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STAFF REPORT: REGULAR CALENDAR

Application No.: **4-13-0422**

Applicant: **California Department of Parks and Recreation**

Agents: **Debbie Waldecker and Jeff Brown**

Project Location: **Carpinteria State Beach, 5361 Sixth Street, Carpinteria**

Project Description: **Installation of a new 1,440 sq. ft., 15 ft. high modular visitor education and office building, remodeling of the existing 1,190 sq. ft. visitor center, visitor amenity and ADA access improvements, native landscaping, dune restoration, installation of a dune boardwalk, and approximately 1,969 cu. yds. grading (924.5 cu. yds. cut, 975.5 cu. yds. fill, and 69 cu. yds. import) located at Carpinteria State Beach, 5361 Sixth Street, City of Carpinteria.**

SUMMARY OF STAFF RECOMMENDATION

Staff recommends **approval** of the proposed development with **eleven (11) special conditions** regarding: (1) plans conforming to engineer's recommendations, (2) assumption of risk, waiver of liability and indemnity, (3) interim erosion control plans and construction responsibilities, (4) removal of excavated material, (5) sensitive species surveys, (6) public access program, (7) revised dune restoration plan and monitoring program, (8) dune boardwalk maintenance and removal, (9) herbicide use, (10) archeological monitor, and (11) required approvals.

The California Department of Parks and Recreation is proposing dune habitat restoration, native landscaping, and a series of visitor amenity and public access upgrades to comply with the Americans with Disabilities Act (ADA) at Carpinteria State Beach, including: remodel of

existing park office/visitor center, new modular building for visitor education and offices, new outdoor space for interactive learning programs, new walkways and parking spaces, new outdoor tomol exhibit, dune restoration and dune boardwalk, exercise area renovation, native landscaping adjacent to Carpinteria Creek, new overlooks/bench and binocular locations, new outdoor gathering area, and trail upgrades.

Carpinteria State Beach is 54.6 acres in size with one mile of shoreline and the site has been developed as a public park since the 1940's. Existing development includes a visitor center/office building, public parking, restrooms, walkways, picnic areas, and four campground areas with approximately 215 sites located throughout the park. Most improvements will be located in already developed areas of the park. Although trails and landscaping are proposed to be replaced adjacent to Carpinteria Creek, the proposed development will not expand closer to the creek than the currently existing development. The existing revetment and native vegetation located along both sides of creek will not be impacted. However, because development will occur adjacent to Carpinteria Creek, as well as adjacent the bluff (pathway upgrades and benches/binoculars) downcoast of the creek, the project includes the proposal to revegetate all disturbed areas on site with native vegetation and is conditioned to minimize potential adverse impacts to water quality, minimize geologic hazards, and minimize impacts to environmentally sensitive habitat from erosion and project construction activities.

The westernmost side of the park, adjacent to the day use area, includes sensitive dune habitat which supports mostly non-native plant species, including non-native and invasive ice plant. The applicant proposes to restore 1.45 acres of dune habitat by removing non-native plants using a combination of methods, including selective use of herbicides, and replanting with local native dune species. The project has been conditioned to require a revised dune restoration and enhancement plan and monitoring plan to ensure success of the restoration project, to require sensitive species surveys in the dunes prior to project activities, and to provide parameters regarding herbicide use. Additionally, as part of the proposed dune habitat restoration and enhancement, the project includes the installation of a 1,720 ft. long x 6 ft. wide ADA-compliant boardwalk to provide directed beach access routes through the existing dune system. The dunes on site separate the state campground from the beach area of the park and are subject to a high volume of foot traffic which has resulted in substantial disturbance to the dune system. Currently, pedestrians access the beach through a series of informal footpaths through the dunes, creating artificially low corridors through the dune system and adversely impacting dune vegetation. Although installation of the boardwalk itself will result in some short term impacts to the dune system, the proposed boardwalk will effectively keep pedestrians on the designated path and out of the dunes; thus, significantly reducing overall adverse impacts to the dune restoration area resulting in long term benefits to the habitat on site. The dune boardwalk has been designed using helical anchor piles to withstand occasional storm surges. However, because the boardwalk will be located on the beach in an area subject to coastal hazards, the project has been conditioned to require maintenance of the boardwalk and eventual removal if the boardwalk becomes a hazard.

Six non-native trees and other non-native vegetation within upland areas of the park are proposed to be removed for placement of the 1,440 sq. ft. modular building and 1,400 sq. ft. outdoor learning space. However, no nesting birds were detected in these trees during project surveys. Further, project surveys did not detect any sensitive species in or near any of the proposed project areas. Nevertheless, the project is conditioned to require sensitive species surveys prior to development.

Further, historic archeological and Native American resources are known to occur within and adjacent to project areas. Archeological testing conducted for the proposed project did not identify any evidence of Native American materials. Nevertheless, although the project involves only minor amount of earth disturbance, the applicant proposes to have an Archeologist and Native American monitor during all ground disturbing phases of the project in the vicinity of known cultural resources and the project is conditioned to implement the proposal to have an archeological and Native American monitor onsite. Lastly, the project does not raise visual resource issues as only one new building is proposed that would not adversely impact any views.

The standard of review for the proposed project is the Chapter Three policies of the Coastal Act. In addition, the policies of the certified City of Carpinteria LCP serve as guidance. As conditioned, the proposed project is consistent with all applicable Chapter Three policies of the Coastal Act.

PROCEDURAL NOTE: PROJECT JURISDICTION AND CONSOLIDATED REVIEW

The proposed project includes components that are located within the City of Carpinteria's Local Coastal Program (LCP) jurisdiction as well as components within the retained jurisdiction of the Coastal Commission. The City of Carpinteria would typically have jurisdiction over the upland portions of the project within the City's LCP jurisdiction. However, Section 30601.3 of the Coastal Act authorizes the Commission to process a consolidated coastal development permit application, when its criteria are satisfied, for both aspects of a proposed project that would otherwise require a coastal development permit from both a local government with a certified local coastal program and the Commission.

The standard of review for a consolidated coastal development permit application submitted pursuant to Section 30601.3(a) shall follow Chapter 3 of the Coastal Act (commencing with Section 30200), with the appropriate local coastal program used as guidance.

