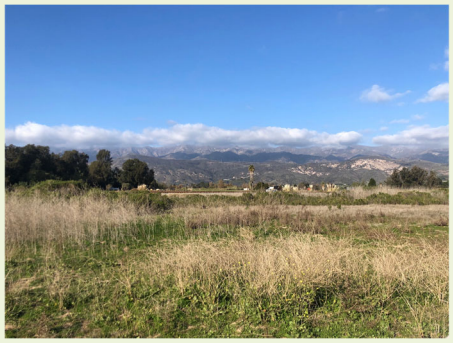
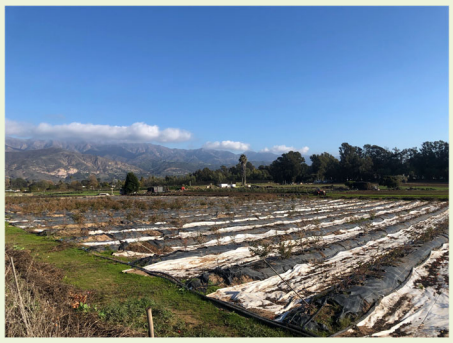
Open Space & Conservation

INTRODUCTION

Carpinteria supports diverse open spaces and natural resources that have local, regional, and statewide significance. These include beaches, bluffs, marshland, and creeks bordered by the Pacific Ocean and the foothills of the Santa Ynez Mountains. Carpinteria also contains important cultural, agricultural soil, mineral, water, and visual resources. Preservation and careful management of these resources are key to maintaining a high-quality environment. The Open Space & Conservation Element sets forth goals, objectives, policies, and implementation measures for the City of Carpinteria (City) to protect and manage these resources.





The Open Space & Conservation Element fulfills California planning law and Coastal Act requirements to identify, preserve, restore, and rewild open space for scenic beauty, natural resource protection, outdoor recreation, climate resilience, and other conservation values (California Government Code [Gov. Code], §65561, §65302, and §65565.5). This Open Space & Conservation Element addresses State Office of Planning and Research (OPR) requirements to equitably guide the preservation and management of significant open space resources and resource conservation. The Coastal Act further defines sensitive coastal resources and sets forth measures to protect the environment and manage coastal resources (Public Resources Code [PRC], §30000 – §30900). The Open Space & Conservation Element includes priority resources and guiding principles for the City.

As if enough beauty were already crowded into one landscape, the towering Santa Barbara Channel Islands, three hours from the mainland and yet seeming only a few miles distant, add the last perfect touch.

- **Elizabeth Antoinette Ward, La Carpinteria, 1910**

Issue Areas

Several resources within the City and the Carpinteria Planning Area require management to maintain their environmental integrity and natural beauty. The Open Space & Conservation Element addresses the management of:

- **Open Space,** including open spaces for habitat, natural resources, managed production of resources, historic and tribal resources, water management, aesthetics, climate resilience, and equitable access to outdoor recreation.
- **Carpinteria Bluffs,** or simply "the Bluffs", including public open spaces within the Carpinteria Bluffs Nature Preserve and the Rincon Bluffs Preserve, and resource conservation within private properties such as the former oil and gas facilities, the Tee Time Practice Center, and the research park and light industrial sites between the Preserves.
- **Environmentally Sensitive Habitat Areas (ESHA),** including but not limited to wetlands, vernal pools, tidelands, subtidal reefs, the Carpinteria Harbor Seal Haulout Area and Rookery, creeks and streams, native plant communities, and butterfly habitats.
- **Agricultural Soil Resources,** including general soil resources, prime farmland, and active cultivation practices within the City and the Carpinteria Planning Area.
- **Water Resources,** including the quality and biological productivity of coastal waters, streams, and estuaries, as well as groundwater resource quality and characterization.
- **Mineral Resources and Other Natural Resources,** including existing and former oil and gas production within the City, paleontological resources, and local sources of beach-quality sediment for nourishment of local beaches and shoreline resiliency.
- **Visual Resources,** including public views, viewsheds, scenic roadways, and the night sky.
- **Cultural & Tribal Resources,** including Native American, archaeological, and historical resources.

The **Open Space & Conservation Element** addresses the following legislative requirements:

Coastal Act, Chapter 3
Article 2 – Public Access
§30210; §30211; §30212; §30212.5; §30213; §30214

Article 4 - Marine Environment
§30230; §30231; §30232; §30233; §30234; §30234.5; §30235; §30236

Article 5 - Land Resources
§30240; §30241; §30241.5; §30242; §30243; §30244

Article 6 – Development
§30250; §30251; §30252; §30253

California Planning Law

Gov. Code, §65561
{Open Space}

Gov. Code, §65302(d) {Conservation: land, water, ecosystem services and living resources, and the benefits that these resources provide to the community}

Per Gov. Code §65565.5, the issue areas addressed in the Open Space & Conservation Element align with the policies contained in other Coastal Land Use Plan/General Plan (CLUP/GP) Elements. Potential sea level rise and climate resiliency issues that may affect open space and water resources are detailed in the **Safety Element** and the **Coastal Resiliency Element**. The **Public Facilities & Services Element** provides an inventory of all public parks and open spaces in the City and surrounding areas and addresses the management of public parks, trails, open spaces, and beaches. The **Land Use Element** designates land uses to ensure that development is

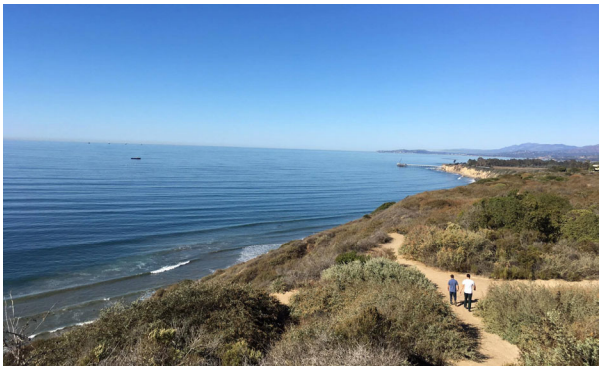
compatible with resource conservation and rewilding efforts to preserve, enhance, and expand the City's integrated network of open space. The **Healthy Community Element** addresses open space values, such as protecting habitats and open spaces to preserve natural beauty and supporting active lifestyles, for social and environmental justice issues.

OPEN SPACE

Open space in the City is provided primarily within public parks, creek corridors, beaches, and agricultural areas. The City has nearly 188 acres, or 15 percent of the City, designated as Open Space/Recreation (OSR), of which 125 acres are owned and managed by the City as public parks and recreation facilities. OSR areas are appropriate for long-term protection as open space for natural resource protection, outdoor recreation, and the production of resources such as crops. Key open space areas in the City include the City Beach, State Beach and Campground, Tar Pits Park, the Carpinteria Bluffs Nature Preserve, the Rincon Bluffs Preserve, and Carpinteria Salt Marsh Park. The City also designates approximately 31 acres, or 3 percent, as Agriculture (AG), which are appropriate for long-term agricultural production and currently support avocado orchards. Within the Carpinteria Planning Area, the City is surrounded by agricultural land in the foothills of the Santa Ynez Mountains and the Los Padres National Forest, as well as the Carpinteria Salt Marsh Reserve immediately west.

Carpinteria Bluffs

The Carpinteria Bluffs provide the largest undeveloped open space areas in the City, providing substantial natural resource and outdoor recreation values. The Bluffs area comprises approximately 163.8 acres of gently sloping coastal blufftops with non-native grasslands, eucalyptus trees, and extensive tracts of coastal sage and coastal bluff scrub along approximately 6,000 feet of shoreline. The Bluffs lies on the coastline in the southeast area of the City and comprise both public open space within the Carpinteria Bluffs Nature Preserve, the Rincon Bluffs Preserve, and the Rincon Gateway; and private property within the former oil and gas plant, the Tee Time Practice Center, cultivated agricultural areas, and Research Development Industrial properties.



The Land Trust for Santa Barbara County purchased 21 acres of the Carpinteria Bluffs in 2016 for the permanent preservation of the area as public open space and a nature preserve. The Rincon Bluffs are now owned and managed by the City.

Within the Bluffs, natural open space areas, habitats, and wildlife corridors are located within the Carpinteria Bluffs Nature Preserve, the Rincon Bluffs Preserve, and the Rincon Gateway, which provide substantial ESHA in the City. The Bluffs also support sensitive native vegetation communities, including coastal sage scrub habitat and riparian and wetland habitat along

Lagunitas Creek. The Bluffs are traversed by public trails, including the California Coastal Trail and trail systems within the Carpinteria Bluffs Nature Preserve, the Rincon Bluffs Preserve, and the Rincon Gateway. The shoreline at the base of the Bluffs features rocky intertidal habitat interspersed with pockets of sandy beach. Portions of the Bluffs are developed with light industrial and office uses, former oil and gas processing facilities, a small driving range, open field agriculture, the Carpinteria Pier, and active recreation facilities such as Viola Fields near the Carpinteria Bluffs Nature Preserve and the Carpinteria Skate Park adjacent to City Hall.

The Carpinteria Bluffs Nature Preserve is a 44.7-acre City-owned and managed open space area vegetated with substantial tracts of coastal sage scrub and coastal bluff scrub habitat, eucalyptus and tamarisk windrows, and native and non-native grasslands. The Carpinteria Bluffs Nature Preserve is fronted by rocky intertidal habitats, subtidal reefs, and the Carpinteria Harbor Seal Haulout Area and Rookery. Windrows provide nesting and roosting habitat for raptors such as white-tailed kites and red-tailed hawks which forage over the open grasslands. The Rincon Bluffs Preserve is a 21-acre City-owned open space area with a mix of coastal sage scrub, central coast riparian scrub, and several vernal pools. The Rincon Bluffs Preserve is fronted by Bates Beach (aka North Rincon Beach), a popular public beach supporting rocky intertidal habitats and subtidal reefs. The Rincon Gateway is a 2.48-acre open space located at the southeastern edge of the Bluffs and adjacent to the Rincon Bluffs Preserve. The Land Trust for Santa Barbara County acquired the Rincon Gateway parcel in 2025 to protect contiguous coastal habitat within the Carpinteria Bluffs.

Private properties and existing development within the Bluffs include the approximately 58.5-acre former oil and gas processing facility, the approximately 10.7-acre Tee Time Practice Center, approximately 12.7 acres of commercial farmland, the approximately 7.4-acre Viola Fields, approximately 20 acres of developed research and industrial development uses, and 3.4 acres of undeveloped land designated RDI. These properties provide some limited habitat and open space value north of UPRR. South of UPRR, the coastal bluffs are largely undeveloped and support sparse coastal scrub. Other notable natural features of these properties include a buffer area designated OSR along the western portion of the former oil and gas processing facility, north of UPRR, that contains several nonnative and native trees and habitat communities, including some limited areas of coastal sage scrub. In addition, dense areas of coastal sage scrub are located adjacent to developed research development industrial uses, along with willow woodlands and riparian habitat along Lagunitas Creek.

ENVIRONMENTALLY SENSITIVE HABITAT AREAS

ESHA is defined based on the presence of rare or especially valuable species or habitats, and is protected under the Coastal Act from significant disruption of habitat values. ESHA in the City includes habitat such as Carpinteria Creek riparian woodlands, Carpinteria Salt Marsh, Tar Pits Park, Carpinteria Bluffs Nature Preserve, Rincon Bluffs Preserve, and dunes at the City Beach. ESHA also includes habitat for individual species, such as the Carpinteria Harbor Seal Haulout Area and Rookery at the base of the Carpinteria Bluffs or roosting trees for Monarch butterflies (see Table OSC-1). ESHA within and adjacent to the City provide critical habitat for threatened and endangered species, including the southern steelhead, tidewater goby, western snowy plover, southwestern willow flycatcher, Belding's savannah sparrow, light-footed clapper rail, salt marsh bird's beak, and Ventura marsh milk-vetch.

Definition

Environmentally Sensitive Habitat Areas (ESHA): 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 and which could be easily disturbed or degraded by human activities and developments (PRC, §30107.5).

The known and potential locations of ESHA and related resources in the City are depicted in Figure OSC-1. Mapped ESHA is supported by the Bob Hansen Creeks Preservation Program and the Carpinteria Bluffs Coastal Access, Recreation, and Open Space Master Plan. The University of California Natural Reserve System's (UCNRS) Management Plan for the Carpinteria Salt Marsh Reserve provides management and resource protection guidance for the Carpinteria Salt Marsh Reserve west of the City.[1] While research and mapping have been performed to identify known or potential ESHA, not all such resources in the community may be known. Future habitat restoration or the discovery of new habitats may be considered ESHA. Any habitats that meet the ESHA definition are protected under the policies of the City's CLUP/GP.

