita are dominant species.

Disjunct: a plant or animal species found in an area outside of its usual range.

Ecosystem: a system formed by the interaction of a community of organisms with their environment.

Estuary: that part of the mouth or lower course of a river in which the river's current meets the sea's tide.

Hybrid: an offspring of two animals or plants of different variety or species.

Intertidal: of or pertaining to the seashore region that is above the low-water mark and below the high-water mark.

Invertebrate Fauna: animals lacking a backbone and internal skeleton such as a sea anemone.

Marsh: a tract of low, wet land, often treeless and periodically inundated, characterized by grasses, sedges, cattails, and rushes.

Mudflat: a mud-covered, gently sloping tract of land, alternately covered or left bare by tidal waters.

Reef: a ridge of rocks or sand at or near the surface of the water.

Relict: a persistent remnant of an otherwise extinct flora or fauna.

Salt Marsh: a marshy tract that is wet with salt water or flooded by the sea.

Salicornia Marsh: a wetland or marsh area in which the dominant vegetation is pickleweed (Salicornia spp.).

Sloughs: an area of soft, muddy ground, swamp, or swamplike region; a marshy or reedy pool, pond inlet, backwater, or the like.

Subtidal: the area just beyond the intertidal zone not subject to tidal fluctuation below the low tide line.

Tideflats: a marshy, sandy, or muddy nearly horizontal coastal flatland which is alternately covered and exposed as the tide rises and falls.

Tidepool: an accumulation of sea water remaining in a depression on a beach or reef after the tide recedes, occupied by a variety of plant and animal species.

RARE AND ENDANGERED SPECIES

Animals (California Department of Fish and Game)

An animal whose existence is threatened by one or more conditions as listed below is considered rare and endangered.

1. The mortality rate exceeds the birth rate.

2. The species is not capable of adapting to environmental change.

3. The species' habitat is threatened by destruction or serious disturbance.

4. Survival is threatened by the unwanted introduction of other species through predation, competition, or disease.

5. Environmental pollution threatens the species' survival.

Plants (California Native Plant Society)

A plant is rare if:

1. It exists in only one or a very few restricted localities.

2. It occurs in such small numbers that it is seldom seen or collected regardless of its total area.

3. It exists only on a type of habitat that is likely to disappear or change for any reason.

A plant is endangered if:

1. It is actively threatened with extinction and not likely to survive unless some protective measures are taken.

3.12 AVAILABILITY OF RESOURCES AND SERVICE SYSTEM CAPACITIES

30114. "Public works" means the following:

(a) All production, storage, transmission, and recovery facilities for water, sewerage, telephone, and other similar utilities owned or operated by any public agency or by any utility subject to the jurisdiction of the Public Utilities Commission except for energy facilities.

(b) All public transportation facilities, including streets, roads, highways, public parking lots and structures, ports, harbors, airports, railroads, and mass transit facilities and stations, bridges, trolley wires, and other related facilities. For purposes of this division, neither the Ports of Hueneme, Long Beach, Los Angeles, nor San Diego Unified Port District nor any of the developments within these ports shall be considered public works.

(c) All publicly financed recreational facilities and any development by a special district.

(d) All community college facilities.

APPENDIX B

LAND USE DEFINITIONS

AGRICULTURE

The purpose of an agriculture designation is to preserve agricultural land for the cultivation of plant crops and the raising of animals. Lands eligible for this designation include, but are not limited to, lands with prime soils, prime agricultural land,* land in existing agricultural use, land with agricultural potential, and lands under Williamson Act contracts. Plant crops include food and fiber crops, orchards, field crops, nurseries, and greenhouses. Animal raising includes grazing and stock raising activities. In addition to such uses, agricultural lands may be utilized for a limited number of other uses, including related or incidental residential uses, buildings and structures related to the agricultural use of the site, and uses of a public works, public service, or public utility nature.

Agriculture I (5 to 40 acres minimum parcel size)

This designation applies to acreages of prime or non-prime farmlands and agricultural uses which are located within or adjacent to the generally urbanized areas. Agriculture I uses include, but are not limited to, food, fiber, orchards such as citrus, avocado, and walnuts, flower and vegetable

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*Prime agricultural land (California Government Code Section 51201 (c)) means:

(1) all land which qualifies for rating as Class I or Class II in the Soil Conservation Service land use capability classifications.