The proposed development consists of visitor amenity and Americans with Disabilities Act upgrades within Carpinteria State Beach, as well as landscaping, dune restoration, and installation of a dune boardwalk. Although the portions of the project (generally closest to the beach) are located within the Commission's retained coastal development permit jurisdiction, the construction and replacement of the upland components of the project cross the boundary of the Commission's retained jurisdiction into areas where the City of Carpinteria's LCP is effective. Typically, development located within a certified area requires a coastal development permit from the certified local government. However, in this case, the project work that would occur within the Commission's original jurisdiction is physically integrated with the development that would occur outside the area of retained jurisdiction (i.e. in the City's permit jurisdiction).

Pursuant to Section 30601.3(a)(2), the applicant, appropriate local government, and the Commission may agree to consolidate a permit action for a project that spans local and state jurisdictions. In this case, the City of Carpinteria, in a letter to Commission staff dated January 27, 2012, requested that the Commission assume jurisdiction over all activities associated with the proposed project. The applicant both consented to, and facilitated this consolidated jurisdictional process. Further, public participation is not substantially impaired by the consolidated review in this case because portions of the project were reviewed by the City of Carpinteria in a public hearing process and an Initial Study and Mitigated Negative Declaration was prepared for this project in May 2012. Further, the subject application will be noticed and heard consistent with the Coastal Commission's public hearing process, which facilitates both written and oral comment.

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LOCAL APPROVALS RECEIVED: City of Carpinteria Architectural Review Board Review, dated September 12, 2013; California Department of Forestry and Fire Protection Review, dated July 29, 2013.

I. MOTION AND RESOLUTION

The staff recommends that the Commission adopt the following resolution:

Motion:

> *I move that the Commission **approve** Coastal Development Permit No. 4-13-0422 pursuant to the staff recommendation.*

Staff recommends a **YES** vote. Passage of this motion will result in approval of the permit as conditioned and adoption of the following resolution and findings. The motion passes only by affirmative vote of a majority of the Commissioners present.

Resolution:

The Commission hereby approves a coastal development permit for the proposed development and adopts the findings set forth below on grounds that the development as conditioned will be in conformity with the policies of Chapter 3 of the Coastal Act and will not prejudice the ability of the local government having jurisdiction over the area to prepare a Local Coastal Program conforming to the provisions of Chapter 3. Approval of the permit complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the development on the environment, or 2) there are no further feasible mitigation measures or alternatives that would substantially lessen any significant adverse impacts of the development on the environment.

II. STANDARD CONDITIONS

1. **Notice of Receipt and Acknowledgment.** The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.

2. **Expiration.** If development has not commenced, the permit will expire two years from the date on which the Commission voted on the application. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.

3. **Interpretation.** Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.

4. **Assignment.** The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.

5. **Terms and Conditions Run with the Land.** These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

III. SPECIAL CONDITIONS

1. Plans Conforming to Geotechnical Engineer's Recommendations

By acceptance of this permit, the applicant agrees to comply with the recommendations contained in all of the geology, geotechnical, and/or soils reports referenced as Substantive File Documents. These recommendations, including recommendations concerning foundations, sewage disposal, and drainage, shall be incorporated into all final design and construction plans, which must be reviewed and approved by the consultant prior to commencement of development.

The final plans approved by the consultant shall be in substantial conformance with the plans approved by the Commission relative to construction, grading, and drainage. Any substantial changes in the proposed development approved by the Commission that may be required by the consultant shall require amendment(s) to the permit(s) or new Coastal Development Permit(s).

2. Assumption of Risk, Waiver of Liability and Indemnity

By acceptance of this permit, the applicant acknowledges and agrees (i) that the site may be subject to hazards from erosion and tsunami; (ii) to assume the risks to the applicant and the property that is the subject of this permit of injury and damage from such hazards in connection with this permitted development; (iii) to unconditionally waive any claim of damage or liability against the Commission, its officers, agents, and employees for injury or damage from such hazards; and (iv) to indemnify and hold harmless the Commission, its officers, agents, and employees with respect to the Commission's approval of the project against any and all liability, claims, demands, damages, costs (including costs and fees incurred in defense of such claims), expenses, and amounts paid in settlement arising from any injury or damage due to such hazards.

Prior to issuance of the Coastal Development Permit, the applicant shall submit a written agreement, in a form and content acceptable to the Executive Director, incorporating all of the above terms of this condition.

3. Interim Erosion Control Plans and Construction Responsibilities

A. PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit to the Executive Director an Interim Erosion Control and Construction Best Management Practices Plan, prepared by a qualified, licensed professional for development proposed within the Visitor Center Complex area and the Tarpits area (including the bluff trail) (as depicted on Exhibit 4). The qualified, licensed professional shall certify in writing that the Interim Erosion Control and Construction Best Management Practices (BMPs) plans are in conformance with the following requirements:

1. Erosion Control Plans

(a) The plan shall delineate the areas to be disturbed by grading or construction activities and shall include any temporary access roads, staging areas and stockpile areas. The natural areas on the site shall be clearly delineated on the plan and on-site with fencing or survey flags.

(b) Include a narrative report describing all temporary run-off and erosion control measures to be used during construction.

(c) The plan shall identify and delineate on a site or grading plan the locations of all temporary erosion control measures.

(d) The plan shall specify that should grading take place during the rainy season (November 1 – March 31) the applicant shall install or construct temporary sediment basins (including debris basins, desilting basins or silt traps); temporary drains and swales; sand bag barriers; silt fencing; stabilize any stockpiled fill with geofabric covers or other

appropriate cover; install geotextiles or mats on all cut or fill slopes; and close and stabilize open trenches as soon as possible. Basins shall be sized to handle not less than a 10 year, 6 hour duration rainfall intensity event.

(e) The erosion control measures shall be required on the project site prior to or concurrent with the initial grading operations and maintained throughout the development process to minimize erosion and sediment from runoff waters during construction. All sediment should be retained on-site, unless removed to an appropriate, approved dumping location either outside of the coastal zone or within the coastal zone to a site permitted to receive fill.

(f) The plan shall also include temporary erosion control measures should grading or site preparation cease for a period of more than 30 days, including but not limited to: stabilization of all stockpiled fill, access roads, disturbed soils and cut and fill slopes with geotextiles and/or mats, sand bag barriers, silt fencing; temporary drains and swales and sediment basins. The plans shall also specify that all disturbed areas shall be seeded with native grass species and include the technical specifications for seeding the disturbed areas. These temporary erosion control measures shall be monitored and maintained until grading or construction operations resume.

