

5885 Carpinteria Avenue Mixed Use Residential, Hospitality & Farm

Project Description

Development Plan
Coastal Development Permit
Tentative Parcel Map
Local Coastal Plan Amendment
Design Review
Development Impact Fee Adjustment

5669 & 5885 Carpinteria Avenue
APNs: 001-170-010, 001-170-013



Prepared For:
City of Carpinteria
5775 Carpinteria
Carpinteria, CA 93013

Prepared By:
SEPPS
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PROJECT REQUEST & OVERVIEW

Project Request

The Carpinteria Farm & Hospitality Project is requesting Development Plan, Coastal Development Permit, Tentative Parcel Map, General Plan/Local Coastal Plan Amendment, and Architectural Review Board approvals for a mixed-use development on the property located at 5669 & 5885 Carpinteria Avenue (APNs 001-170-010 & 001-170-013). The project consists of a hotel, affordable housing, restaurant, regenerative farm, farm stand, event barn, accessory structures, and dedication of a conservation easement for open space, public trails, and agriculture. The project will also include open space restoration, native landscaping, parking, and access improvements. Hotel development will include typical ancillary uses such as pools, a wellness/fitness area, back of house, etc. The project is also requesting development impact fee adjustments associated with the affordable housing component of the project.

The project completed Conceptual Review (21-2137-CON) on March 30, 2022. Staff comments and community input were considered in development of the currently proposed project. The applicant is now submitting the above referenced applications, which include requesting approval of General Plan/Local Coastal Plan Amendments that will update the Plan to reflect current conditions at the Bluffs and amend policies that are no longer necessary or applicable. The applicant understands once the City has deemed the application complete, environmental review pursuant to CEQA will be conducted, as will a comprehensive policy consistency analysis and design review by the Architectural Review Board. Decision makers include the City Planning Commission, City Council, and the California Coastal Commission.

Location & Contacts

Project Address & APN: 5669, 5885 Carpinteria Avenue
APNs: 001-170-010, 001-170-013

Property Owner: Carp Bluff LLC
c/o SEPPS
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Applicant: Carp Bluff LLC
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Key Considerations

- The project is sensitively designed to be consistent with policies, mitigation measures, implementation measures, and development standards stipulated in the City's General Plan/Local Coastal Land Use Plan (GP/LCP), Carpinteria Bluffs Coastal Access, Recreation, And Open Space Master Program (CBMP), 2023-2031 Housing Element HCD Draft, and Title 14 Zoning Code. Requested General Plan/Local Coastal Plan Amendments are intended to update the Plan to reflect current conditions at the Bluffs and amend policies that are no longer necessary or applicable.
- The project adds to the Bluffs Preserve by proposing a Parcel Map that will result in dedication of a conservation easement for public open space, public trails, and agriculture on certain parcels contiguous with the existing public open space at the Bluffs, totaling 13.63 acres of additional conserved public open space.
- The project is designed as a continuation of the adjacent Preserve and intends to integrate the two properties to encourage a seamless landscape-led approach that balances nature, regeneration, conservation, and a farm-forward hospitality experience. Protecting viewsheds and allowing the property to be viewed as an extension of the Preserve, with carefully located native plant species subtly screening low-rise buildings, is a fundamental part of the design.
- An essential quality of the project is preserving the property's natural elements. To ensure this quality remains, the project will connect to the existing trail system of the adjacent Bluff's Preserve. A network of trails will meander through the central and southern portions of the property, connecting to the Bluffs Preserve and providing a pathway to the coastal area.
- The hotel component of the project fulfills the intent of the GP/LCP to provide a visitor-serving use at the Bluffs. All visitor-serving structures are setback a minimum of 200 feet from the north side of the railroad, consistent with the CBMP and GP/LCP.
- Hotel buildings are intended as a collection of farm/ranch-style buildings. Structures are a maximum of two stories and proposed with natural exterior materials, textures, and finishes. Hotel accommodations are proposed as clusters of low-rise single-story cabins, and semi-detached bungalows with outdoor decks. The restaurant, farm support building, events barn, and farm stand also utilize a farm/ranch style. A walking trail system connects all cabins and bungalows to the main hotel building and restaurant and the preserve trails.
- The project is partnering with People's Self-Help Housing to provide 40 units of affordable housing (plus one manager's unit). A mix of 1, 2, and 3 bedroom units are proposed. Occupancy will be restricted to qualifying renters who earn between 30% and 60% of the median income for Santa Barbara County. The residential portion of the project will be leased to and managed by People's Self-Help Housing.

- The project includes public parking for access to proposed and existing public trails.
- The Bluff top trail will be implemented consistent with the CBMP (including an overlook and blind for screening), and adjacent habitat will be restored and maintained per a Habitat Mitigation and Monitoring Plan.
- An organic, regenerative farm is proposed that will provide produce not only for the onsite restaurant that will be open to the public, but also a farm stand open to the public.
- The project proposes native landscaping and habitat restoration. Along with implementation of a Habitat Mitigation and Monitoring Plan along the bluff, certain invasive tamarisk and eucalyptus windrow trees will be replaced with oak trees and understory plants native to the Carpinteria General Plan Area and appropriate to the soils and hydrology of the location, consistent with the CBMP.
- An event barn will be available for community events.
- The majority of on-site parking is proposed to be subterranean to minimize visual impacts and impermeable surfaces.
- No known significant cultural resources, as defined by CEQA Section 15064.5, exist within the Project site. However, due to the overall sensitive nature of the general project site and surrounding areas, it is possible that unknown cultural material and features could be encountered during Project grading and construction. Therefore, monitoring and worker training are proposed.
- The project represents a major economic boost to the local economy, anticipated to invest over \$100 million over the next 3-5 years, directly employing approximately 611 full time equivalent construction workers and resulting in an estimated 247 FTE general economy jobs due to indirect/ induced spending by those workers and suppliers.
- The Project will support onsite employment of approximately 133 jobs, and with resulting indirect and induced impacts from visitor spending generating approximately 52 more indirect jobs Countywide.
- The project will utilize solar panels for generating electricity and a grey water recapture system for landscape irrigation.