(2) land which qualifies for rating 80 through 100 in the Storie Index Rating.

(3) land which supports livestock used for the production of food and fiber and which has an annual carrying capacity equivalent to at least one animal unit per acre as defined by the U.S.D.A.

(4) land planted with fruit or nut bearing trees, vines, bushes or crops which have a non-bearing period of less than five years and which will normally return during the commercial bearing period on an annual basis from the production of unprocessed agricultural plant production not less than $200 per acre.

(5) land which has returned from the production of unprocessed agricultural plant products on an annual gross value of not less than $200 per acre for three of the five previous years.

NOTE: Only the definitions for classifications used in the coastal zone are included here.

growing, berries, vineyards, field flowers, nurseries, and greenhouse operations. Only structures related to these activities and single family residential uses are permitted. Raising of animals for commercial purposes, the boarding of animals, riding stables, and animal husbandry services are permitted as secondary uses.

Agriculture II (40, 100, 320 acres minimum parcel size)

This designation applies to agricultural uses which include, but are not limited to, field crops, orchards, vineyards, truck crops, apiculture, aviculture, cattle, horse and animal raising, and pasture and forage crops. Only structures related to these activities and single family residences are permitted under this designation. Greenhouses are permitted if they can conform to all other policies as specified in the LCP.

PARK AND RECREATION AREAS

Existing Public or Private Recreation and/or Open Space

The purpose of this designation is to provide opportunities for various forms of outdoor recreation, of a public or private nature, which require access to open spaces and natural settings for their realization. These open space recreational uses include, but are not limited to, the following: public parks containing facilities for picnicking, camping, riding, hiking, walking, biking, on a day or longer use basis; flood control easements providing access to and along stream channels and other drainage areas; and golf courses. Structures or other facilities shall be limited to those required to support the recreational activities. These may include parking areas, corrals and stabling areas, picnic and camping areas, trails, water and sanitary facilities, safety and first aid stations, ranger stations, and limited concession facilities. Other recreational structures and facilities of a more intensive nature, such as swimming and tennis clubs, may be permitted. More intense commercial recreational development shall be limited to areas classified as commercial. For example, fairgrounds, amusement parks, and large indoor recreational complexes shall be classified as commercial uses.

Proposed Public or Private Park/Recreational Facility Overlay

This designation identifies by an overlay those lands suitable for future inclusion within the recreational designation defined above. These lands include sites designated by the City or other public agency for acquisition.

OTHER OPEN LANDS (100 acres minimum parcel size)

These areas are lands subject to environmental constraints on development, or have no agricultural potential. One residence per 100 acres is permitted in this category.

Within the coastal zone, the Other Open Lands designation has been reserved for specific areas that have extensive or outstanding natural resource values. Some examples include the Carpinteria Slough, Devereux Dunes, Guadalupe Dunes, and Point Sal.

RESIDENTIAL LAND USES

Density is the primary parameter within which residential land uses are defined. Density is used to describe the number of dwelling units permitted on an acre of land or, in later translation into zoning, the number of dwellings units permitted on a lot of a given size. The following two designations merit special attention.

Rural Residential (40 - 100 acres minimum parcel size)

The intent of this designation is to provide for low density residential development that will preserve the rural character of an area. While the emphasis of this designation is on residential development, other limited non-residential development is allowed if compatible with a rural residential setting. Rural residential lands are generally of marginal agricultural value. However, light agricultural uses are permitted and encouraged as long as appropriate performance standards regarding noise, traffic, dust, etc., can be met. Uses permitted within rural residential areas include single family residences, home livestock, buildings incidental to and supportive of light agriculture and agricultural hobbiest activities; keeping of horses for use by owner; and hobby activities. Secondary uses which will have to meet additional performance standards include livestock for commercial sale, kennels, and market gardens.

Residential Ranchette (5 - 20 acres minimum parcel size)

The designation, Residential Ranchette, is intended for use within rural areas outside of but adjacent to urban areas. While the use of such parcels is residential, the intent of the designation is to preserve the character of rural areas and to minimize the services required by smaller lot development. The residential ranchette designation permits all forms of agriculture and related activities which would be allowed under an Agriculture I designation. Intensive commercial animal husbandry would not be permitted.