(g) All temporary, construction related erosion control materials shall be comprised of bio-degradable materials (natural fiber, not photo-degradable plastics) and must be removed when permanent erosion control measures are in place. Bio-degradable erosion control materials may be left in place if they have been incorporated into the permanent landscaping design.

2. Construction Best Management Practices

(a) No demolition or construction materials, debris, or waste shall be placed or stored where it may enter sensitive habitat, receiving waters or a storm drain, or be subject to wave, wind, rain, or tidal erosion and dispersion.

(b) No demolition or construction equipment, materials, or activity shall be placed in or occur in any location that would result in impacts to environmentally sensitive habitat areas, streams, wetlands or their buffers.

(c) Any and all debris resulting from demolition or construction activities shall be removed from the project site within 24 hours of completion of the project.

(d) Demolition or construction debris and sediment shall be removed from work areas each day that demolition or construction occurs to prevent the accumulation of sediment and other debris that may be discharged into coastal waters.

(e) All trash and debris shall be disposed in the proper trash and recycling receptacles at the end of every construction day.

(f) The applicant shall provide adequate disposal facilities for solid waste, including excess concrete, produced during demolition or construction.

(g) Debris shall be disposed of at a permitted disposal site or recycled at a permitted recycling facility. If the disposal site is located in the coastal zone, a coastal development permit or an amendment to this permit shall be required before disposal can take place

unless the Executive Director determines that no amendment or new permit is legally required.

(h) All stock piles and construction materials shall be covered, enclosed on all sides, shall be located as far away as possible from drain inlets and any waterway, and shall not be stored in contact with the soil.

(i) Machinery and equipment shall be maintained and washed in confined areas specifically designed to control runoff. Thinners or solvents shall not be discharged into sanitary or storm sewer systems.

(j) The discharge of any hazardous materials into any receiving waters shall be prohibited.

(k) Spill prevention and control measures shall be implemented to ensure the proper handling and storage of petroleum products and other construction materials. Measures shall include a designated fueling and vehicle maintenance area with appropriate berms and protection to prevent any spillage of gasoline or related petroleum products or contact with runoff. The area shall be located as far away from the receiving waters and storm drain inlets as possible.

(l) Best Management Practices (BMPs) and Good Housekeeping Practices (GHPs) designed to prevent spillage and/or runoff of demolition or construction-related materials, and to contain sediment or contaminants associated with demolition or construction activity, shall be implemented prior to the on-set of such activity

(m) All BMPs shall be maintained in a functional condition throughout the duration of construction activity.

B. The final Interim Erosion Control and Construction Best Management Practices Plan shall be in conformance with the site/ development plans approved by the Coastal Commission. Any necessary changes to the Coastal Commission approved site/development plans required by a qualified, licensed professional shall be reported to the Executive Director. No changes to the Coastal Commission approved final site/development plans shall occur without an amendment to the coastal development permit, unless the Executive Director determines that no amendment is required.

4. Removal of Excavated Material

The applicant shall dispose of all excess excavated material and construction/demolition debris from the site either (1) at a licensed/designated disposal site located outside of the Coastal Zone, or (2) if the disposal site is located in the Coastal Zone, at a disposal site with a valid coastal development permit for the disposal of fill material and/or construction/demolition debris. If the disposal site in the Coastal Zone does not have a coastal permit, such a permit will be required prior to the disposal of material.

5. Sensitive Species Surveys

The applicant shall retain the services of a qualified biologist or environmental resource specialist (hereinafter, "environmental resources specialist") with appropriate qualifications acceptable to the Executive Director, to conduct sensitive species surveys (including birds and other terrestrial species, as well as invertebrate species in the dune restoration area) and monitor

project operations in all project areas where trees are proposed to be removed and in all areas of the dune restoration and boardwalk installation area. The applicant shall have the environmental resources specialist ensure that all project construction and operations are carried out consistent with the following:

A. The environmental resources specialist shall conduct surveys within in all project areas where trees are proposed to be removed and in all areas of the dune restoration and boardwalk installation area 30 calendar days prior to the project activities to detect any active sensitive species (including birds and other terrestrial species as well as invertebrate species in the dune restoration area), reproductive behavior, and active nests within 500 feet of the project sites. Follow-up sensitive species surveys must be conducted 3 calendar days prior to the initiation of construction and nest surveys must continue on a monthly basis throughout the nesting season or until the project is completed, whichever comes first.

B. In the event that any sensitive species are present in the project area but do not exhibit reproductive behavior and are not within the estimated breeding/reproductive cycle of the subject species, the qualified biologist shall either: (1) initiate a salvage and relocation program prior to any excavation/maintenance activities to move sensitive species by hand to safe locations elsewhere along the project reach or (2) as appropriate, implement a resource avoidance program with sufficient buffer areas to ensure adverse impacts to such resources are avoided. The applicant shall also immediately notify the Executive Director of the presence of such species and which of the above actions are being taken. If the presence of any such sensitive species requires review by the United States Fish and Wildlife Service and/or the California Department of Fish and Game, then no development activities shall be allowed or continue until any such review and authorizations to proceed are received, subject to the approval of the Executive Director.

C. If an active nest of a federally or state-listed threatened or endangered species, bird species of special concern, or any species of raptor or heron is found, the applicant shall notify the appropriate State and Federal agencies within 24 hours, and shall develop an appropriate action specific to each incident. The applicant shall notify the California Coastal Commission in writing by facsimile or e-mail within 24 hours and consult with the Commission regarding determinations of State and Federal agencies.

D. If an active nest of any federally or state listed threatened or endangered species, species of special concern, or any species of raptor or heron is found within 300 feet of construction activities (500 feet for raptors), the applicant shall retain the services of an environmental resources specialist with experience conducting bird and noise surveys, to monitor bird behavior and construction noise levels. The environmental resources specialist shall be present at all relevant construction meetings and during all significant construction activities (those with potential noise impacts) to ensure that nesting birds are not disturbed by construction related noise. The environmental resources specialist shall monitor birds and noise every day at the beginning of the project and during all periods of significant construction activities. Construction activities may occur only if construction noise levels are at or below a peak of 65 dB at the nest(s) site. If construction noise exceeds a peak level of 65 dB at the nest(s) site, sound mitigation measures such as sound shields, blankets around smaller equipment, mixing concrete batches off-site, use of

mufflers, and minimizing the use of back-up alarms shall be employed. If these sound mitigation measures do not reduce noise levels, construction within 300 ft. (500 ft. for raptors) of the nesting trees/areas shall cease and shall not recommence until either new sound mitigation can be employed or nesting is complete.