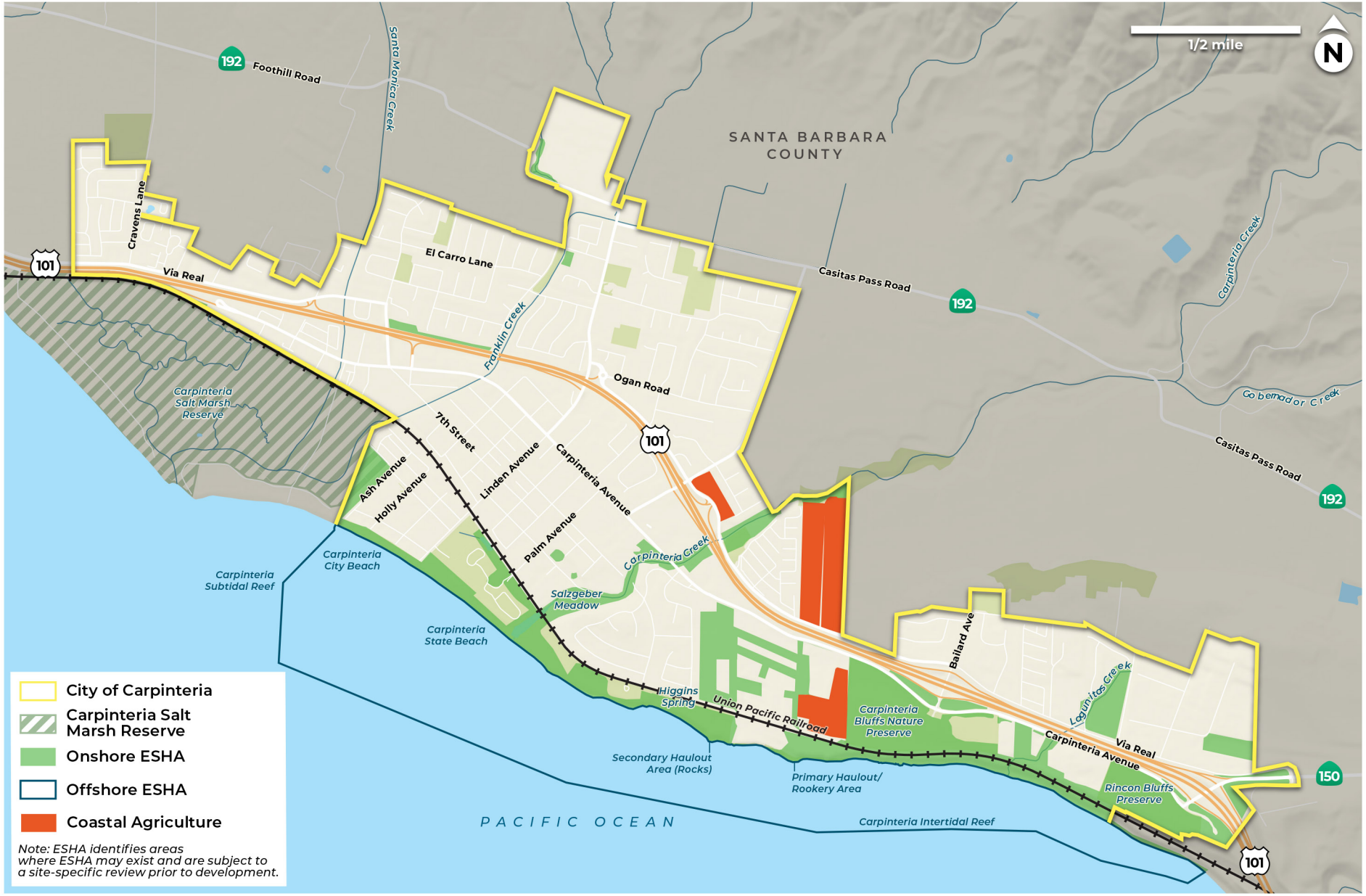
Habitat areas with known ESHA or potential for ESHA in the City are detailed below.

[1] Although the UCNRS's Carpinteria Salt Marsh Reserve lies outside of the City's boundaries, marsh habitats within the City's Carpinteria Salt Marsh Park are closely linked to those in the Reserve.

Table OSC-1. Environmentally Sensitive Habitat Areas in Carpinteria

Habitat Type	Area
Sensitive, Rare, Threatened, or Endangered Species Habitat	Carpinteria Bluffs, Carpinteria Creek, Carpinteria Salt Marsh, various locations throughout the City
Wetlands	Carpinteria "El Estero" Salt Marsh, lower Carpinteria Creek, Higgins Spring at Tar Pits Park, "Farmer" Parcel, Green Heron Spring Parcel[1], Rincon Bluffs Preserve, U.S. Highway 101 drainage between Santa Ynez Avenue and Franklin Creek
Dunes	Carpinteria City Beach, Carpinteria State Beach
Rocky Intertidal Areas	Carpinteria Bluffs coastline
Subtidal Reef and Kelp Beds	Carpinteria Reef, reefs below Carpinteria Bluffs
Marine Mammal Rookery and Haulout Areas	Carpinteria Harbor Seal Haulout Area and Rookery, sandy pocket east of Casitas Pier below Carpinteria Bluffs
Creeks and Riparian Habitat	Santa Monica Creek, Franklin Creek, Carpinteria Creek, Lagunitas Creek
Significant Native Plant Communities such as Coastal Sage Scrub, Riparian Scrub, Coastal Bluff Scrub, and Native Oak Woodlands	Carpinteria Bluffs, Carpinteria Creek, and other locations throughout the City to be determined on a case-by-case basis as projects are reviewed
Butterfly Habitat	Salzgeber Meadow, other locations throughout the City

1. California Coastal Commission certified the "Green Heron Spring" Ellinwood Parcel Overlay Local Coastal Program Amendment allowing this wetland only to be buffered 35 feet from new development. See Carpinteria Municipal Code Chapter 14.43.030(5)(a)(1).



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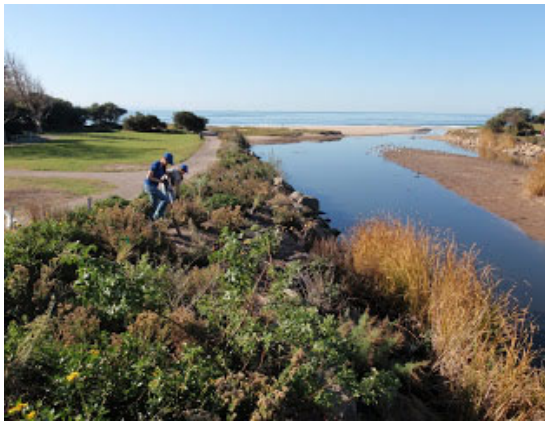
Environmentally Sensitive Habitat Area and Related Resources

FIGURE OSC-1

Wetlands & Vernal Pools

> **Definition**
>
> **Wetlands:** Lands within the Coastal Zone which may be covered periodically or permanently with shallow water and include saltwater marshes, freshwater marshes, brackish water marshes, swamps, mudflats, and fens (PRC, §30121).

Wetlands support a range of sensitive plant and animal species and provide important ecosystem services, including water quality protection and habitat for invertebrates, fish, and birds. Wetlands are considered ESHA under the Coastal Act because they provide critical habitat to threatened or endangered species and support high biological productivity. As such, the Coastal Act regulates the alteration of wetlands and requires their preservation. The City uses the wetland definition in Coastal Act: PRC, §30121 to define wetlands subject to related regulation. The Coastal Act's definition of a wetland does not distinguish between wetlands according to their quality.



The Carpinteria Creek Mouth restoration project, completed in 2012, restored native flora along the banks to increase the habitat and ecological value of the estuarine area.

Wetlands occur primarily within creek channels and coastal outlets within the City associated with watershed drainage. The most substantial wetland in the City is the lower Carpinteria Creek estuary, which extends approximately 400 feet southward from the 4th Street Bridge and varies from 100 to 150 feet in width. The estuary provides fresh and brackish water habitats for salt-tolerant native plant species, including coastal sage scrub, arroyo willows, coast golden bush, salt grass, and woolly seablite. The creek outlets at Carpinteria State Beach can connect to the Pacific Ocean, dependent on creek water levels (i.e., seasonal precipitation), tides, and berm height (i.e., sand supply) at the State Beach. Carpinteria also supports several isolated freshwater marsh habitats, including areas within Rincon Bluffs Preserve, Higgins Spring in Tar Pits Park, drainage channels along portions of U.S. Highway 101 (U.S. 101) and the Union Pacific Railroad (UPRR), the "Farmer Parcel" at Bailard Avenue and Carpinteria Avenue, and an isolated wetland off 6th Street, west of Carpinteria Creek.

Vernal pools are seasonal shallow pools with an underlying impermeable layer that become saturated during the winter rains and maintain a pond through the spring. A unique variety of plant and animal species are adapted to this cyclical wetting and drying, including the vernal pool fairy shrimp, a federally threatened species. Because of this, vernal pools are some of the most ecologically important and distinctive habitats in California. Vernal pools exist within the Rincon Bluff Preserve.

Adjacent to the City, the 230-acre Carpinteria Salt Marsh Reserve is a Southern California estuarine ecosystem supporting cattails, willows, and other freshwater wetland species. The Marsh includes extensive wetlands, sub-tidal channels, and emergent upland habitats. The Marsh provides habitat for migratory waterfowl along with several species of plants and animals listed as endangered, threatened, or of special concern, such as the salt marsh bird's-beak, light-footed clapper rail, and Belding's savannah sparrow. It is also an important regional nursery for California halibut and other species of marine and estuarine fish.

The Carpinteria Salt Marsh supports a southern California estuary, with many sensitive plant and animal species.

Beaches, Dunes, Tidelands, & Subtidal Reefs

Beaches, dunes, tidelands, and subtidal reefs support diverse ecological habitats and recreational resources. The City has approximately 2.5 miles of shoreline, ranging from the sandy beach and dunes fronting low-lying developed areas of the City and State Beach to the rocky and sandy intertidal areas backed by coastal bluffs in the eastern areas of the City. The City includes 4.7 square miles of tidelands in its 7.3-square-mile area that extends 2 miles offshore. Sandy beaches fronting Tar Pits Park and the Carpinteria Bluffs provide intertidal pocket beaches that support a wide variety of intertidal sea life. Immediately offshore, the Carpinteria Reef is a subtidal reef providing high-quality habitat and shoreline protection.

The Coastal Act sets forth the requirements to protect and restore, where feasible, coastal waters, wetlands, estuaries, and streams (PRC, §30230 - §30236). These regulations aim to protect the economic, commercial, recreational, and biological productivity of coastal waters.

Steep bluffs towards the eastern end of the City are fronted by narrow sandy beaches and rocky intertidal habitat that is exposed at low tides.

Carpinteria State Beach contains a 5-acre dune system. Dunes improve shoreline resiliency by reducing hazards from coastal flooding and erosion from large storm events. Native dune vegetation such as red sand verbena and dune primrose provide coastal habitat for invertebrates and foraging shorebirds; however, invasive ice plant dominates large areas of the dunes. Dunes can also stabilize beach sand and buffer the shoreline from erosion. These dunes provide a protective barrier to low-lying coastal areas within the State Beach and provide a source of sediment that increases the longevity of a wide, sandy beach.

The Carpinteria Harbor Seal Haulout Area and Rookery lie in a sandy cove east of Casitas Pier below the Carpinteria Bluffs Nature Preserve. The Carpinteria Bluffs provide safety and privacy for the rookery, located near a reef and kelp bed for foraging, and intertidal pools for the pups. The City closes the beach from December 1 through May 31 of each year during the pupping season. Seasonal beach closures extend approximately 750 feet to the east and west and 1,000 feet out to sea. The Federal Marine Mammal Act also imposes a fine for disturbing the seals any time of year, including encroaching within 50 feet of any seal. A hidden viewing area is available from the Carpinteria Bluffs Trail above the Seal Haulout Area and Rookery to protect the seals from disturbance and distress. The seals are locally monitored by Carpinteria Seal Watch. Volunteers monitor rookery activities to divert any human or dog encroachments to prevent, or minimize, the intensity of any disturbance. Data is collected that includes multiple daily counts of both adults and pups, any disturbances to the rookery, injured animals, and the number of visitors observing the seals. More information about the Carpinteria Seal Watch is available at carpinteriasealwatch.org.

Carpinteria City Beach is a key public recreation resource and supports nearshore habitat. Photo: Carpinteria Seal Watch.

Vegetated sand dunes at Carpinteria State Beach provide coastal habitat and a protective barrier from coastal hazards.

Creek Corridors, Riparian Habitats, & Wildlife Corridors

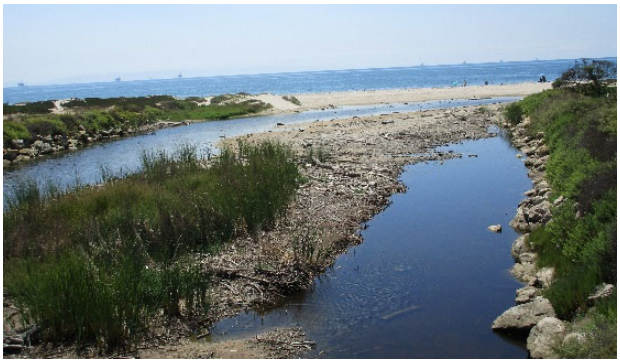
Coastal Act measures to preserve coastal streams (PRC, §30231) include:

- Minimize adverse effects of wastewater discharges and runoff
- Maintain natural vegetation buffer areas that protect riparian habitats
- Minimize alteration of natural streams.

Carpinteria Creek, Franklin Creek, Santa Monica Creek, and Lagunitas Creek flow through the City. Carpinteria Creek links coastal habitats to those of the Santa Ynez Mountains and is the only natural (i.e., non-channelized) stream in the City. Carpinteria Creek supports special status species such as steelhead trout, tidewater goby, and southwestern pond turtle. Santa Monica Creek and Franklin Creek are both confined to concrete culverts within the City, reducing their habitat value. Lagunitas Creek is a channelized drainage that supports a healthy willow-dominated riparian woodland in some segments. All creeks within the City convey surface water from a combined watershed area of approximately 24 square miles. The creeks transport sediments and nutrients, improve water quality by filtering pollutants from runoff, recharge aquifers, provide recreational and educational

opportunities, and serve as important wildlife movement corridors between the coastal areas of the City and the Santa Ynez Mountains, particularly because they provide passage beneath Highway 101. The Bob Hansen Creeks Preservation Program helps implement the CLUP/General Plan to guide the preservation and restoration of the City's creeks.