Residential Designations

Minimum Square Feet per Lot	Maximum Dwelling Units per Acre*	Some Zoning Examples
Rural Residential	1 unit/40 acres to 1 unit/100 acres	40-E-1, 100-AL
Residential Ranchette	1 unit/5 acres to 1 unit/20 acres	A-1-X, 10-E-1
3 or more acres	0.3	3-E-1, DR-0.33
1 acre or more	1.0	1-E-1, DR-0.5
20,000 or more	1.8	20-R-1, DR-1.5
10,000 or more	3.3	10-R-1, 15-R-1, DR-3
7,000 or more	4.6	7-R-1, 8-R-1, DR-4
3,500 or more	12.3	R-2, DR-12
2,180 or more	20.0	DR-14, DR-20
1,450 or more	30.0	DR-25, DR-30

*NOTE: The 1.8, 3.3, and 4.6 factors are calculated with the percentage in streets subtracted, and are multiplied by the gross area to obtain the number of lots. The maximum permissible number of dwelling units in a given area is calculated by taking the total number available for residential use, including streets, and multiplying this area by the applicable "dwelling unit per acre" factor in the above table.

COMMUNITY FACILITIES

Educational Facilities (Public or Private) - include all proposed and existing public schools from elementary through college level.

Institution/Government - is for all major public and quasi-public land uses not included in the categories already defined, such as military installations, State office buildings, County hospitals.

Public Utility - an area designated for the facilities and service of a public utility or public service entity. Screening, landscaping, and other design requirements may be prescribed by the Zoning Ordinance to ensure compatibility with surrounding land uses.

Civic Center - an area designated for public and quasi-public buildings and services, which may include libraries, public auditoria, post offices, fire and emergency services, and other public uses.

Cemetery - this category shows existing and proposed cemeteries and lands currently designated for their expansion.

INDUSTRIAL

Coastal Dependent Industry - the intent of this designation is to recognize that certain industrial uses require a site on, or adjacent to, the

sea to be able to function at all. Coastal dependent industrial uses include onshore processing facilities for offshore oil and gas production, liquefied natural gas facilities, marine terminals, staging areas, port and harbor areas, fishing facilities, aquaculture including fish hatcheries, and areas for deploying oil spill cleanup equipment. Other uses, though not strictly coastal dependent, may need access to the ocean under special conditions, for example, thermal power plants sited to take advantage of ocean cooling water. Policies governing these uses are specified in the coastal land use plan. Within this designation, other industrial uses may also be permitted, including production and processing of crude oil and gas from onshore wells.

Industrial Park - this category is not limited to a specific list of uses. It is any industrial use which is housed in well-designed buildings set in attractively landscaped grounds. This is industry in a park-like atmosphere. The uses permitted under and consistent with the Industrial Park symbol may include commercial, as specified in the Santa Barbara County Zoning Ordinance.

Light Industry - includes industrial plants and warehouses without nuisance features but not necessarily in an industrial park.

Service Industry - lumber yards, warehousing, laundries, contractors' service yards, bulk petroleum storage, concrete batching plants, and other construction and development activities.

General Industry - all industrial uses.

COMMERCIAL

Central Business District - The center of community activities for an urban area. It may have any type of commercial uses related to community needs.

District Center - The District Shopping Center usually features one or more junior department stores and requires a supporting population of 25,000-50,000 people, or 8,300 to 16,700 dwelling units, within the immediate area.

Neighborhood Center (Convenience Center) - The Neighborhood Center is located within the neighborhood and serves such day-to-day needs of residents in the immediate area as food, drugs, gasoline, and other incidentals. They usually require 5,000 to 10,000 people, or from 1,700 to 3,300 dwelling units in the neighborhood for support.

Service Commercial - This category indicates a broad range of commercial activities, including wholesale business facilities in support of agricultural, construction, and transportation activities, and associated retail uses.

Design Commercial - This is limited commercial use which is housed in well-designed buildings set in attractively landscaped grounds. This is commercial in a park-like atmosphere. Under a conditional permit, limited industrial uses may be permitted.