E. The environmental resources specialist shall be present during all construction, grading, excavation, and vegetation eradication, removal, and planting, activities within the sand dune restoration and boardwalk area. The environmental resource specialist shall require the applicant to cease work should any breach in permit compliance occur, or if any unforeseen sensitive habitat issues arise. If significant impacts or damage occur to sensitive habitats or to wildlife species, the applicants shall be required to submit a revised, or supplemental program to adequately mitigate such impacts. The revised, or supplemental, program shall be processed as an amendment to this coastal development permit or a new coastal development permit.

6. Public Access Program

A. The applicant shall ensure that safe public access to or around construction areas and staging areas is maintained during all project operations. The applicant shall post signs directing the public to alternative parking areas for the duration of construction and staging. Where public paths or bikeways will be closed during active operations, a person(s) shall be on-site to detour traffic or adequate fencing and signage shall be used. The applicant shall maintain public access to the beach during construction activities.

B. Where use of public parking spaces is unavoidable, the minimum number of public parking spaces that are required for the staging of equipment, machinery and employee parking shall be used. At each site, the number of public parking spaces utilized shall be the minimum necessary to implement the project.

C. The applicant shall post each construction site with a notice indicating the expected dates of construction and/or public access or parking lot closures.

D. All construction shall be limited to the hours between 8:00 AM and 5:00 PM, and no work shall occur on weekends or State holidays.

7. Revised Dune Restoration Plan and Monitoring Program

Prior to issuance of the coastal development permit, the applicant shall submit a revised dune restoration plan and monitoring program, prepared by a qualified biologist or resource specialist, for review and approval by the Executive Director. The revised dune restoration and monitoring program shall incorporate, at a minimum, the following:

A. Revised Dune Restoration Plan

The dune restoration plan shall be revised to include interim and final success criteria (for example, percent cover of native plants, reference site comparison, etc.) and performance standards consistent with achieving the identified restoration plan goals and objectives;

measures to be implemented if success criteria are not met; and long-term adaptive management of the restored areas.

B. Monitoring Program

(1) A monitoring program shall be implemented to monitor the project for compliance with the specified guidelines and performance standards outlined in the approved revised Dune Restoration Plan required by Part A of this condition. The applicant shall submit, on an annual basis for a period of five years, beginning after first year of the start of dune restoration (after the first year, the yearly reports shall be submitted no later than later than December 31st), a written report prepared by a qualified biologist or resource specialist, for the review and approval of the Executive Director, evaluating the extent of the success/failure and results of the restoration project. This report shall include further recommendations and requirements for additional revegetation activities in order for the project to meet the specified criteria and performance standards. These reports shall also include photographs taken from pre-designated sites (annotated to a copy of the site plans) indicating the progress of recovery at each of the sites.

(2) At the end of the five year period, a final detailed report shall be submitted for the review and approval of the Executive Director. If this report indicates that the dune restoration program has in part, or in whole, been unsuccessful, based on the approved performance standards, the applicant shall be required to submit a revised or supplemental program to compensate for those portions of the original program which were not successful. The revised or supplemental dune restoration program shall be processed as a coastal development permit.

8. Dune Boardwalk Maintenance and Removal

A. By acceptance of this Permit, the applicant agrees that if the dune boardwalk is damaged due to waves, erosion, storm conditions, or any coastal hazards, the applicant shall be responsible for immediately removing or replacing the damaged sections of the boardwalk.

B. By acceptance of the permit, the applicant/landowner agrees, on behalf of itself and all successors and assignees, that no shoreline protective device(s) shall ever be constructed to protect the boardwalk in the event that the development is threatened with damage or destruction from waves, erosion, storm conditions, liquefaction, sea level rise, or any other coastal hazards in the future. By acceptance of this permit, the applicant/landowner hereby waives, on behalf of itself and all successors and assigns, any rights to construct such devices that may exist under Public Resources Code Section 30235.

C. By acceptance of this permit, the applicant/landowner further agrees, on behalf of itself and all successors and assigns, that the landowner shall remove the boardwalk if any government agency has ordered that the structures are not to be occupied due to any of the hazards identified above. In the event that portions of the development fall to the beach before they are removed, the landowner shall remove all recoverable debris associated with the development from the beach

and ocean and lawfully dispose of the material in an approved disposal site. Such removal shall require a coastal development permit.

D. ***Prior to issuance of the Coastal Development Permit***, the applicant shall submit a written agreement, in a form and content acceptable to the Executive Director, incorporating all of the above terms of this condition.

9. Herbicide Use

Herbicide use in shall be restricted to the use of glyphosate (Rodeo™) and triclopyr (Garlon 4™) herbicides for the elimination of non-native and invasive vegetation located within the dune restoration area project for purposes of habitat restoration only. The environmental resource specialist shall conduct a survey of the project site prior to commencement of vegetation removal and eradication activity involving the use of herbicide to determine the locations of any native vegetation. Native vegetation to be retained shall be clearly delineated on the project site with fencing or survey flags and protected. In the event that non-native or invasive vegetation to be removed or eradicated is located in close proximity to native vegetation or surface water, the applicant shall either: (a) remove non-native or invasive vegetation by hand, or (b) utilize a plastic sheet/barrier to shield native vegetation or surface water from any potential overspray that may occur during use of herbicide. In no instance shall herbicide application occur if wind speeds on site are greater than 5 mph or 48 hours prior to predicted rain. In the event that rain does occur, herbicide application shall not resume again until 72 hours after rain.

10. Archeological Monitor

By acceptance of this permit, the applicant agrees to have a qualified archaeologist(s) and appropriate Native American consultant(s) present on-site during all grading and vegetation clearance activities that occur within or adjacent to recorded archaeological sites in the project area. Specifically, all ground-disturbing activities adjacent to recorded sites shall be controlled and monitored by the archaeologist(s) with the purpose of locating, recording and collecting any archaeological materials. In the event that any significant archaeological resources are discovered during operations, all work in this area shall be halted and an appropriate data recovery strategy be developed, subject to review and approval of the Executive Director, by the applicant's archaeologist and the native American consultant consistent with CEQA guidelines.