Carpinteria Creek



Carpinteria Creek is a unique coastal wetland that supports diverse vegetation and habitat for protected and endangered species of fish, including the steelhead trout.

Carpinteria Creek is a designated critical habitat for steelhead trout, a federally endangered species. This watershed currently supports steelhead runs purported to be among the largest in southern Santa Barbara County (County). Its lagoon, which extends west of Sixth Street, is a rare wetland that harbors an endangered fish, the tidewater goby. The creek's forested banks provide all three of the vegetation habitats -- tall canopy, midstory, and understory -- that serve a wide variety of wildlife, particularly birds, as important nesting and foraging habitat and as a corridor for movement through the City. More than 200 bird species, including migratory birds on the Pacific Flyway and endangered species such as the southwest willow flycatcher, have been sighted here, more than at any other coastal location between Pismo Beach and Huntington Beach. Given the natural stream channel, Carpinteria Creek is not developed with many barriers to wildlife movement. However, development adjacent to Carpinteria Creek may serve as a barrier for many terrestrial species that confines movement to the stream channel itself. The Carpinteria Creek watershed drains approximately 9,792 acres (15.3 square miles).

Santa Monica and Franklin Creeks

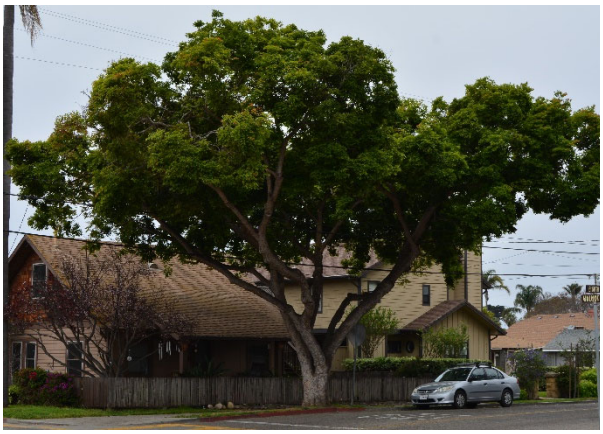
Santa Monica and Franklin Creeks traverse the City and provide surface water connectivity from the Santa Ynez Mountains to the Pacific Ocean. Both creeks are almost entirely channelized within concrete culverts in the City to convey flood flows, support limited riparian habitat, and provide highly restrictive corridors for the movement of wildlife. These creeks drain into the Carpinteria Salt Marsh and merge within the Marsh to form the "main channel" that extends to the mouth of the estuary. Santa Monica Creek extends approximately 5 miles from the crest of its watershed southward to the Carpinteria Salt Marsh, where it joins Franklin Creek in confluence with the intertidal portion of the Marsh. The Santa Monica Creek sub-watershed drains approximately 3,853 acres and reaches an elevation of 3,853 feet (1,175 meters). The Franklin Creek sub-watershed drains approximately 2,732 acres and reaches an elevation of 1,746 feet (533 meters) (UCNRS 2019).

Lagunitas Creek

Lagunitas Creek cuts beneath the eastern region of the City. The creek does not support consistent water flow and primarily serves as drainage from surrounding developed areas following rain events. The drainage is not tied to a specific watershed. Traveling south from the Santa Ynez Mountain foothills, the creek daylights from culverts beneath Lomita Lane and travels southwest for approximately 800 feet within a topographic depression lined with riparian vegetation. At the connection points of Calle Lagunitas and Via Real, the creek is funneled south beneath U.S. 101 into a drainage that carries flows from Carpinteria Avenue to the creek's outlet. When flows occur, water travels west along the north side of the UPRR route and then travels south through a culvert beneath the railroad tracks. Due to the ephemeral nature of the creek and the channelization of the creek through several small culverts, Lagunitas Creek provides only limited value as a wildlife corridor for smaller terrestrial species within the City.

Native Plant Communities

Native plant communities serve as wildlife habitats, providing nesting and foraging sites essential to a range of species. Native plant communities contribute to the stabilization of soils on bluffs, hillsides, and watersheds. Native plant communities in the City include coastal sage and coastal bluff scrub; oak and riparian woodlands, coastal wetlands, including freshwater and salt marsh; and estuarine habitats. These native habitats are concentrated on the Carpinteria Bluffs, in Tar Pits Park, along Carpinteria Creek, and within the Carpinteria Salt Marsh. Other fragmented or isolated pockets of native plant communities are found throughout the City.



Mature trees in Carpinteria provide important habitat for nesting and migratory birds.

Monarch Butterfly Habitat

Monarch butterflies spend winters in eucalyptus groves that provide protection from predators, temperature, and moisture.

Monarch butterflies rely on overwintering roosting habitats along the west coast, often consisting of windrows or circular configurations of tall trees capable of providing shelter from the wind and other elements. Monarchs utilize a variety of trees for communal roosts. These winter clusters represent the most sensitive part of the monarch's life cycle, as the re-population of the species depends upon the mating phase that occurs in these specialized habitats. Monarch butterfly habitat in the City is provided by groves of arroyo willows, western sycamore, blue gum eucalyptus, alders, and coast live oak found along both sides of the Carpinteria Creek in Salzgeber Meadow, and in the former oil and gas plant; however, the former oil and gas plant area was severely damaged by a windstorm in 2007 and the roosting site has never fully recovered (Vince Semonsen 2013; Xerces Society for Invertebrate Conservation 2016; City of Carpinteria 2023).

AGRICULTURAL SOIL RESOURCES

Agricultural areas provide important open space functions, including maintenance of agricultural soil for use as productive farmland, production of resources, and maintenance of the visual quality of the community. The Coastal Act protects agricultural lands within the coastal zone by requiring that the agricultural land be preserved.

The Carpinteria Planning Area has a mild Mediterranean climate with an average rainfall of approximately 18 inches and over 300 days of sunshine per year. The combination of favorable climatic and soil conditions supports the "highly productive" agricultural land. The Carpinteria Planning Area has Prime Farmland and Farmland of Statewide Importance that support the production of various high-value food and fiber crops, most of which are located outside of City limits under County jurisdiction (Department of Conservation 2018). Highly productive prime agricultural land borders the City in the unincorporated foothills north of the City, supporting a diversity of crops (City of Carpinteria 2017).

The City contains 15.9 acres of designated prime farmlands. No agricultural lands within the City are enrolled in Williamson Act contracts under the County Agricultural Preserve Program. Agricultural resources within the City include the 4-acre Whitney Site Agricultural Overlay District, which establishes specific standards to ensure the preservation of agricultural use of the "Whitney Site" as mitigation for the reconfiguration of the northbound on and offramps at Casitas Pass Road as part of the South Coast Highway 101 HOV Lanes Project. An agricultural conservation easement has also been established over the site. Since 2022, the City has managed the site for

the commercial harvest of avocados from the orchard and conducts regular maintenance, irrigation, and weed management of the property. Additional information about the future development of the orchard as a Community Farm is included in the **Healthy Community Element**.

WATER RESOURCES

Water resources in the Carpinteria Planning Area include the Carpinteria Groundwater Basin (Basin) and its watershed area of eight creeks, with Carpinteria Creek, Santa Monica Creek, Franklin Creek, and Lagunitas Creek flowing through the City. Creek corridors support riparian habitats, serve as flood control channels for stormwater runoff, and provide a primary source of groundwater recharge. Conserving water resources and their environments is important to sustain riparian ecosystems, maintain water quality, and increase groundwater recharge.

The Basin underlies approximately 12.7 square miles in the Carpinteria Valley and extends east of the Santa Barbara County line into Ventura County (Department of Water Resources [DWR] 2004). The Basin is bounded to the north by consolidated rocks of the Santa Ynez Mountains, the south and southwest by the Pacific Ocean, and the west by the consolidated rocks of Toro Canyon. The Rincon Creek and Carpinteria faults, which trend westward across the south and southeast portions of the basin, as well as overlying clay layers near the Carpinteria Slough, are believed to act as barriers to seawater intrusion (DWR 2004). As a preventative measure, the Carpinteria Valley Water District (CVWD) monitors the Basin to detect any saltwater intrusion.

The Basin provides approximately 22 percent of water supplies for the population overlying the basin, including the City, with the remaining water supplied by Lake Cachuma, the State Water Project, recycled water supplies, and transfers and agreements (Woodard and Curran & CVWD 2021). DWR designated the Basin as a high-priority resource in 2018 due to measured declines in groundwater levels. Under the California Sustainable Groundwater Management Act, the Basin will need to comply with requirements to achieve groundwater sustainability by 2040. In 2020, CVWD, the City, the Santa Barbara County Water Agency (Water Agency), and the County of Ventura entered into a Joint Exercise of Powers Agreement to form the Carpinteria Groundwater Sustainability Agency (GSA) for the Basin. As the designated GSA for the Basin, the Carpinteria GSA is responsible for the preparation and implementation of the Groundwater Sustainability Plan (GSP) for the Basin.

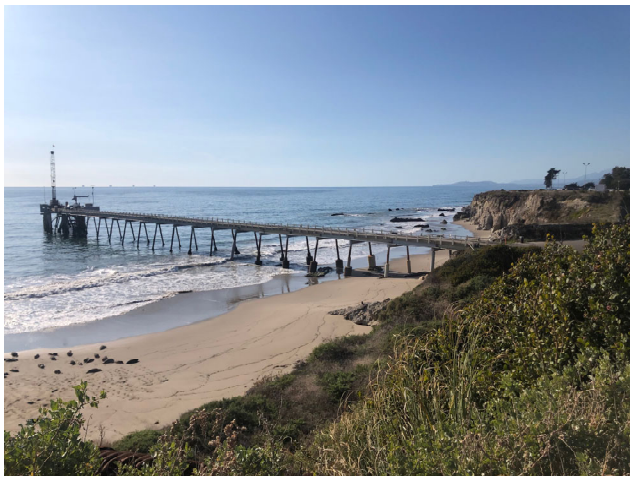
Natural recharge of the Basin comes from the percolation of precipitation, subsurface inflow, and precipitation of irrigation (e.g., agricultural) water (Carpinteria GSA 2023). Average precipitation in the area ranges from approximately 15 to 19 inches, which is expected to increase in variability with future projected climate change. Most of the City overlies confined portions of the aquifer and most groundwater recharge occurs outside of the City limits. Groundwater quality is generally good; however, concentrations of iron, manganese, chloride, and Total Dissolved Solids (TDS) that exceed state standards have been detected at a few locations, and the CVWD has implemented measures to mitigate these issues (Carpinteria GSA 2023).

MINERAL AND OTHER NATURAL RESOURCES

Oil and Gas

Offshore of the City, the Santa Barbara Channel contains oil and gas fields, the primary mineral resource within the Carpinteria Planning Area. Offshore oil production has influenced the City's development since 1959 when the former oil and gas plant on the Carpinteria Bluffs was built for oil and gas extraction from offshore platforms on State-owned lands. The 1964 discovery of the Carpinteria Offshore Oil Field (estimated to contain 521 million barrels of oil at the time) prompted the construction of Casitas Pier and two submerged oil pipelines.

In 1998, Chevron transferred full ownership of the offshore oil leases and processing facility to Venoco, Inc. (Venoco), which took over the operation of both onshore and offshore production. Venoco's operations in Carpinteria ceased in 2017 following Venoco's bankruptcy. Chevron has re-acquired the processing facility and offshore oil leases, with plans to decommission all facilities. The former oil and gas plant will undergo remediation before potential redevelopment.



The Casitas Pier was constructed to support offshore oil extractions and the former oil and gas plant, which is in the process of decommissioning.

Currently, oil extraction activities in State waters are limited to offshore drilling and extraction from platforms Hogan, Houchin, and Henry, which are visible offshore and planned for decommissioning.

Paleontological Resources

Paleontological resources are evidence of past life on Earth, including fossilized remains of plants and animals. Paleontological resources are preserved in rock units and the underlying geology of an area can be used to predict the potential for fossils to occur in that area. The City is underlain by Miocene-aged, between 23 to 2.6 million years old, Monterey Formation; Quaternary-aged, 2.6 million to 11,000 years old, marine terrace deposits, and Quaternary-aged alluvium (Minor et al. 2009; Tan and Clahan 2004).

The Monterey Formation makes up the shoreside cliff faces along the Pacific Ocean in the vicinity of the City. This formation is composed of mudstone and shale deposited offshore during the Miocene. This formation frequently contains fossils of various marine invertebrates including scallops and crabs, while also intermittently producing vertebrate fossils from ancient whales. The Quaternary-aged marine terrace deposits are weakly to moderately consolidated sands, gravels, and silts deposited in intertidal, beach, and estuaries during periods of higher sea levels when the location of the City was underwater. These units intermittently produce fossils wherever they occur

on the coast of California including marine invertebrates and whale bones. The Quaternary-aged alluvium is sedimentary material weathered and washed down from the mountains above the City that creates a mantle over the older geologic units and is generally too recently deposited to contain fossils.

The Monterey Formation is a petroleum source rock and some petroleum rises through faults where it pools at the surface at the Carpinteria Tar Pits within the boundaries of Carpinteria State Beach. The Tar Pits are similar to the larger La Brea Tar Pits in Los Angeles and have produced significant Pleistocene-aged fossils including mammoth, mastodon, dire wolves, birds, snakes, turtles, plants, seeds, etc.