PROJECT DETAILS

The Carpinteria Farm & Hospitality Project consists of a hotel, affordable housing, restaurant, regenerative farm, farm stand, event barn, accessory structures, and dedication of a conservation easement for open space, public trails, and agriculture. The project will also include open space restoration, native landscaping, parking, and access improvements. Hotel development will include typical ancillary uses such as pools, a wellness/fitness area, and back of house use areas.

Structural Development

The project proposes approximately 122,211 square feet (SF) of structural development on the northern portion of APN 001-170-013 resulting in building footprints of approximately 88,827 SF; no development is proposed on the 4.13-acre southern parcel, APN 001-170-010. Approximate square footage is summarized as follows:

Use	Square Feet
Hotel <i>(including rooms/lodges/bungalows, main hotel building, maintenance/service, fitness/wellness, pool cabana, and back of house)</i>	68,860
Residential	37,948
Event Barn	5,850
Farm Stand	450
Farm Building	1,800
<u>Restaurant</u>	<u>7,303</u>
TOTAL	122,211

The hotel component of the project is further summarized as follows:

- Lodges: 59 keys with approximately 23,680 SF of total floor area;
- Bungalows: 40 single-story keys with approximately 25,400 SF of total floor area;
- Main Hotel Building: 5,876 SF which includes the lobby and reception area, bar, guest amenities, hotel administrative offices, restrooms, and a 1,339 SF exterior deck;
- Hotel maintenance and service building: 2,585 SF;
- Wellness Building: 10,368 SF of fitness and wellness facilities which will include a reception area, relaxation area, treatment rooms, sauna, steam rooms, gym, and restrooms (note the exterior of the Wellness Building is proposed to be bermed and substantially screened from view);
- Pool area: Pool, hot tub, 950 SF building with a 10-seat pool bar, bathrooms, changing rooms and lounge area.

The residential component of the project proposes 40 one, two, and three-bedroom affordable income-level rental apartments and a manager's unit that total approximately 37,948 SF (inclusive of a resident amenity building, a maintenance shed, and a manager's unit). The applicant intends to partner with People's Self-Help Housing to develop and manage the apartments. Outdoor residential amenities, including a playground, are proposed to serve the residential component.

The regenerative agricultural component of the project is comprised of approximately five acres of cultivated land with 1,800 SF of ancillary structures, including a farm office, garage/workshop, storage and distribution area, delivery and receiving area, compost area, and farm yard.

A 450 SF farm stand will offer produce from the property's farm to the public.

An approximately 7,303 SF public restaurant and bar is anticipated to provide 100 interior seats and a 1,308 SF outdoor seating patio for approximately 40 people.

A 5,850 SF event barn is proposed to be available for use by hotel guests and community gatherings.

Parking will be provided on-site with a total of 273 parking spaces utilizing approximately 89,623 SF of surface and below-grade parking.

Parcel Map

The project includes a Tentative Parcel Map that will result in four parcels. Parcels will be utilized as follows: 1) hotel and farm, 2) residential, 3) conserved public open space and agriculture north of the railroad tracks, and 4) conserved public open space south of the railroad tracks. Proposed parcels are summarized as follows:

TOTAL PARCELS ACRAGE	27.53 AC
PROPOSED PARCEL 1 - HOTEL & FARM	12 AC (INCL. 1.38 AC FARM)
PROPOSED PARCEL 2 - RESIDENTIAL PSHH DEVELOPMENT	1.90 AC
PROPOSED PARCEL 3 - CONSERVED PUBLIC OPEN SPACE NORTH	9.47 AC (INCL. 3.62 AC FARM)
PROPOSED PARCEL 4 - CONSERVED PUBLIC OPEN SPACE SOUTH	4.16 AC

Open Space & Conservation Easement

The project anticipates dedication of a conservation easement to preserve open space and agricultural components. These areas to be preserved in perpetuity for agriculture and public open space will be located on a separate parcel as indicated on the associated Parcel Map. Open space areas will be contiguous with existing preserved areas of the Bluffs and will be open to the public. Preserved areas consists of approximately 13.6 acres (approximately 10 acres for public trails and open space, and 3.6 acres dedicated to farming). The applicant would prefer to maintain ownership of the open space areas, in order to provide for ongoing and long-term maintenance, but is amenable to discussing other ownership and maintenance arrangements with the City

and/or non-profit land conservation organizations.

Parking

A total of 273 parking spaces will be provided on site with 119 spaces located in surface parking lots (36,961 SF) and 154 spaces located in a subterranean garage (52,662 SF). Parking is allocated as follows:

Use	Spaces
Hotel	99
Apartments - Residents & Visitors	51
Restaurant	35
Event Barn	16
Farm Building	10
Farm Stand	2
Employees	50
Bluffs Preserve Visitors	10
Total	273

The Project will include bicycle parking spaces and electric vehicle car charging stations. The surface parking lot is designed with a permeable surface. Please refer to the enclosed Traffic Impact Analysis (which includes a parking analysis) and the discussion of the analysis and parking below.

Access

Vehicle ingress and egress to the property will be provided at two locations on Carpinteria Avenue. The site plan includes a "u-shaped" internal driveway for access to the residences, hotel, restaurant, and event barn. A loop road is also proposed through the hotel portion of the project for use by hotel staff, emergency vehicles, and hotel guests on foot (hotel guests will be walked from check-in to their respective rooms but will have the option of requesting an electric shuttle cart). Pedestrian and bicycle access will continue to be provided from Carpinteria Avenue. The project will provide pedestrian access to the Bluffs Preserve trail system and the proposed 13.6-acre conservation easement area.