11. Required Approvals

By acceptance of this permit, the applicant agrees to obtain all other necessary State or Federal permits that may be necessary for all aspects of the proposed project (including the National Marine Fisheries Service, California Department of Fish and Game, California State Lands Commission, Regional Water Quality Control Board, and the U.S. Army Corps of Engineers).

IV. FINDINGS AND DECLARATIONS

The Commission hereby finds and declares:

A. PROJECT DESCRIPTION

The applicant proposes dune habitat restoration, native landscaping, and a series of visitor amenity and public access upgrades to comply with the Americans with Disabilities Act (ADA) at Carpinteria State Beach, including: remodel of existing park office/visitor center, new modular building for visitor education and offices, new outdoor space for interactive learning programs, new walkways and parking spaces, new outdoor tomol exhibit, dune restoration and installation of a dune boardwalk, exercise area renovation, native landscaping adjacent to Carpinteria Creek, new overlooks/bench and binocular locations, new outdoor gathering area, and trail upgrades. (Exhibits 1-21) Specifically, the proposed development includes:

Visitor Center Complex

Remodel of Park Office/Visitor Center: The existing 1,190 sq. ft., 11.5 ft. high building, which serves as the park office and visitor center, will be remodeled. The interior remodel will include renovations to the interior walls, plumbing, mechanical, and electrical systems in order to accommodate new exhibits and a living tide pool display. Exterior improvements include reconstruction of the existing 160 sq. ft., 11 ft. high entry way, a new 116 sq. ft., 10.5 ft. high attached equipment room, a new 127 sq. ft. outdoor equipment area, a new 50 ft. long concrete walkway, and a 109 ft. long, .5 ft. to 2 ft. high retaining wall. Two new parking spaces will be added to the existing parking lot to the northwest of the visitor center. **(Exhibits 5-7 & 11)**

New Modular Building: A new 1,440 sq. ft., 15 ft. high modular building is proposed to be located adjacent to the existing park office/visitor center. The building interior will accommodate classroom/meeting space, office/workstation areas, restrooms, public reception area, and support spaces. Exterior improvements will include a new 300 sq. ft. wood trellis, a 144 ft. long, .5 ft. to 2.5 ft. high retaining wall, and ADA compliant pathways to connect the new modular building with the park office/visitor center. No native vegetation will be removed although six non-native trees are proposed to be removed, including one 36 ft. tall pine tree, one 12 ft. tall olive tree, and four invasive eucalyptus trees (one is 15 ft. tall and three are approx. 40 ft. tall). **(Exhibits 8-11)**

Outdoor Learning Center: The project includes creation of a new 1,400 sq. ft. outdoor space, with a decomposed granite or concrete surface, which will include tables, storage cabinets and a sink, and lighting for interactive learning programs and the Junior Ranger program. **(Exhibit 3)**

New Walkway Extension: A new 145 ft. long x 4 ft. wide decomposed granite walkway is proposed to be constructed from the main entrance/exit road to the campground. Pedestrians currently walk along the road and the new walkway will provide an ADA-compliant path to connect to other existing paths. Redwood beams are proposed to be located along the border of the new walkway. **(Exhibit 11)**

Outdoor Tomol Exhibit: A scale replica of a Chumash plank canoe (tomol) and associated exhibits is proposed to be constructed near the park entrance, east of the existing kiosk. The tomol would be approximately 25 ft. long x 3 ft. wide and would be encircled with a 6 ft. wide

decomposed granite path. Vegetation removal associated with the tomol exhibit includes three non-native shrubs, including two 12 ft. tall non-native acacia and one 20 ft. tall non-native myoporum. **(Exhibit 12)**

The total amount of grading for the Visitor Center Complex upgrades will include 230 cu. yds. of material (46 cu. yds. cut, 115 cu. yds. fill, and 69 cu. yds. import).

Day Use Area

Dune Boardwalk: The project includes an approximately 1,720 ft. long x 6 ft. wide ADA-compliant boardwalk adjacent to the Day Use Area to provide directed beach access routes through the existing dune system. **(Exhibits 3 & 13)** Currently, the only access available to the sandy beach is via the end of Linden Avenue to the west of the park or along one of a series of informal footpaths through the dunes, creating artificially low corridors through the dune system. The boardwalk is proposed on the western side of the park and will extend from Linden Avenue to Palm Avenue with three vertical access points to the beach. Each of the three vertical access points will include an ADA-compliant roll-out mat (5 ft. wide). The boardwalk deck will be constructed out of recycled Trex® material to match the color of the sand dunes. The boardwalk will be constructed out of recycled materials, and will be constructed using as small a footprint as possible, using hand crews initially. The newly constructed sections would provide equipment access that would be needed to set the boardwalk piers. The deck will be affixed to two helical anchor piers spaced eight feet apart for the entire length of the boardwalk. **(Exhibit 17)** The boardwalk is designed so that the deck can either lie flat on grade or be elevated up to 3 ft. above grade, allowing for the minimal amount of grading to achieve an ADA compliant grade. A third, diagonally placed helical pier will be used on elevated sections of the boardwalk. The boardwalk is designed to allow sand movement within the dune system. Any part of the boardwalk that experiences scour may have a hand rail installed. The applicant proposes to routinely inspect the boardwalk for sand accumulation and where sand removal is necessary, it will be placed back on the dunes in a manner that does not cover native plants or in areas that experience scour. **(Exhibits 13-17)**

Total grading for the boardwalk and dune restoration components will include approximately 730 cu. yds. cut and 730 cu. yds. fill. Grading is necessary in order to recontour the areas of the dunes where unrestricted foot traffic has eroded certain areas of the dunes. Post and cable fencing will be placed along the boardwalk to prevent encroachment into the dunes by pedestrians. Interpretive signs regarding dune habitat would also be placed along the boardwalk. The dune boardwalk is proposed to be constructed in phases. The first section from Linden Avenue to the existing Day Use Area restroom (approx. 750 ft. long) will be constructed first, and as funding becomes available, the second section (approx. 970 ft. in length), from the Day Use Area restroom to Palm Avenue, will be constructed. **(Exhibits 13-15)** Project staging is proposed within a portion of the day use area parking lot, as well as at an offsite State Parks maintenance facility.