Beach Sand & Sediment

In the 1970s, the U.S. Army Corps of Engineers (USACE) constructed the Santa Monica Debris Basin and Franklin Creek Debris Basin in the Santa Monica Creek watershed and the Gobernador Debris Basin in the Carpinteria Creek watershed outside of the City's limits. These basins were designed to capture sediment, gravel, boulders, and vegetative debris that are washed down local creeks during storms. This allows water to flow downstream along the creeks and/or into the City's municipal storm drain system, thereby reducing flood risk for neighborhoods downstream. These basins are managed and maintained by the Santa Barbara County Flood Control and Water Conservation District, which conducts as-needed maintenance of the basins and removes sediment and debris that has accumulated in the basins (Santa Barbara County Flood Control and Water Conservation District 2017).

Though unintended, these projects have resulted in the interception and export of coastal sediment from local watersheds, resulting in a reduction of coastal sediment and heavier items, such as cobble that previously replenished and protected the City's shoreline. Since the late 20th century, the loss of natural beach cobble has been most apparent and significant along Carpinteria City Beach, particularly from the severe El Niño generated storms in 1983, which removed much of its cobble. In response to these effects, as part of the debris basin maintenance and the County's Carpinteria Salt Marsh Enhancement Plan disposal program, the Santa Barbara County Flood Control and Water Conservation District conducts mechanical beach nourishment events. These nourishment events involve the manual deposition of beach-quality sediment and material (e.g., cobbles) cleared from debris basins within the Carpinteria watersheds, which increases the beach area available for recreation at City beaches (County of Santa Barbara 2019).

As a result, these sources of beach-quality sediment and material have become a valuable resource for the City and other local and regional agencies such as the County in beach nourishment efforts in supplementing natural longshore sediment transport, preserving beach area available for recreation, and reducing effects of shoreline erosion. In the absence of local, stable sand supplies, beach nourishment efforts could require importing beach-quality sediment from regional or more distant sources, which can be costly and have negative environmental impacts, such as increased greenhouse gas (GHG) emissions.

VISUAL RESOURCES

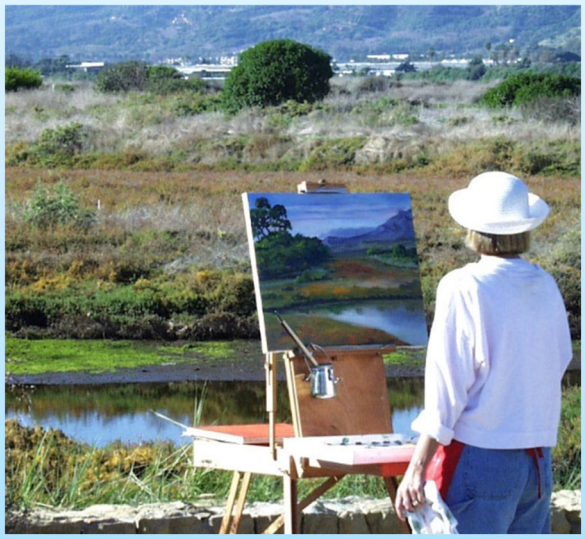
Carpinteria supports view corridors and scenic vistas throughout the City, including panoramic views to and along the Pacific Ocean, Santa Ynez Mountains, and the Channel Islands. Carpinteria's creeks, beaches, open spaces, foothills, agricultural lands, urbanized areas, landscapes and landforms are all potential subjects for scenic views. The preservation of these views aids in establishing community identity and promoting aesthetic appeal by providing visual access to landforms, urban forms and environments that are familiar to local residents and unique to the City. Some local streets provide views of the coastline, Carpinteria Bluffs, and Santa Ynez Mountains. The Carpinteria Bluffs/California Coastal Trail extends through Carpinteria State Park, Tar Pits Park, and the Carpinteria Bluffs, providing both ocean and mountain views, as well as those of the Carpinteria Harbor Seal Haulout Area and Rookery and local open spaces. Scenic views of agriculturally productive land, particularly in the foothills, can be seen from a variety of locations.

Definition

Public view: views of scenic areas such as the coast, ocean, waterways, expansive beaches, wetlands, mountains, and parklands as seen from public areas. This includes public view points from scenic roadways and public trails, beaches, and parks. Public scenic views may be framed (view corridor), wide angle, or panoramic.

Several scenic resources within the City and the surrounding area include:

- **Mountains** to the north and east of the City offer views of foothills, canyons, and mountain peaks characterized by craggy ridgelines, rolling foothills, and chaparral habitat.
- **Carpinteria Salt Marsh** to the west of the City includes views of wetland and estuarine habitats supporting many unique plant and animal species.
- **The Pacific Ocean** along the City's southern boundary provides scenic views of beaches, the Channel Islands, marine wildlife, and tidepools.
- **Carpinteria Bluffs** along the southwestern edge of the City includes panoramic views along coastal bluffs, and of the Pacific Ocean and coastline below.
- **Night Sky** visible throughout the City provides views of celestial features such as planets.



Coastal Act: PRC, §30251 requires the scenic and visual qualities of coastal areas to be considered and protected as a resource of public importance. New development must be sited and designed to protect public 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.

These and other scenic resources are important to the community and the character of the Carpinteria Planning Area. New development can affect such views by obstructing views and by providing new light and/or glare that affects the scenic quality of an area. Primary sources of artificial light include building interior lighting, exterior building and security lighting, street lighting, landscape lighting, and vehicle lights. New sources of lighting can be a nuisance to sensitive receptors through light spill or the creation of an ambient glow that diminishes views of the clear night sky. Unmitigated light spill and ambient light glow can also disturb wildlife located in natural habitat areas and adjacent to the built environment.

Scenic Roadways and Corridors

The California Department of Transportation (Caltrans) and the County designate scenic highways to recognize and preserve views from scenic routes; other local roads within the City also provide scenic views (although not formally designated). There are currently no designated scenic highways within or adjacent to Carpinteria. However, U.S. 101 and SR 150 are eligible for designation as state scenic highways in the Carpinteria Planning Area and vicinity.

Linden Avenue extends south toward the coastline and provides channelized and directional views to the south of the Pacific Ocean and Carpinteria State Beach.

Local transportation corridors that do not have official scenic designation but are considered by the City to provide scenic views include:

- **Linden Avenue** from its intersection with State Route 192 (Foothill Road) to its terminus at Carpinteria City Beach provides both mountain and ocean views.
- **State Route 192 (Foothill Road, Casitas Pass Road)** traverses the northernmost portion of the City and provides views of the foothills of the Santa Ynez Mountains.
- **Union Pacific Railroad** crosses east-west through the City and provides sweeping views of the ocean and the Carpinteria Salt Marsh.

CULTURAL RESOURCES

The Carpinteria Valley has supported three major cultures: the Native American Chumash, the early Spanish and Mexican settlers, and the American and immigrant pioneers whose farms, shops, churches, and schools established the foundation for the City (Carpinteria Valley Historical Society 2019). Habitation within the Carpinteria Valley dates back 11,000 to 12,000 years, including the region's first known inhabitants, the Chumash, some of whom still live in the area today.

Cultural resources are the tangible or intangible remains or traces left by prehistoric or historic peoples and typically include prehistoric and historic archaeological sites and the historic built environment, such as buildings or structures, or traditional cultural places or landscapes. Tribal

cultural resources are also defined as resources with cultural value to a California Native American Tribe. While several cultural resource sites are known in the City, the potential exists for previously unrecorded cultural resources to be present in areas of potential new development. The City values the preservation of significant cultural resources from disturbance, and new development may require a site-specific investigation to determine the presence of significant cultural resources.

Historic Resources

There are seven City-designated historic landmarks and one State Historical Landmark (Figure OSC-2; Table OSC-2). The City's Historic Resources Area could also contain unknown or undiscovered significant historic structures or resources at the local, state, and/or national level.

Table OSC-2. Designated Landmarks within the City

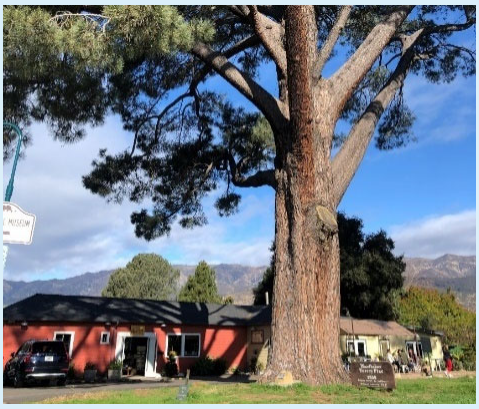
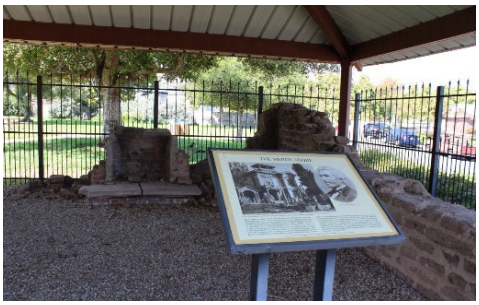
Landmark	Description	Photo
City Landmarks		
Wardholme Torrey Pine, City Landmark #1 *5160 Carpinteria Avenue*	The largest known example of the Torrey pine species was planted in 1888.	
Heath Ranch Park and Adobe, City Landmark #2 *Eucalyptus Street*	The last adobe site in the Carpinteria Valley was discovered in the early 1970s during the development of a new housing project and was designated as a City Landmark in 1975. The adobe was previously included as part of the Heath residence, a Victorian-era home, in 1881.	

Table OSC-2. Designated Landmarks within the City (Continued)

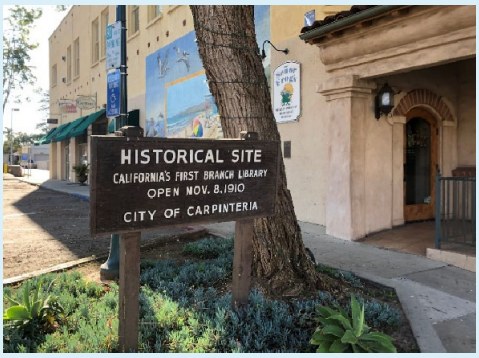
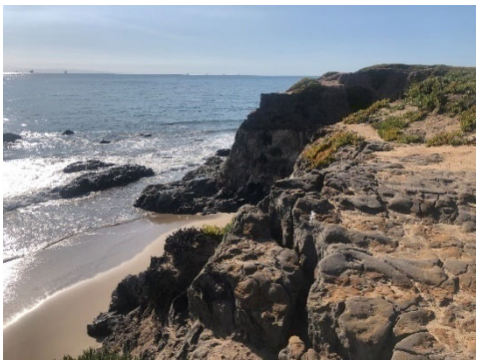
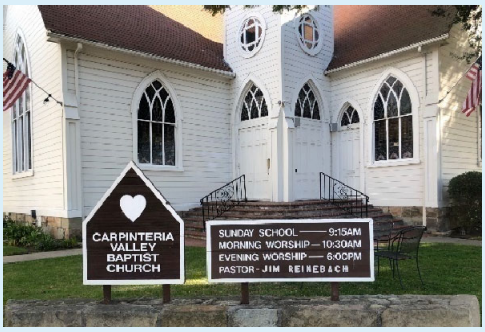
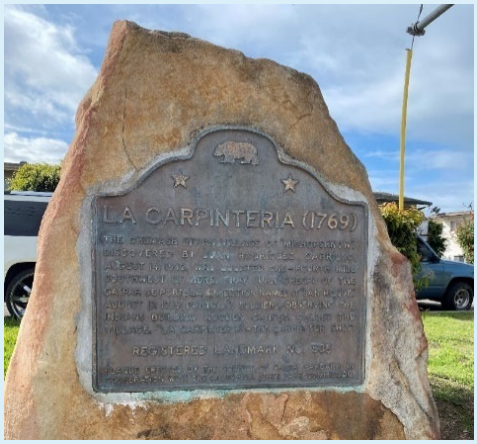
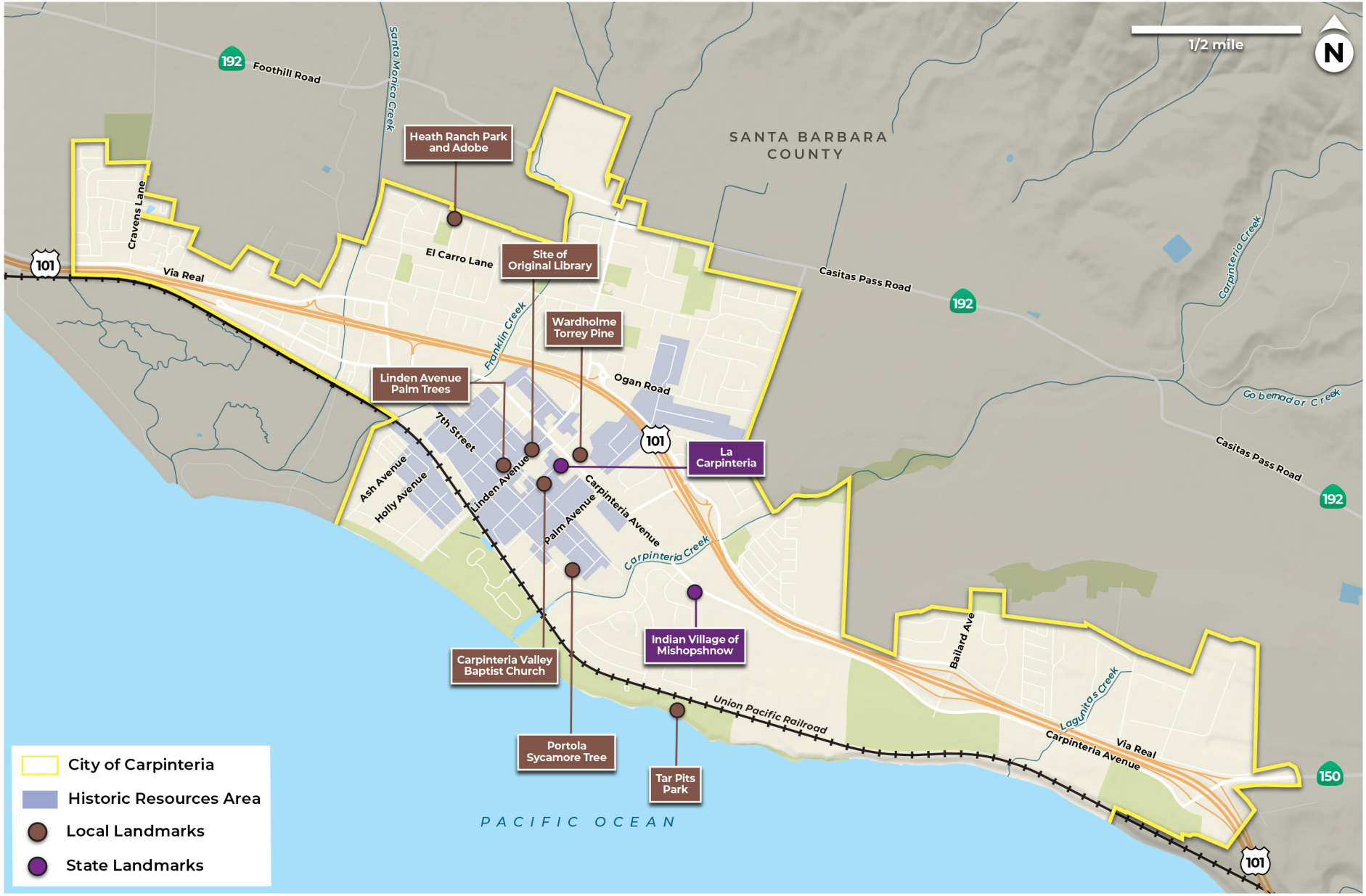
Landmark	Description	Photo
Site of Original Library, City Landmark #3 *892 Linden Avenue*	Site of the original Carpinteria Library.	
Linden Avenue Palm Trees, City Landmark #4 *Linden Avenue between 7th and 8th Streets*	The Palms were planted before 1912, as part of the development of the Palms Hotel. The palm trees were designated as a City Landmark in 1977.	
Portola Sycamore Tree, City Landmark #5 *5300 6th Street, 600 feet east of Palm Avenue*	Estimated to be over 200 years old, the sycamore tree stands approximately 70 feet tall and has a bank trunk diameter of 69 inches.	
Tar Pits Park, City Landmark #6 *East of Carpinteria State Beach*	The tar pits trapped and preserved hundreds of Pleistocene Age animals. The Native American Chumash mined asphalt from the Carpinteria Tar Pits and used it as a sealant for their tomols.	