Grading

Proposed grading will be balanced on site and is summarized as follows:

	Cut	Fill
Underground Parking	17,000 cy	8,000 cy
Site	33,000 cy	42,000 cy
Total	50,000 cy	50,000 cy

Employees

The farm, hotel, and restaurant will employ approximately 140 employees rotating through 2.5 shifts, resulting in approximately 50 employees on-site at any given time.

Events

Proposed structures include a 5,850 square foot event barn. The building will serve as event space for hotel and restaurant guests. It is also proposed to be available for certain community events (or “external” events). It is anticipated a shuttle service may be used to transport guests for community events.

The traffic analysis assumed that there will be up to 30 internal events per year with up to 200 guests (primarily guests staying at the hotel) and up to 6 external events with 180 visitors (from the local community). The internal events would occur during the weekend and the external events would occur during the weekday.

To meet the parking demand during the external special events, it is recommended that the project develop a reciprocal parking agreement with a neighboring property with shuttles provided to transport visitors to and from the site.

Existing Setting

The site consists of two existing parcels totaling 27.53 acres zoned Planned Unit Development (PUD). The PUD designation is generally assigned to large undeveloped parcels that are suitable for a combination of land uses, including residential development, visitor-serving commercial facilities, recreational facilities, and open space. The parcels are separated by the Union Pacific Railroad right-of-way. The northernmost portion of the Property (APN 001-170-013) is 23.4 acres and is the present site of the Tee Time golf driving range. To the east and south of the driving range is an active agricultural operation. The southernmost parcel (APN 001-170-010), south of the railroad right-of-way, is 4.13 acres and is undeveloped except for a recreational trail that crosses the property’s southernmost edge. There are no structures on the property. The driving range utilizes a mobile trailer as its office.

Adjacent land uses include the decommissioned oil processing facility, City Hall facilities, and a new skatepark to the west. The Bluffs Preserve is located to the east. To the north is Carpinteria Avenue and Highway 101, and to the south is the ocean.

Please refer to the enclosed Biological Resources Assessment Report for a detailed description of the biological setting.

SPECIAL STUDIES, TECHNICAL REPORTS AND ENVIRONMENTAL INFORMATION

Air Quality and Greenhouse Gas

Please refer to the enclosed Air Quality and Greenhouse Gas Emissions Technical Memorandum for the 5885 Carpinteria Avenue Project prepared by Dudek dated January 9, 2023. The memorandum estimates criteria air pollutant and GHG emissions and evaluates potential impacts from construction and operation of the project in accordance with the California Environmental Quality Act (CEQA) Guidelines.

The memorandum concludes that the project would not conflict with the SBCAPCD 2022 Ozone Plan or existing zoning designations. Emissions generated during construction of the project would not exceed the SBCAPCD's significance thresholds. The project would not generate criteria air pollutants during long-term operations that would exceed the SBCAPCD's significance thresholds. The project would also not result in a cumulatively considerable impact or expose sensitive receptors to substantial pollutant concentrations. The project would also not be a significant source of odors. Therefore, the project would result in a less than significant impact in regards to air quality.

Estimated total GHG emissions generated during operation, including amortized construction emissions, would be below the threshold of 3.8 MT CO₂e per service person per year. The project would not conflict with the County's ECAP. Accordingly, potential cumulative GHG impacts would be less than significant.

Arborist Report

Enclosed is an Arborist Report prepared Jan C. Scow Consulting Arborists, LLC dated 1/27/23. The report acknowledges that the project is thoughtful and environmentally sensitive. Tree removals are focused on removing non-native potentially invasive trees, including blue gum Eucalyptus and tamarisk trees. It is recognized that large Eucalyptus trees can provide roosting and nesting opportunities for raptors, and the project will protect many of these specimen trees on the site (14 of 34 will be preserved). The project will remove up to 110 trees (96 of which are Tamarisk & Eucalyptus), located primarily along the west property line, however new landscaping consisting of approximately 450 trees (the majority are native tree species) would be planted on site resulting in a 4:1 or greater mitigation ratio. The area where the west windrow will be removed (mostly Eucalyptus and tamarisk) will be re-landscaped with native trees, shrubs and forbs to create a buffer of native habitat as well as screening from the adjacent properties. Trees that will remain on the site will be fully protected during construction.

The limited number of notable trees proposed for removal are as follows:

- One (1) Monterey cypress (tree # 11) is proposed for removal to accommodate proposed agriculture.
- One (1) sycamore tree (tree # 133) is proposed for removal along the northern property line for installation of sidewalk.

- One (1) sycamore tree (tree # 140) is proposed for removal in the northeastern portion of the property to accommodate a parking area.

Archaeological Resources

Please note that enclosed are **Confidential** and Non-confidential versions of the Phase I and Extended Phase 1 Archaeological Resources Assessment Report prepared by Dudek dated December 2022. The two versions are summarized as follows:

- **5885 Carpinteria Avenue Archaeological Resources Assessment Confidential**
 - For agency use only as it contains sensitive information.
 - Not to be shared otherwise; posted on a public site; or stored physically or digitally once the project has been approved. This is based on Dudek's agreement with the Office of Historic Preservation to ensure confidentiality of archaeological resource data.
- *5885 Carpinteria Avenue Archaeological Resources Assessment Non-Confidential*
 - For use outside of agency – portions have been redacted to protect sensitive archaeological information.
 - A statement is included on the project information page as well as the appendix cover page to explain why this information is not subject to the Freedom of Information Act.
 - Included on Project Information Page: *Portions of the report are redacted to secure confidentiality of sensitive archaeological information protected by Section 304 of the National Historic Preservation Act and Section 9 of the Archaeological Resources Protection Act.*
 - Included on Appendix A cover page: *Appendix A has been redacted to secure confidentiality of sensitive archaeological information protected by Section 304 of the National Historic Preservation Act and Section 9 of the Archaeological Resources Protection Act.*

The Phase I and Extended Phase 1 Archaeological Resources Assessment Report concludes and recommends the following:

No known significant cultural resources, as defined by CEQA Section 15064.5, exist within the Project site. If yet unknown cultural resources, possessing the characteristics outlined in CEQA as significant, exist and are inadvertently encountered during implementation of the Project, there is potential for a substantial adverse change in the significance of an historical resource to occur. Measures have been recommended to ensure that the potential for impacts to unknown significant cultural resources during proposed ground

disturbing construction activities would be appropriately addressed consistent with CEQA and City of Carpinteria requirements and guidelines with respect to cultural resources. Implementation of these measures would ensure that cultural resources encountered inadvertently are treated properly and in accordance with CEQA resulting in less than significant impacts to cultural resources.