Dune Restoration Plan: The project includes dune restoration within an approximately 1.45 acre area, including around the proposed new boardwalk. **(Exhibit 19)** In addition to the minor dune recontouring, described above, restoration will include removal of non-native plants and revegetation with natives. Non-native plants, including ice plant (*Carpobrotus edulis*), Bermuda grass (*Cynodon dactylon*), sea rocket (*Cakile sp.*), black mustard (*Brassica nigra*), and wild

radish (*Raphanus sativus*), will be removed through a combination of selective herbicide application (mixture of glyphosate (Rodeo™) and triclopyr (Garlon 4™)), hand removal, and mechanical removal. After non-native plant removal, the dunes will be planted with native dune vegetation from nursery stock propagated from locally harvested seed. **(Exhibit 16)** The dune restoration plan provided by the applicant, prepared by a qualified biologist, includes detailed methods for herbicide application, technical details for restoration planting (fore-dune, mid-dune, and back-dune plant specifications), performance criteria, a five-year maintenance and monitoring plan, and an adaptive management plan.

Exercise Area: The existing 1,225 sq. ft. exercise area, located in the southwest corner of the Day Use Area parking lot, will be upgraded with new exercise equipment and a new surface. Equipment will include pull-up bars and workout benches, with some components built to be ADA-compliant. **(Exhibit 2)**

Carpinteria Creek Area

Carpinteria Creek East Landscaping and Public Access: Turf and non-native landscaping, irrigation, and asphalt pathways are proposed to be removed from an approximately 0.66 acre area to the east of Carpinteria Creek. A new 433 ft. long x 6 ft. wide decomposed granite ADA-compliant trail and two overlooks are proposed to be constructed along the east side of Carpinteria Creek. **(Exhibit 4)** One 400 sq. ft. overlook area, constructed out of decomposed granite, is proposed to be located midway between the existing creek bridge and the beach oriented towards the creek and will include a low profile interpretive panel and benches. A second overlook/platform, approximately 2,000 sq. ft. in size, is proposed to be constructed out of redwood decking and will include interpretive displays, benches, and viewing scopes. The former lawn area is proposed to be revegetated with native landscaping and would include temporary irrigation. Approximately 160 cu. yds. of total grading is proposed for this area. **(Exhibits 4 & 18-19)**

Carpinteria Creek West Public Access Path: An approximately 435 ft. long x 6 ft. wide deteriorated asphalt walkway along the west side of Carpinteria Creek will be removed and resurfaced with 3 inches of stabilized decomposed granite over a compacted base along 278 ft. long portion and with an approximately 157 ft. long boardwalk made of recycled Trex® materials. The pathway is designed to meet ADA slope requirements and would serve to increase accessibility to the Santa Cruz Campground, to the west of Carpinteria Creek. **(Exhibit 18)**

"Tarpits" Area

New "Amphitheater" Area: The area of the park between the Santa Rosa Campground and the San Miguel Campground is known as the "Tarpits." This area currently consists of bare ground and turf. An 1,100 ft. decomposed granite surface "amphitheater"/informal gathering area is proposed to be constructed in this area which would include logs for seating up to 25-30 people, bordered with wood curbing. **(Exhibits 4 & 20)**

New Trail and Parking: A new 150 ft. long x 5 ft. wide decomposed granite trail is proposed to be located between the existing parking lot and the proposed amphitheater and existing bluff trail. One existing parking space would be restriped to meet ADA requirements. **(Exhibit 20)**

Volunteer Bluff Trail Improvements: An approximately 800 ft. long volunteer dirt path, along the bluff between the San Miguel Campground area to the east and the Tarpits and Santa Rosa Campground area to the west, will be improved. The existing path, approximately 10-20 ft. wide in certain locations, will be located 25 ft. from the bluff edge, and will be reduced to 5 ft. in width and resurfaced with stabilized decomposed granite. Approximately 18 cu. yds. of grading is proposed for this public trail improvement. **(Exhibit 4)**

San Miguel Campground Area

Bluff Viewing Area: A new 500 sq. ft. viewing area with interpretive exhibits and ADA-compliant benches is proposed to be constructed over a portion of the existing asphalt parking lot. The viewing area surface will be constructed out of stabilized soil or decomposed granite. **(Exhibits 4 & 21)**

New Path and Parking Space: A new ADA-compliant path to provide access between the existing parking lot and the new viewing area is proposed. An asphalt concrete sidewalk and concrete ramp, approximately 40 ft. long and 6 ft. wide is also proposed to allow entry to the new viewing area. One existing ADA-compliant parking space located in the southeast corner of the adjacent parking lot will be upgraded. **(Exhibits 4 & 21)**

B. BACKGROUND

The project site, Carpinteria State Beach, is located within the City of Carpinteria in Santa Barbara County. Carpinteria State Beach is 54.6 acres in size with one mile of shoreline and is situated between the Pacific Ocean to the south and the railroad tracks along the northern park boundary. **(Exhibit 1)** Residential, commercial, and industrial development surrounds the site to the north, east, and west. An open bluff parcel is located on the adjacent downcoast property. The park includes both a day use area and campground areas. The day use area includes public parking, restrooms, and picnic areas and is located on the western side of the park. Four campground areas with approximately 215 sites are located throughout the park, including Anacapa Campground, Santa Cruz Campground, Santa Rosa Campground, and San Miguel Campground.

The terrain of the northern portion of the park is a flat, low-lying alluvial plain with a low dune ridge 3 to 13 feet high paralleling the coastline generally above mean high tide level. The dunes were created in the mid-1990's when State Parks ceased implementation of a yearly sand management program to create a seasonal berm prior to each winter and to level the berm for beach access in the summer. The terrain along the beach rises gently to form a low coastal terrace. As the terrace becomes more prominent, the sandy beach narrows and the dune ridge transitions to a terrace bluff. At the eastern (downcoast) end of the park, the coastal terrace is as much as 20 ft. in height. Carpinteria Creek flows to the ocean through the central section of the park. **(Exhibit 2)** Large tar/asphaltum deposits exist beneath the beach and bluff to the south and east of Carpinteria Creek.