Table OSC-2. Designated Landmarks within the City (Continued)

Landmark	Description	Photo
Carpinteria Valley Baptist Church City Landmark #7 *800 Maple Avenue*	The church is an example of Gothic Revival style architecture from the late nineteenth century.	
State Landmark		
La Carpinteria, State Landmark #535 *950 Maple Avenue; Carpinteria Valley Museum of Natural History*	La Carpinteria and the Chumash Indian village of Mishopshnow indicate where Spanish soldiers observed Chumash Indians building wooden canoes, calling the village La Carpinteria (the Carpenter's shop).	



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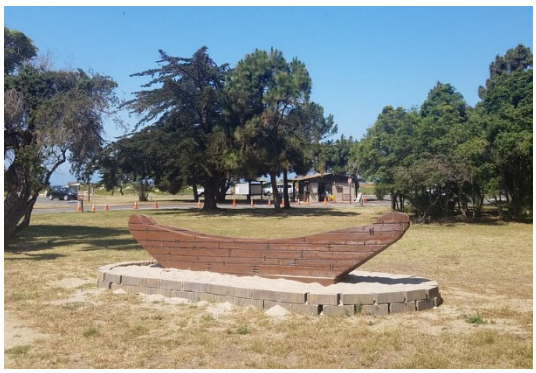
Landmarks and Historic Resources

FIGURE OSC-2

Tribal Cultural Resources

The Carpinteria Valley was first inhabited by the Chumash Indians who relied on abundant natural resources near the coast for hunting, fishing, and trading. Carpinteria State Beach was once the location of a Chumash village named Mishopshnow, meaning "correspondence" as it was a center for trade (Carpinteria Valley Historical Society 2019). This village was also a center for the construction of canoes called "tomols," which were built from wooden planks and sealed with naturally occurring asphaltum (tar) from oil seeps in the Santa Barbara Channel. The oceangoing canoes were vital to the Chumash society for sustenance and trade (National Park Service 2016). In 1769, Spanish explorers led by Gaspar de Portola witnessed the tomol construction along the coast and renamed the area "La Carpinteria," meaning "the Carpenter's Shop."



Replicas of the Chumash plank-built boats called "tomols" located at the State Park and the Tomol Interpretive Play Area represent the oldest examples of ocean-going watercraft in Northern America.

The Chumash hunting and gathering culture once supported major habitation in the Carpinteria Valley and utilized the abundant shellfish and marine life of the area, along with plant resources such as acorns from native oaks. The asphaltum is naturally available in large tarry asphalt deposits east of the Carpinteria Creek mouth and at Tar Pits Park and was also used to seal cooking utensils, among other purposes. Subsurface archaeological remains occur within the City and have significant cultural value.

Preserving tribal resources as required by the Coastal Act and the California Environmental Quality Act (CEQA) is a priority for the City as the contemporary Chumash culture is closely tied to the native habitats of the area which shaped the original culture.

Goal

Protect, preserve, and enhance local natural resources, habitats, and open space.

OBJECTIVES AND POLICIES

Open Space

Objective OSC-1: Preserve and restore the open space resources within the City.

Policies:

OSC-1a. Maintain all publicly owned open space areas as public open space in perpetuity.

OSC-1b. Restore, preserve, and maintain public open spaces to enhance natural resources, outdoor recreation, and public health and safety.

OSC-1c. The Carpinteria Bluffs Nature Preserve, the Rincon Bluffs Preserve, and the Rincon Gateway shall be preserved, restored, and managed to protect the natural and open space resources of these areas in perpetuity. Allowable development shall include habitat restoration, public access, and passive recreation improvements such as passive open space or trails.

OSC-1d. Development of private properties within the Carpinteria Bluffs shall maximize protection of habitats and ESHA; provide and maintain public access to open space and the coast; and, shall include outdoor recreation, such as public trails, parks, and beach access.

OSC-1e. Eucalyptus and tamarisk windrows not otherwise protected as ESHA shall be designated as open space with 10-foot buffers, measured from the dripline. Windrow trees shall be preserved and/ or replaced with native tree plantings as one part of a contiguous and naturally preserved open space system across the whole of the Carpinteria Bluffs. Thinning, pruning, and removal of trees within a windrow shall be limited to what is necessary to maintain the trees in a healthful condition or to protect public safety, consistent with the requirements of Policies OSC-7a and OSC-7e. The gradual transition of windrows from non-native trees (e.g., eucalyptus and tamarisk) to native trees (e.g., oaks, sycamores) over time as older non-native trees die or become diseased may be permitted consistently to maintain the general visual character of the windrows.

OSC-1f. When a coastal development permit for the removal of a windrow tree is approved by the City, the City shall include a condition of approval requiring the windrow tree to be replaced at a ratio necessary to ensure the infill of any gaps. Replacement windrow trees shall consist of native, locally occurring tree types and sizes as approved by the City Biologist. The applicant shall be required to monitor replacement trees for the first five years after planting and shall be required to replace any replacement trees that fail to survive within that period. Phased removal and replacement of tamarisk windrows with native tree windrows should be encouraged. New development or other activity proposed on parcels including windrows shall be set back a minimum of 10 feet from the drip line of the trees and shall not result in compacting of soil or other potential damage to the trees' root system or water source.

OSC-1g. Only native species shall be used in landscaping, fuel modification zones, or buffer zones for new development within the Carpinteria Bluffs.

OSC-1h. New development of Bluffs properties shall enhance and protect the bluff habitat through the planting of native vegetation appropriate for the habitat type in the area, as well as the removal of invasive species. Restoration of Bluffs properties shall include those areas where bluff habitat has been destroyed or removed by human use, to discourage human use of the bluff edge except at selected viewing points. Except for the Carpinteria Harbor Seal Haulout Area and Rookery, viewpoints shall not be heavily vegetated to allow clear views of the beach and ocean.

OSC-1i. Bluff top structures shall be set back from the bluff edge sufficiently far to ensure that the structure does not infringe on views from the beach. Compliance with this policy may require an additional buffer beyond that required to protect ESHA or avoid coastal hazards.

OSC-1j. Landscape planning shall be respectful of the natural character of the bluffs and enhance existing native plant communities and ESHA.

OSC-1k. Private and public development of Bluffs properties shall remove invasive weedy species, particularly those occurring in dense stands. Invasive weeds include ice plant (*Caprobrotus edulis, C. aequtlaterus,* and other species) and pampas grass (*Cortaderla atacamensis*). The list of weedy plants includes landscaped species such as ivy (*Hedera helix*) that readily escape and invade native habitats, especially riparian areas. Where weedy species are removed, the site is to be replanted with the same native scrub species found in the surrounding areas. If the removal of weeds occurs in coastal sage scrub habitat, then the former weedy area shall be replanted with coastal sage scrub species. Removal of invasive species and new plantings shall be completed before the issuance of occupancy permits on adjacent lands.

OSC-1l. Access to the Rincon Bluffs Preserve designated open space shall be restricted to on-trail pedestrian and bicycle users only. Fencing and signage necessary to restrict such access shall be installed. Required fencing shall be designed to blend with the natural setting to the extent feasible by the use of materials such as wooden split-rails and shall be wildlife permeable. Trails shall be sited and designed to minimize impacts to ESHA to the maximum extent feasible. Mitigation for loss of vegetative habitats shall be required and may include removal of invasive weedy species occurring in dense stands and new plantings to be implemented concurrently with trail construction.

ESHA

Objective OSC-2: Define and identify ESHA within the City and protect ESHA against significant disruption of habitat values and ensure development within or adjacent to ESHA is sited and designed to prevent impacts which would significantly degrade ESHA and is compatible with the continuance of the habitat, to the maximum extent feasible.

Policies:

OSC-2a. ESHA shall be protected against any significant disruption of habitat values, and only uses dependent upon those resources shall be allowed within those areas.

OSC-2b. Protect, maintain, and, where feasible, restore the biological productivity and the quality of coastal waters, creeks, wetlands, estuaries, lakes, and marine resources.

OSC-2c. Habitat areas that meet the definition of ESHA in accordance with the Coastal Act: PRC, §30107.5 shall be defined as ESHA, including, but not limited to, wetlands and vernal pools, beaches, dunes, tidelands, creek corridors, coastal sage scrub, coastal bluff scrub, riparian habitat, and other vegetation. If the habitat meeting the definition of ESHA was damaged by a natural disaster (e.g., fire, drought, insect infestation/disease), or illegally removed or degraded, such habitat areas shall continue to be defined as ESHA.

OSC-2d. Any parcel of land or water identified as potentially containing ESHA as depicted in Figure OSC-1, as identified in Table OSC-1, or as defined by the Coastal Act shall be considered ESHA and shall be subject to the ESHA-related policies and provisions of the LCP.

OSC-2e. A site-specific biological assessment shall be required for new development or major redevelopment on sites potentially containing ESHA, properties within ESHA as depicted in Figure OSC-1, or that may result in the degradation or destruction of ESHA, as determined by the community development department. The biological assessment shall at a minimum include:

a) Field surveys to determine the presence and location of ESHA and any other sensitive habitats and sensitive plant and animal species;

b) Vegetation maps; a list of all observed habitat types, native plant and animal species; and an evaluation of other sensitive species that have the potential to occur on the site;

c) An analysis of potential impacts caused by proposed development with a list of recommendations for avoiding, minimizing, or mitigating impacts, including project alternatives to avoid impacts, and mandatory compensatory mitigation in the form of habitat creation, restoration, and/or enhancement where ESHA impacts cannot be avoided; and

d) Identification of appropriate building siting and design and setbacks; appropriate use, restoration, and development standards within setbacks; wetland buffers; landscape recommendations; and mitigation and reporting requirements, as appropriate.

OSC-2f. If there is no feasible alternative for new development or major redevelopment within or adjacent to ESHA, or that may result in the degradation or destruction of ESHA, that avoids all impacts, then the alternative that would result in the fewest or least significant impacts to ESHA shall be selected.

OSC-2g. Mitigation shall not be used as a substitute for the selection of the least damaging site-design alternative. All required mitigation restoration areas for the project shall be considered ESHA and subject to policies protecting ESHA resources within the CLUP/GP.