Since no significant resources, as defined by CEQA Guidelines, were identified within the Project site, the Project is not considered to have the potential to result in a significant impact on cultural resources as defined by CEQA Guidelines Section 15064.5(c)(4). However, due to the overall sensitive nature of the surrounding areas, it is possible that unknown cultural material and features could be encountered during Project grading and construction. Therefore, the following measures are recommended to ensure that the potential for impacts to unknown cultural resources during proposed ground disturbing construction activities would be appropriately addressed consistent with state and local requirements and guidelines.

- Archaeological Monitoring
- Workers Environmental Awareness Program (WEAP) Training
- Inadvertent Discovery Clause

The applicant is committed to acknowledging the past and current presence of tribal communities within the Project area through design features such as interpretive signage and displays and looks forward to the opportunity to work cooperatively with Consulting Tribes.

Biological Resources

Enclosed is Biological Resources Assessment Report prepared by Dudek dated December 2022. The report provides methods and results of biological surveys conducted in 2021–2022, describes the biological resources of the project site, addresses potential impacts from the project, and provides recommendations to avoid, minimize, or mitigate any potential impacts. The impact analysis and recommended measures are based on potentially occurring resources and applicable federal, state, and local regulations. In addition to describing methods and results of surveys Dudek has conducted, the report incorporates findings of previous surveys conducted on the project site.

Vegetation and Land Covers

The Biological Resources Assessment Report indicates that although most of the area is maintained, highly disturbed, or developed (Tee Time driving range and parking area), the project site supports several communities that are either protected as rare at the state level or protected under the General Plan/CLUP. Five native scrub communities on the project site are considered coastal sage scrub, and therefore are protected under the General Plan/CLUP as open space, and several of these are considered rare.

These communities include coyote brush alliance, *Encelia californica* association, *Encelia californica* -*Rhus integrifolia* association, lemonade berry scrub alliance, and Menzies's golden bush scrub. In addition, non-native trees planted along the site perimeter as wind breaks, eucalyptus and tamarisk trees, are protected as open space under the General Plan/CLUP when occurring in rows.

The Report recommends mitigation measures related to vegetation Communities and Land Covers. MM BIO-1 is recommended to expand coastal sage scrub and create a bluff vegetation screen; implementation of MM BIO-2, MM BIO-3, and MM BIO-4 is recommended to ensure impacts to coastal sage scrub from inadvertent or indirect impacts are less than significant.

MM BIO-1 - *Coastal Sage Scrub Restoration and Bluff Vegetation Screen*. Areas between the edge of the bluff and the Union Pacific Railroad shall be restored according to a Habitat Mitigation and Monitoring Plan (HMMP), to mitigate for loss of coastal sage scrub habitat at a ratio of 3:1, enhance the overall value of existing coastal sage scrub habitat, and create a vegetation screen near the rookery and nursery areas, using native plants to create an extension of the existing coastal sage scrub vegetation. The screen will act as a noise buffer from visitor use along the bluffs as well as a visual screen to aid in reducing disturbance of the harbor seals.

MM BIO-2 - *Delineation of Sensitive or Protected Habitats*. Prior to conducting any construction activities, any preserved coastal sage scrub vegetation communities or preserved row trees shall be delineated with construction fencing. The fencing shall include a 10-foot buffer around preserved tamarisk or eucalyptus row trees. Fencing around preserved coastal sage scrub shall be erected at the limits of planned work activities related to trail establishment. The fencing shall remain in place until completion of construction activities. No workers shall enter the fenced areas while these fences are in place.

MM BIO-3 - *Worker Environmental Awareness Program (WEAP)*. Prior to conducting any work on the Project, all construction personnel shall attend a WEAP training by a qualified biologist. The training shall include a description of harbor seals, protections afforded the harbor seal rookery, potentially occurring special-status raptors, and sensitive and protected habitats or vegetation to be avoided.

MM BIO-4 - *Biological Monitoring Near Sensitive or Protected Habitats*. During any initial ground disturbance, or during any work involving trail establishment south of the Union Pacific Railroad, a qualified biologist shall make daily site visits to monitor construction activities and protections of sensitive or protected habitats. The monitor shall inspect all fencing around sensitive habitats and ensure that all measures to protect biological resources are being properly implemented. Reporting during this period will be on a weekly basis. Once grading and all initial ground disturbances are complete, the qualified biological monitor will visit the site once every two weeks until the end of construction. Reporting during this period will be on a biweekly basis. A final monitoring report shall be prepared after all Project activities have been completed by the contractor.

MM BIO-5 - Tamarisk and Eucalyptus Row Tree Replacement. Based on consultation with the City of Carpinteria, replace tamarisk and eucalyptus row trees removed and permit space to include a 10-foot buffer from the dripline. Where tamarisk or eucalyptus row trees are removed, replace with trees that are native to the Carpinteria General Plan Area and appropriate to the soils and hydrology of the location, and in accordance with requirements of the General Plan Policy OSC-2i and the Carpinteria Bluffs Coastal Access, Recreation, and Open Space Master Program. Replacement trees shall be maintained in good health and monitored according to a plan developed by a certified arborist and approved by the City of Carpinteria. The plan shall include a requirement for replacing trees that fail to survive at least five years.