A clubhouse and pier, constructed in the 1920's previously existed on the project site east of Carpinteria Creek. These structures were demolished and removed around 1972. Carpinteria State Beach has been developed as a public day use park and campground since 1941. Existing development within the park includes a visitor center/park office building, ramadas,

restroom/shower buildings, campsites, picnic facilities, walkways/trails, parking lots, paved roads, and primarily non-native landscaping and vegetation, although some native vegetation is also present. Gum tree (*Eucalyptus sp.*), myoporum (*Myoporum laetum*), melaluca (*Melaleuca sp*.), ice plant, and Monterey cypress (*Cuupressus macrocarpa*) are common non-native species in the park.

The westernmost side of the park, adjacent to the day use area, includes sensitive dune habitat which supports native and non-native plant species. **(Exhibit 3)** Southern foredunes have been classified as a sensitive natural community by the California Department of Fish and Game's California Natural Diversity Database (CDFG 2012). Carpinteria State Beach includes an approximately 1,000 ft. long expanse of Southern foredune habitat. Non-native species within the dune area include ice plant (*Carpobrotus edulis*), Bermuda grass (*Cynodon dactylon*), black mustard (*Brassica nigra*), conyza (*Conyza sp*), wild radish (*Raphanus staivus*), and sea rocket (*Cakile sp.*). The sparse native dune vegetation includes beach bur (*Ambrosia chamissonis*), beach evening primrose (*Camissonia cheiranthifolia*), and telegraph weed (*Heterotheca grandilora*). The dunes are currently in a degraded condition due to a series of informal pedestrian paths through the dunes which have created artificially low corridors through the dune system and disturbance to dune vegetation. Coulter's saltbush (*Atriplex coulteri*) (CNPS List 1B) is the only special status plant species that has been documented in the park and was identified on the bluffs toward the eastern side of the park. Regarding sensitive invertebrate species, both the sandy beach tiger beetle (*Cicindela hirticollis gravida*) and the globose dune beetle (*Coelus globosus*) are known to have historically occurred in the park. A single globose dune beetle was documented in the park in 2005. Monarch butterfly (*Danaus plexippus*) roosting or overwintering sites have not been documented within the park, although three wintering populations have been recorded locally offsite. The federally threatened western snowy plover (*Charadrius alexandrines nivosus*) have been documented at Carpinteria State Beach (6 individuals in December 2009, 1 individual in April 2010, and 2 individuals in November 2011) although no breeding/nesting was documented. The federally endangered tidewater goby (*Eucyclogobius* newberryi) and southern California steelhead (*Oncorhynchus mykiss*) have been documented within Carpinteria Creek. Tidewater goby has been documented from the mouth of Carpinteria Creek to approximately 1 mile upstream. Carpinteria Creek and the creek mouth were designated as critical habitat for the southern California steelhead in 2005 by the National Marine Fisheries Service. A rock revetment bounds both sides of Carpinteria Creek and existing paved walkways are located adjacent to both sides of the creek.

Historic archeological and Native American resources are known to occur within and adjacent to project areas. The Chumash village site of Mishopshnow (California Landmark No. 535, CA-SBA-7) is located within the eastern portion of Carpinteria State Beach. Significant portions of this site were removed or heavily disturbed by historic mining and development activities. However, intact portions of the village site do exist. The asphalt deposits at Carpinteria State Beach were mined in the early 1900's and the material was refined into asphalt (Las Conchas Mine Site). The abandoned mining pits were later used as trash dumps beginning around 1929. The Las Conchas Mine site (CA-SBA-3735H) and the historic dump site (CA-SBA-3736H) were identified and recorded as archeological sites. Archeological testing conducted for the proposed project in the eastern portion of the park, including the location of the proposed outdoor gathering area/amphitheater, did not identify any evidence of Native American materials. Nevertheless, although the project involves only minor amount of earth disturbance, the

applicant proposes to have an Archeologist and Native American monitor during all ground disturbing phases of the project in the vicinity of known cultural resources.

C. PAST COMMISSION ACTION

The park infrastructure at Carpinteria State Beach has been modified incrementally since development of the park. Most recently, in 2010, the Commission approved a Coastal Development Permit Waiver (CDP 4-09-019-W) for removal of non-native vegetation from an approximately 0.35 acre area (385 linear feet) along the banks and mouth of Carpinteria Creek within the park. The area was revegetated with native vegetation sourced form native seeds from the Carpinteria Creek watershed. Final monitoring for that revegetation effort was completed in 2013. Additionally, in 2011, the Commission approved a Coastal Development Permit Waiver (CDP 4-10-072-W) for improvements to public use facilities at Carpinteria State Beach, including replacement of four restrooms with three ADA-compliant restrooms, replacement of two picnic ramadas in the day use area, upgrades to six campsites in Santa Rosa and San Miguel Campgrounds, and upgrades to parking, pathways, and picnic areas to achieve ADA compliance (completed in 2011-2012).

D. HAZARDS AND GEOLOGIC STABILITY

Section 30253 of the Coastal Act (incorporated into the City of Carpinteria's LCP by Policy LU-1a) states, in pertinent part, that new development shall:

> *(1) Minimize risks to life and property in areas of high geologic, flood, and fire hazard.*
>
> *(2) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.*

In addition, the following City of Carpinteria Local Coastal Plan policies provide guidance regarding hazards and geologic stability:

> OSC-13h. *Plans for development shall minimize cut and fill operations. Plans that do not minimize cut and fill shall be denied.*
>
> *OSC-13i. Design all new development to fit the site topography, soils, geology, hydrology, and other existing conditions and be oriented so that grading and other site preparation is kept to an absolute minimum. Preserve all natural landforms, natural drainage systems, and native vegetation. Require all areas on the site not suited to development, as evidenced by competent soils, geology and hydrology investigation and reports to remain as open space.*

The proposed development is located within upland portions of Carpinteria State Beach and on the sandy beach (dune boardwalk). **(Exhibits 2-4)** The site is located within an alluvial plain below the Santa Ynez Mountains and is underlain by young Holocene alluvial soils. Based on

borings performed on upland portions of the project site, the site is underlain by alluvial soils consisting of interbedded sands, silty sands, silts, and clays. Shallow groundwater exists on the subject site.