OSC-2h. If the application of the policies, standards, or provisions of the LCP regarding the use of property designated as ESHA or ESHA buffer would likely deny all reasonable economic use of a legal lot or, or otherwise constitute an unconstitutional taking of private property without just compensation pursuant to applicable law, then new development or major redevelopment may be allowed in ESHA or ESHA buffer, pursuant to Policy LU-1e. New development in ESHA or ESHA buffer shall be subject to all other policies and provisions of the LCP, except those provisions for which the reasonable economic use exception is requested.

OSC-2i. Where unavoidable permanent impacts to ESHA are allowed, compensatory mitigation in the form of habitat creation or restoration shall be required at a minimum 4:1 ratio (area restored to the area impacted) for wetland, open water, or creekbed habitats and a minimum 3:1 ratio for all other ESHAs (including riparian ESHAs). Temporary impacts to ESHAs, wetlands, and creeks shall be restored at a minimum 1:1 ratio. Mitigation shall occur on-site to the maximum extent feasible to produce like-for-like habitat. Where successful on-site mitigation is not feasible, mitigation may be provided at nearby off-site locations if the restoration area is within public parklands or restricted from development, and success and maintenance are guaranteed through binding agreements.

OSC-2j. Where multiple policies have different applicable requirements, then the policy that is most protective of the ESHA and related biological resources shall apply. However, if policies specifically allow or regulate uses in wetlands or rivers/streams that would not otherwise be allowed in ESHA, those specific policies shall apply over more general ESHA policies.

OSC-2k. New development within ESHA and ESHA buffers shall be limited to resource-dependent uses. Resource-dependent uses include passive recreation such as public accessways, bikeways, trails for hiking, and low-impact campgrounds; nature study and environmental research or education; directional, educational, and interpretive signs; and habitat restoration.

OSC-2l. Resource-dependent uses shall be sited and designed to avoid significant disruption of habitat values in ESHA by implementing measures such as minimizing removal of native vegetation, installing navigation and educational signage, placement of boardwalks, utilizing established trail corridors or existing disturbed areas, following natural contours to minimize grading, and using limited fencing. All appropriate measures to avoid, minimize, and mitigate impacts shall be identified in the site-specific biological assessment.

OSC-2m. For any proposed development, proposed subdivision, or lot line adjustment potentially affecting ESHA, or located within 250 feet of a parcel determined to contain ESHA resources, development shall be carried out in a manner that will avoid significant disruption of habitat resources within ESHA. Regulatory measures shall include but are not limited to setbacks, buffer zones, grading controls, noise restrictions, lighting restrictions, requirements for wildlife permeable fencing, and maintenance and establishment of native vegetation, where applicable to protect ESHA.

OSC-2n. New development shall establish and maintain buffers from ESHA and parklands/protected open space areas to protect the adjacent ecosystem and be compatible with the continuance of the protected habitat. Buffers shall consist of exclusively native vegetation to serve as transitional habitats to provide a physical barrier to intrusion.

OSC-2o. Vegetation management, including the removal of non-native vegetation, planting native species appropriate for the habitat type, weeding, supplemental plantings, and other maintenance measures for habitat restoration or enhancement may occur within ESHAs, wetlands, creeks, and required habitat buffers pursuant to a habitat restoration plan that is approved by the City Biologist, unless the removal of the non-native vegetation would impact a sensitive species (e.g., monarch aggregation sites). Vegetation and pest management strategies that do not involve the use of insecticides, herbicides, rodenticides, or any toxic chemical substances that have the potential to significantly degrade ESHA should be used whenever feasible.

OSC-2p. The City will protect and should restore ESHA, including degraded wetlands, butterfly habitats, native plant communities, and sensitive, rare, threatened, or endangered species habitats located on City-owned property.

OSC-2q. Preserve, protect, and enhance habitat linkages through limitations on the type and intensity of new development and preservation of riparian corridors. Development in or adjacent to ESHAs, wetlands, and creeks shall be designed and constructed to ensure the safe movement by wildlife to the maximum extent feasible (such as through the clustering of structures, installation of bridged crossings of wetlands and creeks to replace culverts, avoidance of fencing that does not serve to protect ESHA or fencing that is not part of an ESHA restoration, etc.).

OSC-2r. New development shall be sited and designed in a manner that will minimize grading and erosion, alteration of natural landforms, and vegetation clearance to avoid adverse effects on the ecological function of (and water quality within) creeks, wetlands, coastal waters, and other ESHA as well as beaches, groundwater basins, and other water bodies.

OSC-2s. New development adjacent to ESHA areas shall not be permitted to disturb natural drainage patterns to the point where those ESHA habitats receive too much or too little water for the sustained health of the community.

OSC-2t. The City shall avoid the use of insecticides, herbicides, rodenticides, or any toxic chemical substance that has the potential to significantly degrade ESHA, on city-owned lands where the application of such substances would impact the ESHA, except where necessary to protect or enhance the habitat itself, such as eradication of invasive plant species, or habitat restoration. Application of such chemical substances shall not take place during the winter season or when rain is predicted within a week of application.

OSC-2u. New development adjacent to ESHA or park/open space areas shall incorporate bird-safe window treatments to reduce bird mortalities resulting from bird collisions with buildings.

OSC-2v. When allowed, permanent exterior lighting adjacent to ESHAs, wetlands, and creeks shall be limited to the extent feasible; restricted to low-intensity fixtures; shielded; directed to the ground and away from ESHAs, wetlands, and creeks; and cause no light to trespass into habitat areas.

OSC-2w. The City should continue to provide and support others in public education and information services on the community's significant natural resources including but not limited to the Carpinteria Harbor Seal Haulout Area and Rookery, local creeks, the Carpinteria Salt Marsh, coastal bluff areas, and Monarch butterfly habitat, to increase community awareness of ESHA and its value to Carpinteria.

OSC-2x. The City shall support habitat preservation by establishing habitat preserves and open space areas for passive recreation by developing programs including, but not limited to: conservation easements; land acquisition grants; partnership agreements between private developers, the City, school districts, State Park, and the Los Padres National Forest; overlay performance zoning; development impact fees for recreational resources and services; transfer of development rights; and use fees and fines.

OSC-2y. A 25-foot buffer around existing coastal sage scrub habitat shall be required; however, the buffer may be reduced to 20 feet for coastal sage scrub areas adjacent to riparian habitat, provided the equivalent square footage of habitat equal to a 25-foot buffer is compensated through the in-kind restoration of coastal sage scrub on site or in the immediate vicinity, to the maximum extent feasible. Such restoration may be within designated buffers but shall be in addition to habitat restoration or other forms of mitigation otherwise required of other development. Buffer areas that are revegetated with coastal sage scrub species shall not be subject to requirements for, the provision of additional buffer areas.

Objective OSC-3: Preserve and restore wetlands within the City.

Policies:

OSC-3a. Wetland delineations shall be based on the definitions contained in Title 14 of the California Code of Regulations, §13577(b). The upland limit of a wetland is defined by the following:

a) The boundary between land with predominantly hydrophytic cover and land with predominantly mesophytic or xerophytic cover;

b) The boundary between soil that is predominantly hydric and soil that is predominantly non-hydric;

c) In the case of wetlands without vegetation or soils, the boundary between land that is flooded or saturated at some time during years of normal precipitation, and land that is not.

The upland limit of the wetland shall be determined by the City based on a habitat survey made by a qualified biologist that is reviewed by the City Biologist and in consultation with the California Department of Fish and Wildlife. The condition of the wetland does not affect its regulatory status as a wetland.

OSC-3b. Any wetland area not mapped as ESHA or otherwise determined to have previously been wetlands shall not be deprived of protection, as required by the policies and provisions of the LCP, on the basis that habitat has been illegally removed, filled, degraded, or that species of concern have been illegally eliminated.

OSC-3c. Development shall maintain a minimum 100-foot buffer from the upland limits of all wetlands. No development other than that required to support passive recreational, scientific, and educational uses shall be permitted within the buffer, where such development is consistent with all other wetland development policies and where all feasible measures have been taken to avoid adverse impacts. The minimum buffer may be adjusted upward to account for site-specific conditions affecting the avoidance of adverse impacts.

OSC-3d. Development within 500 feet of the required buffer around wetlands shall be reviewed to ensure necessary improvements are incorporated to maintain water quality and prevent significant impacts on ecosystem function including those that may result from sediment, runoff, chemical and fertilizer contamination, noise, light pollution, and other disturbances. The 500-foot requirement shall be used as a screening method to identify developments located near wetlands and to design such projects to avoid impacts.

OSC-3e. The diking, filling, or dredging of wetlands, estuaries, lakes, and open coastal waters may only be permitted under the Coastal Act, PRC, §30233. Such actions may only occur when there is no feasible less environmentally damaging alternative and where feasible mitigation measures are provided that minimize adverse environmental effects.

Objective OSC-4: Preserve the biological diversity of and public enjoyment of shoreline habitats, including the Carpinteria Harbor Seal Haulout Area and Rookery, dunes, tidepools, and reefs.

Policies:

OSC-4a. Marine resources of the Carpinteria tidepools, reefs, and intertidal areas shall be protected. If coastal hazards or other adverse effects threaten these resources, the City shall coordinate with federal and state resource protection agencies and local organizations to develop a protection plan.

OSC-4b. Permitted development and uses on public beaches that include or are adjacent to rocky points and intertidal areas shall be reviewed to ensure that ESHA and marine resources are protected. Structures should be sited or routed to avoid significant rocky points and intertidal areas.

OSC-4c. The Carpinteria Harbor Seal Haulout Area and Rookery shall not be altered and shall be protected from activities that may adversely affect harbor seals during the pupping season from December 1 to May 31 annually. Only emergency maintenance may be allowed within the Carpinteria Harbor Seal Haulout Area and Rookery and its vicinity for public health and safety pursuant to an emergency coastal development permit. In such instances, disturbance activities shall be coordinated with federal and state agencies and shall minimize disturbance to the haulout area to the maximum extent feasible. Permitted emergency maintenance should be limited to the period of June 1 to November 30 when feasible.

OSC-4d. A 50-foot minimum buffer area on the beach around any animal or area where seals have congregated year-round shall be observed at all times. During the pupping season between December 1st and May 31st annually, the minimum buffer shall extend to 750 feet east and west of the Carpinteria Harbor Seal Haulout Area and Rookery along the beach and 1,000 feet out to sea. The buffer prohibits all activities and access within the seasonal beach closure segment to protect harbor seals from any disturbance.

OSC-4e. Support Seal Watch or other habitat and seal monitoring efforts that protect the existing Carpinteria Harbor Seal Haulout Area and Rookery and provide public education and signage at approaches to the seal haulout area to provide information on the seal population and seal sensitivity to human disturbance.

OSC-4f. Dogs shall not be allowed off-lease in public areas of the Carpinteria Bluffs, and no dogs shall be allowed within the vicinity of the Carpinteria Harbor Seal Haulout Area and Rookery or its viewing points.

OSC-4g. Development and major redevelopment adjacent to the Carpinteria Harbor Seal Haulout Area and Rookery shall:

a) Be of a type, intensity, design, and location that avoids potential impacts on the harbor seals, including adverse noise, vibration, or other disturbances;

b) Maintain a minimum 30-foot setback from the edge of the bluff for trails and gathering areas in the vicinity of the haulout area to reduce the visibility of human movement along the bluff edge, except for designated viewing/blind areas;

c) Maintain and restore natural vegetation along the bluff edge and trails within the bluff edge setback to form a screen or blind, further minimizing the visibility of human activity. Viewing areas through the vegetation where such viewing areas will not adversely impact seal activity in the haulout; and

d) Permit beach-to-bluff access at the east and west sides of the seal rookery area and a continuous bluff-top trail system to allow beach walkers to bypass the protected area on the blufftop and discourage any violation of the seasonal beach closure segment;

e) Control and limit increased demand, use, and human presence or visitation to the bluffs and beaches to avoid disturbance or adverse impacts to harbor seals.

OSC-4h. Seasonal berms and other permitted disturbance activities on the beach shall be implemented in a manner to avoid the removal or disturbance of wrack to the maximum extent feasible and shall also incorporate best management practices to avoid or minimize disturbance to any sensitive species including, but not limited to, western snowy plovers, grunion, and least terns to the maximum extent feasible.

OSC-4i. Motorized vehicle access to beach areas shall be prohibited except for emergency services, lifeguard services, and construction, maintenance, or flood control activities approved through a coastal development permit.

OSC-4j. Dune ESHA shall be protected and, where feasible, enhanced. Where pedestrian access through dunes is permitted, well-defined footpaths or other means of directing use and minimizing adverse impacts shall be used. Nesting and roosting areas for sensitive birds such as western snowy plovers and least terns shall be protected by means, which may include but are not limited to fencing, signing, or seasonal access restrictions.

OSC-4k. Best management practices and other mitigation measures shall be used within new development to protect the water quality of terrestrial wet environments connected to the Pacific Ocean to reduce impacts on nearshore shallow water environments that are used by fish, shellfish, birds, and other aquatic organisms.

Implementation Actions:

1. *The City shall ensure that any future development on the bluffs west of the Carpinteria Bluffs Nature Preserve protects the harbor seal rookery and haulout area from direct and indirect impacts and shall mitigate the adverse effects of construction, operation, and human activities or intrusion. Techniques to protect the harbor seal rookery and haulout area may include but not be limited to vegetative screening using native plants, setbacks and/or barriers, and signage to inform visitors use and access of the viewing area(s). The City shall consider the current location and extent of the harbor seal rookery and haulout area and incorporate the best available information into the development standards and requirements for future development projects subject to this action.*

   Timing: Prior to approval of a final development plan for private property west of the Carpinteria Bluff Nature Preserve.