Special-Status Plants

Two special-status plant species, cliff malacothrix (*Malacothrix saxatalis* var. *saxatalis*) and woolly seablite (*Suaeda taxifolia*) occur on the Project site. Both species occur along the bluffs, where no Project development is proposed. Therefore, the Project is not expected to result in impacts to known special-status plants occurring on the Project site.

Special-Status Wildlife

Dudek identified 7 species of wildlife that have been observed on the Project site or have the potential to occur that are considered special-status species, including two invertebrate species, four bird species, and one mammal species.

Invertebrates

In addition to the two invertebrate species identified as occurring or with at least a moderate potential to occur on the Project site, Dudek conducted a habitat assessment for a third, vernal pool fairy shrimp, and determined that it does not have the potential to occur. Of the two that occur or have at least a moderate potential to occur, one, monarch butterfly, would occur only while flying ~~of~~ the site, during migration or shorter, local flights, and ~~it is~~ unlikely to be affected by project activities. Therefore, only the second species, Crotch bumble bee, is discussed. Implementation of MM BIO-2, MM BIO-3, and MM BIO-4 is further recommended to avoid impacts to Crotch bumble bee.

Birds

The four bird species that have been detected on or adjacent to the Project site are California brown pelican, Cooper's hawk, white-tailed kite, and yellow warbler. Two of these are medium-sized raptor species that nest in trees, and potential impacts to these species are addressed together, below. Yellow warbler was detected on the Project site, where it occurs in migration only, as the Project site lacks suitable habitat for breeding. This species is protected only during the breeding part of its life cycle.

MM BIO-3, MM BIO-4, MM BIO-6, and MM BIO-7 are recommended to avoid impacts to nesting Cooper's hawk and white-tailed kite.

MM BIO-6 - Pre-Project Nesting Bird Survey. Avoid initiating construction during the nesting bird season for native birds (February 1 to August 31). If construction must begin within the nesting bird season, a qualified biologist shall conduct a pre-construction survey to determine if active nests of special-status birds, or common bird species protected by the Migratory Bird Treaty Act and the California Fish and Game Code, are present in the construction zone or within 100 feet (300 feet for raptors) of the construction zone for the Project site. The survey should occur no less than one week prior to construction or site preparation activities.

MM BIO-7 - Nesting Bird Buffers and Requirements. If active nests are found, a no-construction buffer of 100-feet (300 feet for raptors) shall be established around the nest site where it overlaps with work areas. The buffer distance may be greater or less, depending on the bird species and Project activity, as determined by the biologist. Grading, construction, or other Project activities within no-construction buffers shall be postponed or halted, at the discretion of the biologist, until the nest is vacated, young have fledged and are no longer dependent on the nest site, and there is no evidence of a second attempt at nesting. In addition, the qualified biologist shall map all active nests with geographic positioning system technology and provide the nest locations and buffers on aerial-based maps of the Project vicinity. The biologist shall regularly update maps to inform the Contractor of areas to avoid. A City-appointed biologist should also serve as a construction monitor during the breeding season to ensure that no inadvertent impacts occur to nesting birds.

Mammals

The Report identifies the harbor seal rookery is a regionally important site for pupping, breeding, and resting and notes that the General Plan/CLUP (City 2003) includes policies protecting the rookery. Mitigation measures MM BIO-1, MM BIO-2, MM BIO-8, MM BIO-9, and MM BIO-10 are recommended to reduce impacts to harbor seals to less than significant.

MM BIO -8 - Noise Monitoring. During construction, noise monitoring shall be conducted on a regular basis to verify sound levels and ensure harbor seals are not exposed to noise at (or exceeding) 90dB at the edge of the bluff near the rookery. During the pupping season, noise monitoring shall be conducted daily during ground disturbances and once every two weeks during the remainder of construction. If, after initial ground disturbances are complete, it is clear that any current or future activities will not result in noise levels exceeding the designated threshold, noise monitoring may be suspended.

MM BIO-9 - Marine Mammal Monitor. Should trail relocation involving heavy equipment occur during the pupping season (December 1 to May 31), a qualified

marine biologist / mammal monitor (MMO) shall be present for the protection of harbor seals. The on-site MMO shall monitor construction activities adjacent to the rookery to ensure compliance with the permit and NOAA regulations. The biologist shall be given the authority to stop all work on site in the case of disturbance effects and will document harbor seal responses and behaviors. Records and field notes of the marine biologist's activities shall be kept on site and made available for review by the City of Carpinteria.

MM BIO-10 - *Public Education and Signage*. New signage shall be placed at surrounding trailheads within the Project site leading to the rookery and on rocky outcrops and on the beach east of the seal rookery with advisories concerning pet control, seasonal closures, relevant requirements of the Marine Mammal Protection Act, and NOAA Fisheries safe viewing guidelines. The hotel shall supply information to all guests regarding the sensitivity of the harbor seal rookery and beach closure. The hotel shall include an educational display in the lobby to aid in informing guests of the presence of the rookery, provide educational materials and photos, regulations and disturbance effects, and how best to observe the harbor seals (from the bluff lookout).

Aquatic Resources

The aquatic resources delineation completed in the process of preparing the Report determined that no aquatic features under the jurisdiction of USACE, RWQCB, CDFW, or the CCC/City of Carpinteria occur on the Project site. Therefore, the Project would not result in impacts to such resources.

Wildlife Corridors and Habitat Connectivity

As described in the Report, the project site, most of which is currently used as a driving range and for agriculture, presents relatively little opportunity for wildlife movement, and little habitat connectivity for smaller species. Because undeveloped lands to the east of the Project site are relatively isolated from habitats north of Carpinteria, larger, more mobile terrestrial species have limited access to the site and likely do not rely on it for movement between habitats. Where natural habitats do exist that may provide connectivity on a local scale, connecting Carpinteria Bluffs Preserve with very limited open lands to the west of the Project site, no development is proposed other than realignment of existing trails, which would not reduce habitat connectivity. Therefore, any impacts to wildlife corridors and habitat connectivity would be minimal and less than significant.