Highway Related Commercial - When shown in small centers along highways and freeways, this symbol means only those uses which serve the highway traveler such as hotels, motels, restaurants, garages, and service stations.

Highway Strip Commercial - When shown as a strip along traffic arteries in urban areas and when shown on the maps with a special symbol, all types of commercial and office uses may be included in addition to the above listed uses.

Resort/Visitor Serving Commercial - This designation would apply to sites having unusual scenic beauty or natural features which can be adapted to a resort environment. Possible uses would include motels, hotels, vacation homes, guest ranches, festival grounds, golf courses, and beach clubs.

In the coastal zone, the intent of this designation is to cater to the needs of visitors to coastal recreational areas. Visitor serving commercial uses will normally be found adjacent to important recreational resource areas, at special points of interest, or in special neighborhoods or communities. The intensity of the commercial development shall be subordinate to the character of the recreational setting. Uses shall include, but not be limited to, the following: resort hotels, motels, restaurants, county clubs, guest ranches, riding stables, and beach clubs. Uses, buildings, and structures customarily incidental and accessory to such recreational facilities, including commercial uses and services, are also permitted. Uses not permitted under this designation include other retail services, unrelated office and professional services, highway related services for transients normally found at major highway interchanges or highway exits.

Office and Professional - This category was developed to specifically relate to the PI, Professional Institutional Zone, of Ordinance No. 661. Permitted uses are offices, hospitals, schools, churches, etc., as specified in the Santa Barbara County Zoning Ordinance.

OVERLAY DESIGNATIONS

The purpose of the overlay designations is to indicate locations where the presence of hazards or special resources places constraints on development. These overlay designations carry special policies which are included in the land use plan text.

Environmentally Sensitive Habitat Areas - This designation applies to sensitive ecological communities or significant natural habitats.

View Corridor - The view corridor overlay delineates areas where there are views from a principal public road to the ocean and along the coast.

Flood Hazard - The flood hazard overlay maps the 100-year flood plain, which is the largest area inundated by the 100-year flood. Development which occurs within the flood plain may, however, be inundated more frequently, depending on the severity of flood conditions and the ground elevation.

Site Design - Certain areas within the coastal zone, due to unique coastal resources or development problems, merit special attention when development does occur. These areas are generally choice undeveloped parcels

on the coastal bluffs or terraces which command fine views or themselves contain unique visual resources. These areas require design treatment which considers the site as a whole, and attempts to retain and integrate the unique coastal resources within the overall design concept. Locations requiring special treatment include Chevron Bluffs, More Mesa, Santa Barbara Shores, Hammonds Meadow, and other select areas along the coast.

OVERLAY SYMBOLS

Special Area Symbol (S) - designates areas of unique geological, archaeological, or historical significance.

BOUNDARY LINES

Urban Area - an area shown on the land use map within which is permitted the development of residential, commercial, and industrial activity, and their related uses, buildings and structures, including schools, parks, utilities, etc. Mineral extraction (including oil) and related uses are permitted in urban areas outside the coastal zone. Agriculture, open spaces and recreational activities, and related uses and preserves are permitted and encouraged thooughout the urban area.

Coast-Rural Area - an area shown on the land use map within which development is limited to rural uses such as agriculture and its related uses, mineral extraction (including oil) and its related uses, recreation (public or private), residential development with minimum area of five acres or more, and uses of a public or quasi-public nature. These areas shall be adjacent to designated Urban Areas. The minimum permitted lot size shall be five acres. Residential development denser than one unit per five acres, commercial, industrial, and other intensive urban uses shall be reserved for Urban Areas and excluded from areas designated Coast-Rural. Agriculture, open spaces, and related uses and preserves, and recreational activities are encouraged in these areas. Existing smaller lot neighborhood developments are permitted within the Coast-Rural Area only within designated neighborhoods.

Rural Area - an area shown on the land use map within which development is limited to agriculture and related uses, mineral (including oil) extraction and related uses and activities, recreation (public or private), low density residential and related uses, and uses of a public or quasi-public nature. The minimum lot size permitted within this area is 40 acres. Existing smaller lot neighborhood developments are permitted within the Rural Area only in designated locations.

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