Objective OSC-5: Preserve natural creek corridors and riparian habitats.

Policies:

OSC-5a. Objectives, policies, and implementation measures within the City's adopted Bob Hansen Creeks Preservation Program shall guide the preservation and restoration of creeks. If there is a conflict between the objectives, policies, or implementation measures of the Creeks Preservation Program and a policy or provision of the CLUP/GP, the policies and provisions that are more protective of the resource shall take precedence.

OSC-5b. Creeks and their corridors shall be preserved as open space and development shall provide a minimum 50-foot buffer from the top of the upper creek bank or existing outer edge of riparian vegetation, whichever is farther, to maintain and/or restore riparian habitat, to protect the community's water quality, wildlife diversity, and aesthetic values.

OSC-5c. The City shall protect and should restore degraded creeks on City-owned land where restoration does not interfere with required flood control practices.

OSC-5d. When alterations to creeks are permitted by Coastal Act: PRC, §30236 and policies herein, creek bank and creek bed alterations shall be allowed only if there is no feasible, less environmentally damaging alternative, development is sited and designed to minimize impacts to coastal resources and where maximum feasible mitigation measures have been incorporated. Creek alterations should incorporate "soft" nature-based methods to the maximum extent feasible (e.g. earthen channels, engineered stabilization, etc.) over "hard" solutions such as concrete or riprap channels.

OSC-5e. Where feasible, creeks should be restored, and fish passage and habitat improved through methods such as removal of existing concrete lining, daylighting reaches of drainages that have been previously under-grounded, removal of fish barriers, laying back steep banks, and planting of native trees and shrubs on stream banks that will not significantly impede creek flows.

OSC-5f. Alteration of creeks for new road crossings shall be prohibited except where there is no other feasible alternative to provide access to public recreation areas or lawfully established development on a legal parcel and the creek crossing is accomplished by clear span bridging. Replacement of existing bridges may be allowed where additional creek alteration or wetland fill is avoided to the extent feasible. Utility crossings of creeks may be allowed where there is no feasible less environmentally damaging alternative and the crossing is accomplished by attachment of utilities to existing bridges, or under-channel boring (horizontal directional drilling) unless other methods are determined to be less disruptive to the stream and any adjacent riparian areas.

OSC-5g. New development allowed pursuant to Policy OSC-4d shall not cause or contribute to streambank erosion or creek or wetland siltation and shall include best management practices (BMPs) to minimize impacts to water quality including construction phase erosion control and polluted runoff control plans, and soil stabilization practices. Where space is available, dispersal of sheet flow from roads into vegetated areas or other on-site infiltration practices shall be incorporated into road and bridge design.

Implementation Actions:

2. *Update the Bob Hansen Creeks Preservation Program to ensure consistency with the CLUP/GP.*

   Timing: Within 5 years of CLUP/GP adoption.

Objective OSC-6: Protect native plant communities and specimen trees.

Policies:

OSC-6a. New development shall be sited and designed to avoid impacts on native vegetation and to avoid removal and/or encroachment into the root zone of both native and non-native, non-invasive specimen trees, including oak, walnut, and sycamore trees and the Wardholme Torrey Pine, Linden Avenue Palm Trees, and Portola Sycamore Tree, to the maximum extent feasible. If there is no feasible alternative that can avoid impacts to native vegetation or individual specimen trees, then the alternative that would result in the least adverse impacts and that does not result in additional adverse impacts to other coastal resources shall be required. Adverse impacts to native vegetation and individual specimen trees shall be fully mitigated, with priority given to on-site mitigation. Mitigation shall not substitute for implementation of the feasible project alternative that would avoid impacts.

OSC-6b. Native plant communities shall be maintained, and if feasible, expanded and restored. New development shall include measures to restore any disturbed or degraded habitat on the project site.

OSC-6c. Plantings to restore disturbed or degraded habitat and plantings for landscaping in areas adjacent to ESHA shall be of native, drought-tolerant plant species consistent with the existing native vegetation onsite and be designed in accordance with best management practices developed for reducing the spread of invasive plant species. Invasive plant species that tend to supplant native species shall be prohibited. Proposed development sites containing invasive species shall be restored with native vegetation.

OSC-6d. Cut and fill slopes, and all areas disturbed by construction activities shall be landscaped or revegetated after grading. Plantings for cut and fill slopes shall be of native, drought-tolerant species consistent with the existing native vegetation onsite.

Implementation Actions:

3. *Develop a Specimen Tree Preservation Ordinance for the protection of important trees including native oak, walnut, sycamore, and other native and non-native specimen trees. The ordinance shall include provisions for the design and siting of structures to minimize the impact of grading, paving, construction of roads, runoff, and erosion on specimen trees. In particular, the Specimen Tree Preservation Ordinance would require that grading and paving not adversely affect root zone aeration and stability of native trees.*

   Timing: Within 5 years of CLUP/GP adoption.

4. *Conduct a City-wide survey to identify specimen trees on both private and public property. The importance of a tree may be determined by its type, age, size, location, or historical significance.*

   Timing: Within 5 years of CLUP/GP adoption.

Objective OSC-7: Protect and conserve tree habitat for Monarch butterflies, and nesting and roosting birds and bats.

Policies:

OSC-7a. Trees serving as monarch butterfly habitat shall not be thinned, pruned, or removed, except where they pose a serious threat to public health and safety or where necessary to maintain the tree(s) in a healthful condition and there is no feasible less environmentally damaging alternative. The City shall determine where a serious and imminent threat to public health and safety exists based on the review of the affected tree(s) by a qualified arborist. Such trees that are altered or removed due to serious and imminent threats shall require an emergency coastal development permit. New development shall be designed and set back far enough to protect the quality of the habitat. The minimum setback shall be 50 feet from the dripline of the butterfly trees.

OSC-7b. New development setbacks shall be a minimum of 300 feet from nesting and roosting trees used by sensitive, rare, threatened, or endangered birds. In addition, the maximum feasible area surrounding nesting and roosting sites shall be retained as grassland or native habitat.

OSC-7c. If pre-construction surveys identify nesting or roosting sensitive, rare, threatened, or endangered birds within 300 feet of the proposed construction, no construction activity shall occur within the nesting or roosting season (February 1 – August 30), unless the City Biologist assesses, approves, and requires resource protective measures, as necessary.

OSC-7d. Pre-construction surveys for nesting and roosting activity shall be performed by a qualified biologist for the proposed development on parcels adjacent to trees with the potential to be used by sensitive, rare, threatened, or endangered birds as determined by the City Biologist.

OSC-7e. Tree maintenance or removal of nesting or roosting trees shall only be allowed if it is determined by a qualified arborist, in consultation with the City Biologist, that maintenance or removal is necessary for the protection of public safety or the maintenance of the health of the affected tree, and there are no other feasible less environmentally damaging alternatives (e.g., fencing around the tree, supportive cabling of weak limbs). Removal of nesting or roosting trees shall be mitigated. In no case shall nesting or roosting trees be removed or altered during the nesting or winter roosting season.

OSC-7f. Natural features used as bat roost sites for special status species shall be protected and preserved from disturbance and degradation. During construction or temporary events, adverse impacts to bat roosts shall be avoided, to the extent feasible, during critical life stages (such as breeding and raising of young) of a special status species.

Agricultural Resources

Objective OSC-8: Maintain the maximum amount of agricultural land in agricultural production to protect and preserve agricultural resources, and minimize conflicts between agricultural and urban land uses.

Policies:

OSC-8a. The City should coordinate with the County of Santa Barbara and the Local Agency Formation Commission to maintain a "greenbelt" of agricultural land surrounding the City to clearly define the urban growth boundary.

OSC-8b. The City should encourage Santa Barbara County to maintain agricultural field uses of agricultural land within the Carpinteria Planning Area and to require urban uses to be located within the City.

OSC-8c. New development or major redevelopment shall require a buffer from agricultural lands to adequately protect agricultural viability and to minimize conflicts between agricultural and urban land uses. Siting and design alternatives shall be considered to maximize the width of the agricultural buffer area to the maximum extent feasible to effectively minimize conflicts and avoid future conversion of existing agricultural land uses. The agricultural buffer shall incorporate design features, such as vegetative and other physical barriers, and shall be permanently protected (i.e. by deed restriction, easement, or fee dedication).

OSC-8d. The transfer, purchase, or donation of development rights or agricultural conservation easements on agricultural lands shall be encouraged and supported by the City.

OSC-8e. Protect agricultural and agriculture enterprise education opportunities within the Whitney Site Agricultural Overlay District.

Water Resources

Objective OSC-9: Conserve water resources, and where feasible restore the biological productivity and quality of coastal waters, streams, wetlands, and estuaries.

Policies:

OSC-9a. Natural drainage patterns, post-development peak stormwater, and dry weather runoff management shall be addressed early in site design planning and alternative analyses, taking into account existing site characteristics that affect runoff, (such as topography, drainage, vegetation, soil conditions, natural hydrologic features, and infiltration conditions) in designing strategies that minimize post-development changes in the runoff flow regime, minimize changes to natural topography, minimize impervious surfaces, control pollutant sources, and, where necessary, remove pollutants.

OSC-9b. Wastewater discharges shall minimize adverse impacts on the biological productivity and quality of coastal streams, wetlands, estuaries, and the ocean. Pollutants such as sediments, litter, metals, nutrients, chemicals, fuels, or other petroleum hydrocarbons, lubricants, raw sewage, organic matter, and other harmful waste shall not be discharged into or alongside any waterbody during or after construction. Where feasible, restore hydrologic features such as stream corridors, drainage swales, topographical depressions, groundwater recharge areas, floodplains, and wetlands.

OSC-9c. Development shall be sited, designed, constructed, and managed to preserve or enhance vegetation that provides water quality benefits such as transpiration, vegetative interception, pollutant uptake, shading of waterways, and erosion control. Native vegetation shall be prioritized for use in water-quality treatment facilities such as bioswales and vegetated filter strips.

OSC-9d. New development shall be planned, sited, and designed to maintain or enhance onsite infiltration of runoff, where appropriate and feasible, to reduce runoff and recharge groundwater.

OSC-9e. Agricultural operators shall protect water quality by minimizing soil erosion, nutrient loss, and polluted runoff, and by reducing pesticide use and contamination during the construction and operation of agricultural land uses and the keeping of animals.

OSC-9f. New development shall include protective setbacks from surface waters, wetlands, and floodplains for conventional or alternative on-site wastewater treatment systems as well as separation distances between system components, building components, property lines, and groundwater. Under no conditions shall the bottom of the effluent dispersal system be within 5 feet of groundwater.

OSC-9g. Low Impact Development strategies shall be used to emphasize an integrated system of decentralized, small-scale control measures that minimize alteration of the site's natural hydrologic conditions through infiltration, evapotranspiration, filtration, detention, and retention of runoff close to its source. Traps and filters for roadway contaminants shall be provided as part of all drainage structures. Runoff from new development, including parking areas, shall be directed to drainage structures such as traps, filters, and earth drainage swales with high pollutant-uptake native vegetation. The drainage structures shall be designed to reduce the introduction of roadway and parking lot contaminants into ESHAs and wetlands.

OSC-9h. New development or major redevelopment shall avoid the construction of new stormwater outfalls and direct stormwater to existing facilities with appropriate treatment and filtration, where feasible. Where new outfalls cannot be avoided, plan, site, and design outfalls to minimize adverse impacts to coastal resources from outfall discharges, including consolidation of existing and new outfalls where appropriate.

OSC-9i. The City should coordinate with other agencies to establish and maintain public education campaigns, periodic waste drop-off collection days, and clean-up efforts focusing on proper disposal of pharmaceutical materials, contaminants of emerging concern, and other debris, to reduce the contaminants entering wastewater, storm drain, and solid waste systems.

OSC-9j. The City should maintain and expand efforts to inform the public about reducing water pollution and encourage marine water and beach clean-up efforts.

OSC-9k. The City should continue to support creek and ocean water quality improvement programs including, but not limited to, the following: creek and ocean water quality monitoring; creek clean-ups; beach clean-ups; water quality regulation enforcement; street sweeping; and larger water quality improvement projects.

OSC-9I. The City shall continue to coordinate with local, state, and federal governmental agencies to implement Best Management Practices (BMP) that promote infiltration of runoff from roads, highways, and other development activities, and minimize urban runoff flows and transport of pollutants into creeks and other coastal waters.

Implementation Actions:

5. *Maintain the Stormwater Management Plan (SWMP) to minimize the water quality impacts of runoff from development in the City. The City's SWMP shall continue to satisfy the requirements established by EPA's Final Phase II National Pollutant Discharge Elimination System (NPDES) regulations, which will be implemented by the Phase II general permit administered by the Central Coast Regional Water Quality Control Board. The City's SWMP shall, at a minimum, include BMPs in the following categories:*
    a. *Public Education and Outreach;*
    b. *Public Participation and Involvement;*
    c. *Illicit Discharge Detection and Elimination;*
    d. *Construction Site Runoff Control;*
    e. *Post-Construction Runoff Control; and*
    f. *Pollution Prevention and Good Housekeeping in Municipal Operation.*

    Timing: Within 10 years of CLUP/General Plan adoption.

6. *Update the Watershed Management Plan in conjunction with the County and CVWD to monitor surface water runoff and identify waterborne pollutants entering the Pacific Ocean to prevent such contamination from occurring.*

    Timing: Within 10 years of CLUP/General Plan adoption.