Economic Analysis

A Fiscal/Economic Impact Analysis prepared by Kosmont dated November 2022 is included with the submittal. The Analysis indicates the project represents a major

economic boost to the local economy, anticipated to invest over \$100 million over the 3-5 years post-approval, directly employing approximately 611 full-time equivalent (FTE) construction workers and resulting in an estimated 247 FTE general economy jobs due indirect/ induced spending by those workers and suppliers. The Project will support onsite employment of approximately 133 jobs, and with resulting indirect and induced impacts from visitor spending generating approximately 52 more indirect jobs Countywide.

Geotechnical

Enclosed please find the following:

- Evaluation of Fault Location and Surface Rupture Hazard prepared by Campbell Geo, Inc dated March 22, 2021.
- Third-Party Geologic Review of Evaluation of Fault Location and Surface Rupture Hazard prepared by Oakridge Geoscience, Inc. dated May 10, 2021.
- Geotechnical Investigation prepared by Geocon West, Inc dated March 30, 2022.

The Third-Party Geologic Review of Evaluation of Fault Location and Surface Rupture Hazard states that based on review of Campbell Geo, Inc's fault evaluation reports, it appears the work was performed in general accordance with applicable requirements and that the findings indicate the faults evaluated in their study are Pre-Holocene (greater than 11,700 years old). Therefore, as concluded by Campbell Geo, Inc., there are no setback requirements or avoidance mitigations required for the studied faults. The third-party review also notes that Campbell Geo, Inc. states their study was performed for the purpose of geologic evaluation of the presence and age of faulting onsite and that a geotechnical design study will be required prior to project development.

The Geotechnical Investigation states that neither soil nor geologic conditions were encountered during the investigation that would preclude the construction of the proposed project provided the presented recommendations are followed and implemented during design and construction. The Geotechnical Investigation includes recommendations related to over-excavation and recompaction, foundation design, retaining wall designs, pavement design, stormwater infiltration, surface drainage, and grading.

Phase I Environmental Site Assessment

A Phase I Environmental Site Assessment dated October 2022 has been prepared by Dudek and included with this submittal. In summary, findings of the assessment are based upon a review of historical source information, a radius search performed by Environmental Data Resources, Inc. (EDR), agency records, interviews, and a site reconnaissance. Findings and conclusions are summarized as follows:

- Sampling was conducted in 2014, 2015, and 2018 to investigate potential impacts to the subject property from the Venoco facility. Based on this sampling, the Phase I

indicates that while it appears that the Venoco site has impacted the subject property with low concentrations of PCBs, the concentrations detected on the subject property are below regulatory thresholds and therefore, do not constitute a recognized environmental condition. No VOCs were detected in the soil vapor samples. Low levels of TPH from the Venoco property may also be present along the western property border.

- It is unlikely that the releases from underground storage tanks on the former Venoco site have impacted the subject property.
- Concentrations of the pesticides were all below the human health screening levels for the residential scenario. The detected concentrations of pesticides are considered de minimis and do not constitute a recognized environmental condition.
- Two oil wells were drilled on the subject property. One well (Franklin 1) was drilled in 1929 and abandoned in 1930. The date that the other well (C.M.S. Oil) was drilled is not known. Both wells were plugged. Based on the CalGEM online files, the C.M.S Oil well is located in the central northern portion of the subject property, while the Franklin 1 well is located on the southern parcel.
- In 2015, Dudek collected soil vapor samples in the area assumed to be near the northern oil well (C.M.S Oil), based on the CalGEM location. No VOCs and minimal methane (less than 9 parts per million vapor) were detected in the soil vapor samples; however, it is not clear that this is actually the location of the plugged oil well.
- In 2018, Dudek conducted limited shallow soil sampling on the southern parcel for total petroleum hydrocarbon (TPH) analysis. The samples were collected near the former oil derrick and near the former potential tanks/vegetation on the southern parcel. The TPH impacts identified on the bluff parcel are considered de minimis.
- The abandonment date of the northern well (located in the central northern portion of the subject property) is not known. It is likely further investigation and possible reabandonment would be needed if structures are proposed near the abandoned wells due to potential methane and VOC concerns associated with old plugged oil wells. Based on the presence of the plugged oil wells on the subject property and the prior detection of methane (although it was detected at low concentrations), a vapor encroachment condition cannot be ruled out.
- It is likely that heavy oil impacts are present at the subject property due to oil seeps from the old oil wells or in association with faults on the subject property (known oil seeps have occurred on the southern parcel, as well as the eastern- and western-adjacent properties). Oil seeps encountered on the eastern-adjacent property were remediated via excavation. If oil seeps were encountered during site grading, the material would need to be managed properly (excavated and disposed of off-site).

If it is determined that the northern well needs to be reabandoned to current standards, the applicant proposes that process would take place during initial grading for the

project and be consistent with current requirements of Santa Barbara County's Petroleum Unit and the California Department of Conservation Geologic Energy Management Division (CalGEM) who will have jurisdiction over reabandonment.

Public Services

The project will be served by the Carpinteria Valley Water District, the Carpinteria Sanitary District, and the Carpinteria-Summerland Fire Protection District.

A Request for Letter of Intent to Serve will be submitted to Carpinteria Valley Water District once a case number is assigned by the City. Note that the project intends to reuse ~~certain~~ greywater for landscape irrigation, significantly reducing potable water demand. Greywater is not intended for irrigation of edible crops.

The Carpinteria Sanitary District has indicated that it has, and will have, adequate capacity to provide sanitary sewer service to the project. The subject property is within the Sanitary District's Sphere of Influence, but the parcel is not annexed into the District's service area. The parcel that will require sanitary sewer service will be annexed into the District through a Resolution from the Carpinteria Sanitary District Board of Directors and an approved annexation boundary change from Santa Barbara LAFCO.

This application submittal includes a Carpinteria-Summerland Fire Protection District Fire Protection Certificate Planning Application.

Stormwater and Drainage

Please refer to the enclosed Preliminary Drainage Analysis prepared by Flowers & Associates dated January 24, 2023 and the Stormwater Control Plan prepared by Flowers & Associates, Inc. dated January 24, 2023. A Tier 4 Stormwater Control Plan is proposed. The Plan indicates that the proposed project maintains existing drainage patterns to the northwest and southwest areas of the parcel. Site runoff will drain overland or through the private onsite storm drain system to the bioretention basins that have been sized per the Central Coast Region Stormwater Control Measure Sizing Calculator. The bioretention basins have been placed in existing natural low areas to the northwest and southwest areas of the parcel and offer an opportunity to incorporate generous landscaping areas. These grade level basins are located to provide an optimum location to capture and treat runoff from the adjacent impervious tributary areas. The basins are designed to capture, treat, retain, and detain runoff from the tributary impervious areas such as driveways, parking lots, roofs, and concrete. Proposed project improvements are concentrated to areas that have been previously disturbed. Landscaping has been incorporated throughout the site design to the maximum extent practical and runoff is routed to pervious areas, where feasible, prior to being routed to stormwater control measures.

Traffic, Parking, and Vehicle Miles Travelled

A Transportation Impact Analysis dated January 2023 has been prepared by Dudek and

included with this submittal. The purpose of the analysis includes the following:

- Document existing roadway, pedestrian, bicycle, transit and traffic conditions, including intersection levels of service in the study area;
- Estimate trip generation, distribution, and assignment characteristics for the proposed project;
- Document future short-range (Opening Year 2027) intersection levels of service in the study area per traffic volumes derived from adding growth to existing traffic volumes;
- Analyze the potential traffic impacts that would occur under the Opening Year (2027) and Horizon Year (2040) conditions with the project-added traffic;
- Provide a Vehicle Miles Traveled (VMT) analysis per Senate Bill 743, the updated California Environmental Quality Act (CEQA) Guidelines, and the Office of Planning and Research (OPR)'s Technical Advisory on Evaluating Transportation Impacts in CEQA;
- Identify CEQA-required mitigation measures for significant transportation impacts and/or other improvements needed to meet level of service standards (if any);
- Provided a parking demand analysis to assess the parking needs of the site;
- Evaluate the internal and external special events proposed for the hotel component of the project; and
- Provide findings and recommendations based on the traffic analysis of the proposed project.

LOS Analysis

- The study area intersections are currently operating at acceptable LOS under existing conditions.
- During the Opening Year (2027) conditions with the addition of project traffic, the intersection of Baillard Avenue/Carpinteria Avenue (#4) is forecast to operate at LOS E during the AM peak hour.
- During the Horizon Year (2040) conditions with the addition of project traffic, the intersection of Baillard Avenue/Carpinteria Avenue (#4) is forecast to operate at LOS D during the AM peak hour.
- Both road segments of Carpinteria Avenue operate at acceptable LOS under existing conditions, and are forecast to operate at acceptable conditions under all scenarios, with and without the project.

Site Access and Queuing

- None of the calculated 95th percentile (design) queues exceed the storage capacities within the turn pockets. Both project driveways show that at most two vehicles would queue along Carpinteria Avenue and would not require the construction of a separate auxiliary lane and would not create a hazardous condition.
- With the construction of the project, vehicles along Carpinteria Avenue may take greater care to monitor their speed, and therefore it is recommended that the project install speed feedback signage along the project's frontage. The speed feedback signage is intended to alert motorists of their speed, and to curtail any exceedance of the posted speed limit of 40 mph along this portion of Carpinteria Avenue.
- Per Caltrans guidelines both US-101 intersections have been evaluated to assess vehicle queues for the off ramps that may potentially result in deficient peak hour operations at the ramp-to-arterial intersections and may potentially "spill back" onto the US-101 mainline. There were no queuing impacts identified.

Recommended Operational Improvements

Based on the findings of the level of service and queuing, the following improvements are recommended:

Bailard Avenue/Carpinteria Avenue - Add southbound right-turn lane and restripe the southbound direction to include a southbound left-through lane. This will improve level of service to acceptable conditions.

Special Events Analysis

- The project is proposing to hold special events at the site (both internal and external events). It is assumed that there will be up to 30 internal events per year with up to 200 guests (primarily guests staying at the hotel) and up to 6 external events with 180 visitors (from the local community). The internal events would occur during the weekend and the external events would occur during the weekday.
- During the weekend, internal events would generate a total of 80 mid-day weekend trips. Most external events would occur outside of peak hours, however as a conservative estimate it is assumed that there would be an occasional external event on a Friday night. The Friday night events are estimated to generate 135 PM peak hour trips.
- None of the study intersections would operate at unacceptable LOS with either the internal or external events. While both Caltrans intersections would operate at LOS D, per Caltrans guidelines both intersections have been further evaluated in Chapter 8 and show that there is adequate queuing capacity at both off-ramps.

Vehicle Miles Travelled (VMT) Analysis

The VMT of the proposed project and the forecast regional VMT was calculated using the County's travel demand model for the baseline conditions (2020) for the County and for the City of Carpinteria. Because of the tourism component, visitor trips were also included in the VMT per employee calculation. The City threshold is 20.0 VMT per employee under baseline (Year 2020) conditions and the County threshold is 20.4 VMT per employee. The Project generated VMT is 19.2 VMT per employee, which falls below both the City and County thresholds. Therefore, the project would result in a less than significant impact on VMT. The project is consistent with the 2050 RTP/SCS and therefore the cumulative impacts are also considered less than significant.

Parking Analysis

- Based on the City's parking requirements, the proposed project is required to provide 292 parking spaces. The project is proposing 273 parking spaces, and therefore has a parking deficit of 19 spaces. To evaluate whether the proposed parking supply can adequately support the potential parking demand for the site, additional parking data was obtained from PSHH and the ITE Parking Generation Manual 5th Edition (ITE 2019).
- Based on the PSHH rate and ITE utilization percentages, the peak weekday parking demand (excluding the special events) would occur at 9:00 p.m. with a demand of 226 spaces, leaving a surplus of 47 spaces. During the external community events, which would occur approximately six times per year, there would be an estimated total parking demand of 293 spaces, resulting in a deficit of 20 spaces. Except for two hours during the special events (8:00 p.m. and 9:00 p.m.), the proposed number of parking spaces would meet the anticipated parking demand at all other times.