7. *Develop a water pollution avoidance education program, including the distribution of literature on how to minimize point and non-point water pollution sources, and the development of a curb drain inlet stenciling program to deter dumping of pollutants. The City should provide storm drain stenciling and signage for new storm drain construction to discourage dumping into drains. Signs shall be provided at creek public access points to similarly discourage creek dumping.*

    Timing: Within 5 years of CLUP/General Plan adoption.

8. *Continue to participate as a member of the Carpinteria GSA in implementing the sustainable management criteria, projects, actions, and the Implementation Plan of the Carpinteria Groundwater Basin GSP to bring the Basin into and maintain the Basin in a sustainable condition by 2043.*

    Timing: Ongoing.

Mineral and Other Natural Resources

Objective OSC-10: Maintain an understanding of the oil industry and its exploration objectives.

Policies:

OSC-10a. All new development of facilities for mineral resources shall be sited and designed to eliminate or reduce, to the maximum extent feasible, impacts to biological, geological, archaeological, agricultural, visual, and recreational resources.

GP **OSC-10b.** The City should coordinate with the private companies involved in mineral resources, as well as County, state, and federal agencies that manage mineral resource (oil) industries to remain informed of activities in the oil industry, both plans and regulations.

GP **OSC-10c.** The City should work with the oil and gas plant operator(s) to remove obsolete equipment, upgrade all facilities to current safety standards and environmental standards, and consolidate activities to eliminate redundancy.

OSC-10d. Existing energy facilities proposed for abandonment and all new energy facilities shall require an abandonment plan if there is a potential for abandonment of the facility to impact ESHA, wetlands, creeks, and/or coastal waters. The abandonment plan shall outline the measures that will be taken once the facility is no longer in use to ensure the facility is abandoned in a manner that is safe and protective of coastal resources. This may include such measures as abandoning subsurface facilities in place or facility removal and restoration of the site.

OSC-10e. New oil and gas production from offshore reservoirs or zones should be processed at facilities approved for consolidated processing to the maximum extent technically and environmentally feasible. Commingled processing should be required to avoid or reduce project and cumulative impacts -- considering environmental, socioeconomic, safety, and land use concerns -- that otherwise would result from the construction and/or operation of redundant processing capacity, redundant pipelines, or redundant ancillary facilities.

OSC-10f. When development is proposed in any area known or suspected to contain paleontological resources (i.e., rock formations with medium or high potential for encountering significant fossil remains as defined by Society of Vertebrate Paleontology guidelines), measures that minimize the potential for disturbance to unknown paleontological resources shall be a condition of approval of the coastal development permit. Should potentially significant paleontological resources be encountered during construction activities, all work shall be temporarily redirected away from the find and the City shall be notified. A qualified paleontologist shall perform required investigations and identify any necessary recovery measures, subject to review and approval by the City.

OSC-10g. The City shall work with BEACON, the Santa Barbara County Flood Control & Water Conservation District, and UCSB Natural Reserve System to consider exporting sediment from local debris basins onto Carpinteria City Beach for re-nourishment to mimic historical natural processes and improve coastline resiliency.

Visual Resources

Objective OSC-11: Protect the scenic and visual qualities of coastal areas, and preserve and enhance views of scenic natural areas including the Pacific Ocean, Carpinteria Salt Marsh, and Santa Ynez Mountains.

Policies:

OSC-11a. A site-specific visual evaluation shall be required for new development and major redevelopment that has the potential to impact scenic resources or public views. The visual evaluation shall be used to evaluate the magnitude and significance of changes in appearance of scenic resources or public views as a result of development.

OSC-11b. Public views of highly scenic features within and surrounding the City shall be protected. New development should be sited and designed to avoid impacts on scenic resources and to preserve public views of the Pacific Ocean, Carpinteria Bluffs, Carpinteria Salt Marsh, Santa Ynez Mountains, and natural open spaces.

OSC-11c. New development and major redevelopment shall minimize impacts on scenic resources or public scenic views. The City shall evaluate the magnitude and significance of changes in the appearance of scenic resources or public scenic views as a result of new development.

OSC-11d. Development that is located on or adjacent to bluffs, beaches, streams, parks, and open spaces shall be designed and sited to avoid substantial changes to broad, unobstructed public views of these resources. All structures, including ancillary structures, shall be appropriately sited and designed to minimize their impact upon visual resources and to maintain existing public view corridors. Development shall be sited and designed to be visually compatible with the character of surrounding areas.

OSC-11e. New development and major redevelopment shall be sited and designed to protect public views of scenic areas and to fit the site topography, soils, geology, hydrology, and other existing conditions, and be oriented so that grading and other site preparation are kept to an absolute minimum. New development shall also preserve natural landforms, natural drainage systems, and native vegetation. If there is no feasible alternative that can avoid impacts to public scenic views, then the alternative that would result in the least adverse impacts to public scenic views that would not result in additional adverse impacts to other coastal resources shall be required. Where there is no feasible building site location on the proposed project site where development would not be visible, then the development shall be designed to minimize impacts through mitigating measures including, but not limited to siting development in the least visible portion of the site, managing building orientation, breaking up the mass of new structures,

designing structures to blend into the natural setting, restricting the building maximum size, reducing maximum height standards, clustering building sites and development, requiring a view corridor, eliminating accessory structures not requisite to the primary use, minimizing grading, minimizing removal of native vegetation, incorporating landscape elements or screening, incorporating additional or increased setbacks, stepping the height of buildings so that the heights of building elements are lower closer to public viewing areas and increase with distance from the public viewing area. Mitigation shall not substitute for the implementation of the feasible project alternative that would avoid impacts on visual resources, public scenic views, or public viewing areas.

OCS-11f. Development shall be sited and designed to be visually compatible with the character of surrounding areas and where appropriate, protect the unique characteristics of areas that are popular visitor destination points for recreational uses.

OSC-11g. Development and major redevelopment within the Carpinteria Bluffs shall be designed and sited to protect and minimize alteration of natural landforms and preserve the natural and scenic quality of the shoreline bluffs, particularly as viewed from the beach below. Compliance with this policy may require an additional buffer beyond that required to protect ESHA or avoid coastal hazards.

OSC-11h. Development and major redevelopment shall protect public views of the Carpinteria Bluffs and the ocean as critical visual resources in the City, including existing views from Bailard Avenue, Carpinteria Avenue, and U.S. 101. New development applications shall be required to provide a visual analysis to identify existing and future public views and to demonstrate how the proposed project will protect the viewsheds identified.

OSC-11i. Development and major redevelopment within the Carpinteria Bluffs shall preserve and enhance existing and future public viewsheds, vistas, and view corridors, including views of the ocean and mountains for users of the Carpinteria Bluffs Nature Preserve, Rincon Bluffs Preserve, Rincon Gateway, public open space, and coastal trails.

OSC-11j. Lighting shall be low intensity and designed to minimize glare and spillover effects by including measures such as directional lighting, shielding, and motion sensors to reduce adverse effects to the night sky while providing the minimum lighting necessary to ensure safety. Spotlights or floodlights shall not be permitted.

Implementation Actions:

9. *Establish and adopt a "Night Sky" Ordinance that provides standards for the reduction of ambient light and light pollution in the night sky, and light trespass into sensitive environments and neighboring parcels.*

   Timing: Within 5 years of CLUP/GP adoption.

Objective OSC-12: Maintain and enhance the natural beauty of the lands and views along the roadways of Carpinteria to ensure scenic enjoyment.

Policies:

OSC-12a. The City should work with the State and County of Santa Barbara in the designation and development of U.S. 101 and State Route 150 within the Carpinteria Planning Area as scenic routes and official scenic highways.

OSC-12b. The City shall ensure that land uses, site planning, landscaping, outdoor advertising, utilities, earthmoving, and architecture protect public views of scenic areas, including view corridors along roadways.

OSC-12c. Signs shall be designed and located to minimize impacts on scenic resources and public scenic views. Signs approved as part of commercial development shall be incorporated into the design of the project and shall be subject to height and area limitations that ensure that signs are visually compatible with surrounding areas and protect public scenic views. Billboards are prohibited.

OSC-12d. Development of telecommunication facilities shall:

a) Maintain the aesthetic and historic nature of the surrounding area;

b) Minimize visual impacts by providing installations that are designed carefully, screened with landscaping, or camouflaged to maintain the aesthetic quality of the surrounding area;

c) Demonstrate through a good faith effort that no existing or planned support structure, including an antenna tower, is available to co-locate the proposed antenna, and;

d) Ensure that appurtenant facilities are located underground where feasible.

Implementation Actions:

10. Establish a Scenic Corridor Protection Program that designates scenic corridors, including Linden Avenue, SR 192, and Union Pacific Railroad. The program should include protection measures for areas within scenic corridors, including:

a. Regulation of land use intensity and density of development;
b. Detailed site planning;
c. Prohibition of offsite outdoor advertising and control of onsite outdoor advertising;
d. Careful attention to, and control of, earthmoving and landscaping; and,
e. Careful attention to, and control of the design and appearance of structures and equipment.

Timing: Within 5 years of CLUP/General Plan adoption.

Cultural Resources

Objective OSC-13: Identify and protect cultural resources, including archaeological and historical resources, from adverse impacts.

Policies:

OSC-13a. New development shall be sited and designed to avoid adverse impacts on cultural resources, including archaeological and historical resources, to the maximum extent feasible. If there is no feasible alternative that can eliminate all impacts on resources, then the alternative that would result in the fewest or least significant impacts on resources shall be selected. Impacts on cultural resources that cannot be avoided through siting and design alternatives shall be mitigated.

OSC-13b. New development proposed in any area known or suspected to contain features that indicate the potential presence of archaeological resources shall be evaluated to identify the potential for important or unique archaeological resources at the site, and whether the proposed development may potentially have adverse impacts on those resources if present at the site.

OSC-13c. In-situ preservation and avoidance are the preferred manners of preserving and protecting important or unique archaeological resources. The City shall require that new development preserve significant cultural resources by implementing strategies including, but not limited to, preservation in place by deed restriction within a permanent conservation easement, avoidance through site planning and design, and/or incorporation of sites into other open spaces areas that shall prevent any future development or use that could potentially have adverse impacts on these resources. Where in-situ preservation and avoidance of impacts is not feasible, mitigation measures that are sensitive to the cultural beliefs of the affected population(s) and would result in the least significant adverse impacts to resources shall be required and implemented as conditions of the coastal development permit.

OSC-13d. The City shall coordinate with the University of California, Santa Barbara, Central Coast Information Center to identify archaeologically sensitive areas within City boundaries. Identification of these areas shall include a records search of a minimum of 500 feet from all recorded archaeological site boundaries. The locations of archaeological sites shall remain confidential to prevent illicit artifact collection or vandalism.

OSC-13e. Unauthorized collecting of artifacts or other activities that have the potential to destroy or disturb archaeological or paleontological resources shall be prohibited.

OSC-13f. For any new development proposal identified as being in an area of archaeological sensitivity, a Phase I cultural resources inventory shall be conducted by a professional archaeologist. When development is proposed to be demolished and reconstructed in the same location, a professional archaeologist can determine that because the original landform has been modified, a Phase I resource inventory is not required.

OSC-13g. When a Phase 1 investigation identifies a potentially significant cultural resource, a subsequent subsurface archaeological investigation (Extended Phase 1 and/or Phase 2) or a historic-period resource study shall be undertaken to determine its vertical and horizontal extent, integrity, and significance. Where Native American artifacts have been found or where local tribal oral traditions indicate the site was used by Native Americans in the past, local Native American groups and the Native American Heritage Commission (NAHC) shall be consulted to identify local Native American tribal representatives who may have knowledge of tribal resources, and these representatives shall be consulted to determine the extent of the resource's tribal significance. Historic-period resource significance investigations shall include consultation with local historical organizations and individuals with recognized professional or lay-historical expertise.

OSC-13h. Where investigation identifies a significant cultural resource that would be adversely impacted by the proposed development and complete avoidance is determined to be infeasible, a mitigation plan prepared by a registered professional archaeologist shall be required. Reasonable efforts to preserve the integrity of an archaeological resource shall be undertaken through the development of a capping program that avoids direct and indirect impacts. Areas of the cultural resource that are not avoidable shall be subject to a Phase 3 archaeological data recovery mitigation excavation that recovers a representative sample of the unavoidable disturbance area. The City shall confer with local Native American groups and tribal representatives identified by the NAHC before the initiation of all prehistoric mitigation activities.

OSC-13i. Adaptive reuse of historic-period structures, where the significant exterior architectural elements are preserved in a proposed land use design, may be an acceptable means of preserving historical resources.

OSC-13j. Monitoring of construction ground disturbances by a qualified archaeologist and local Native American tribal representative after completion of the Phase 3 Data Recovery excavation program shall be required for all ground disturbances within significant archaeological sites, and/or in any areas identified with the potential for unknown, subsurface archaeological sites. If cultural resources of potential importance are uncovered during construction, the following shall occur:

a) The grading or excavation shall be temporarily redirected away from the find and the City shall be notified;

b) A qualified archeologist shall prepare an investigation assessing the significance of the find and provide recommendations regarding appropriate mitigation and disposition of the resources or remains before the City grants permission for grading and construction ground disturbance to resume;

c) Mitigation shall be determined by the City in consultation with the local Native American tribal representatives. The City shall determine whether the development or mitigation measures require a new or amended coastal development permit. The removal of cultural artifacts or other materials and implementation of required mitigation measures shall only occur after preparation of the investigation and in conformance with the written authorization from the City; and,

d) If a discovery consists of possible human remains, all work in the area shall be immediately halted, and the Santa Barbara County Coroner shall be contacted.