To meet the parking demand during the external special events, it is recommended that the project develop a reciprocal parking agreement with neighboring properties, with shuttles provided to transport visitors to and from the site.

- The peak weekend parking demand (excluding the special events) would occur at 9:00 p.m. with a demand of 233 spaces, leaving a surplus of 40 spaces. During the internal events, which would occur approximately 30 times per year, there would be an estimated total parking demand of 273 spaces. Therefore, the proposed number of parking spaces would meet the anticipated parking demand at all times, including during the internal special events.
- It is recommended that a minimum of 51 spaces be reserved for residential parking and that the residential parking be provided as a separate parking area from the other uses, as currently proposed. Parking for the hotel, restaurant, and farm related uses should be clearly marked and directional signs provided to direct hotel guests and visitors to designated parking areas.

Pedestrian, Bicycle, and Transit Facilities

The Project would not include site improvements that would extend into the public right-of-way or interfere with existing public transit, bicycle, or pedestrian facilities, or impede the construction of new or the expansion of such existing facilities in the future. Pedestrian and bicycle access will continue to be provided from Carpinteria Avenue, and the project will provide pedestrian access to the Bluffs Preserve trail system and the proposed 13.64-acre conservation easement area. Therefore, no impacts to transit, pedestrian, or bicycles access or facilities are anticipated.

Wave Runup and Coastal Bluff Erosion

Please refer to the enclosed Wave Runup and Coastal Bluff Erosion Rate Report prepared by GeoSolutions, Inc. dated November 19, 2021. The report presents a wave runup and coastal bluff erosion rate to the subject site.

With regard to bluff retreat, the report recommends a setback of 27 feet from the current top of bluff. Note that project does not propose any structures south of the railroad in the vicinity of the bluff.

With regard to wave runup, a maximum tsunami flood-wave runup elevation of 29.87 has been calculated for the bluff at the site. As stated above, the project does not propose any structures south of the railroad in the vicinity of the bluff. Also, the bluff is approximately 60 feet high at the subject property (as indicated on Plate 1B in the report).

POLICY, DEVELOPMENT STANDARDS, AND FINDINGS CONSISTENCY

The applicant team has prepared a Policy & Development Standard Consistency Analysis describing project consistency with the Carpinteria Bluffs Coastal Access, Recreation, Open Space Master Program, the General Plan/Local Coastal Land Use Plan, the 2023-2031 Housing Element HCD Draft, and the Title 14 Zoning Code. The team has also prepared a document describing the project's consistency with the Findings necessary for approval of a Development Plan, Tentative Parcel Map, and General Plan/Local Coastal Plan Amendment. Both documents are enclosed and we believe city staff will find both documents useful. The documents describe how the project is consistent with various policies, implementation measures, mitigation measures, development standards, and findings.

CEQA

As discussed above, the enclosed special studies and technical reports describe how the project has been sensitively designed to avoid significant impacts and in certain cases, where necessary, mitigation measures are proposed to reduce potential impacts to a less than significant level. The quantity and scope of proposed mitigation measures are not out of the ordinary and are consistent with a project of this scale. Please also find enclosed an Impact Summary prepared by Dudek, which summarizes the outcomes of

technical reports prepared for the proposed project. Following is a brief summary of the recommendations of technical reports:

- Archaeological Monitoring
- Worker Environmental Awareness Training
- Inadvertent Discovery Clause
- Habitat Mitigation and Monitoring Plan
- Delineation of Sensitive or Protected Habitats
- Biological Monitoring Near Sensitive or Protected Habitats
- Tamarisk and Eucalyptus Row Tree Replacement
- Pre-Project Nesting Bird Survey
- Nesting Bird Buffers
- Noise Monitoring
- Marine Mammal Monitor
- Public Education and Signage
- Add Southbound Right Turn Lane and Restripe Southbound Left-Trough Lane at Bailard/Carpinteria Avenue Intersection
- Reciprocal Parking Agreement for External Special Events
- Tree Replacements for Tree Removals

CONCLUSION

As described above, the project has been planned and designed to comply with applicable regulations, policies, standards, guidelines, and findings. The project is designed as a continuation of the adjacent Bluff's Preserve and intends to integrate the two properties to encourage a seamless landscape-led approach that balances nature, regeneration, conservation, and a farm-forward hospitality experience. Protecting viewsheds, restoring and enhancing open space, and native landscape screening are all fundamental to the project's design.

A network of public trails will meander through the central and southern portions of the property, connecting to the Bluffs Preserve and providing a pathway to the coastal area. Through a proposed conservation easement, the project adds 13.63 acres of conserved open space for public trails and agriculture.

The hotel component of the project fulfills the intent of the GP/LCP to provide a visitor-serving use at the Bluffs. Hotel buildings are intended as a collection of farm/ranch-style buildings. Structures are a maximum of two stories and proposed with natural exterior materials, textures, and finishes. Hotel accommodations are proposed as clusters of low-rise single-story cabins, and semi-detached bungalows with outdoor decks. The restaurant, farm support building, events barn, and public farm stand also utilize a farm/ranch style.

And finally, the project's partnership with People's Self-Help Housing to provide 40 units of affordable housing (plus one manager's unit) on-site, adds much-needed housing for families earning between 30% and 60% of the median income for Santa Barbara County.

We look forward to reviewing the project with City staff and committees, public agencies, Planning Commission, and City Council in as timely a manner as possible. Please contact Steve Fort (SEPPS) with any questions at (805) 966-2758 extension 101 or stevef@sepps.com. Thank you.