The project site is located in a coastal area historically subject to significant natural hazards including, but not limited to erosion and flooding associated with wave action and other coastal hazards. Due to its proximity to the shoreline, the proposed 1,720 ft. long dune boardwalk will be potentially subject to coastal hazards such as storm surges, high tides, and periodic wave uprush. Past storm surges have reached the parking lot in the day use area on the landward side of the sand dunes. The boardwalk has been designed using helical anchor piers to allow sand movement within the dune system**. (Exhibit 17)** The helical anchor piers will also allow the boardwalk to withstand occasional storm surges by allowing water to move under the piers and will allow sections of the boardwalk deck to be easily repaired or replaced. The boardwalk deck, constructed of recycled Trex® material, will be affixed to two helical anchor piers spaced eight feet apart for the entire length of the boardwalk. A third, diagonally placed helical pier will be used on elevated sections of the boardwalk for support. The diagonal anchor is intended to provide maximum rigidity to lateral sway. Plans for the helical anchor system were prepared by a registered professional engineer.

The Commission finds that the submitted geotechnical and soils engineering reports referenced as Substantive File Documents include a number of recommendations to ensure the geologic and geotechnical stability of the proposed upland development. Therefore, to ensure that the recommendations of the geologic and geotechnical engineering consultants are incorporated into all new upland development, the Commission finds it necessary to impose **Special Condition One (1),** which requires the applicant to incorporate all geologic and geotechnical recommendations of the consulting geologist and geotechnical engineer into the final project plans to ensure structural and site stability. The final plans approved by the consultants shall be in substantial conformance with the plans approved by the Commission relative to construction, foundations, grading, drainage, and septic. Any substantial changes to the proposed development approved by the Commission that may be recommended by the consultants shall require an amendment to the permit or a new coastal permit.

Additionally, to minimize erosion and ensure stability of the project site, the project must include adequate erosion control measures and construction responsibilities. In order to achieve these goals, **Special Condition Three (3)** requires the applicant to submit interim erosion control plans, certified by the geotechnical engineer. Further, **Special Condition Four (4)** requires the applicant to dispose of excess excavated material and construction/demolition debris either a designated disposal site located outside of the Coastal Zone or, if the disposal site is located in the Coastal Zone, at a disposal site with a valid coastal development permit. The applicant has also proposed native landscaping as part of the project that will ensure soil stability and reduce potential for erosion.

Due to the fact that the proposed project, including the dune boardwalk, is located in an area subject to an extraordinary potential for damage or destruction from natural hazards, including flooding, storm surges, tsunami, and other coastal hazards, those risks remain substantial here. Therefore, the Commission finds that due to the possibility of liquefaction, storm waves, surges, erosion, flooding, and tsunami the applicant shall assume these risks as conditions of approval. Because this risk of harm cannot be completely eliminated, the Commission requires the

applicant to waive any claim of liability against the Commission for damage to life or property which may occur as a result of the permitted development. Through the assumption of risk condition, required by **Special Condition Two (2)**, the applicant acknowledges the nature of the coastal hazards which exist on the site and that may adversely affect the stability or safety of the proposed development. Further, due the possibility of storm waves, surges, erosion, flooding and other coastal hazards, **Special Condition Eight (8)** requires the applicant to immediately remove or replace sections of the dune boardwalk damaged by such coastal hazards. **Special Condition Eight (8)** also provides that no shoreline protective device(s) shall ever be constructed to protect the boardwalk in the event that the development is threatened with damage or destruction from waves, erosion, storm conditions, liquefaction, sea level rise, or any other coastal hazards in the future and requires the applicant to remove the dune boardwalk if an appropriate government agency has ordered that the structures are not to be utilized due to any of the coastal hazards identified above.

For the reasons set forth above, the Commission finds that, as conditioned, the proposed project is consistent with Section 30253 of the Coastal Act and the applicable provisions of the City of Carpinteria's LCP, cited above.

E. WATER QUALITY

Section 30231 of the Coastal Act (incorporated into the City of Carpinteria's LCP by Policy LU-1a) states that:

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

In addition, the following City of Carpinteria Local Coastal Plan policies provide guidance regarding the protection of water quality:

> OSC-6d. *Carry out and maintain all permitted construction and grading within stream corridors in such a manner so as to minimize impacts on biological resources and water quality such as increased runoff, creek bank erosion, sedimentation, biochemical degradation, or thermal pollution.*
>
> OSC-6e. *Natural drainage patterns and runoff rates and volumes shall be preserved to the greatest degree feasible by minimizing changes to natural topography, and minimizing the areas of impervious surfaces created by new development.*
>
> OSC-6f. *All development shall be evaluated for potential adverse impacts to water quality and shall consider Site Design, Source Control, and Treatment Control BMPs in order to minimize polluted runoff and water quality impacts*

resulting from the development. In order to maximize the reduction of water quality impacts, BMPs should be incorporated into the project design in the following progression: (1) Site Design BMPs, (2) Source Control BMPs, and (2) Treatment Control BMPs.

OSC-10a. *Minimize the erosion and contamination of beaches. Minimize the sedimentation, channelization and contamination of surface water bodies.*

OSC-10c. *Degradation of the water quality of groundwater basins, nearby streams or wetlands, or any other waterbody shall not result from development. 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.*

Implementation Policy 32 states (in relevant part): *In order to protect watersheds in the City, all construction-related activities shall minimize water quality impacts, particularly due to sediments that are eroded from project sites and are conveyed to receiving waters, by implementing the following measures:*

a. Proposed erosion and sediment prevention and control BMPs, both structural and non-structural, such as:

- *Stabilize disturbed areas with vegetation, mulch, geotextiles, or similar method*
- *Trap sediment on site using fiber rolls, silt fencing, sediment basin, or similar method*
- *Ensure vehicles on site are parked on areas free from mud; monitor site entrance for mud tracked off-site*
- *Prevent blowing dust from exposed soils*

Sections 30231 of the Coastal Act require that the biological productivity and the quality of coastal waters be maintained and, where feasible, restored through among other means, minimizing adverse effects of waste water discharge and entrainment, controlling runoff, preventing depletion of groundwater supplies and substantial interference with surface water flows, maintaining natural buffer areas that protect riparian habitats, and minimizing alteration of natural streams.

The Commission recognizes that new development adjacent to waterways has the potential to adversely impact coastal water quality and aquatic resources because changes such as the removal of native vegetation, the increase in impervious surfaces, and the introduction of new uses may cause increases in runoff, erosion, and sedimentation, reductions in groundwater recharge and the introduction of pollutants such as petroleum, cleaning products, pesticides, and other pollutants.

The project site is located adjacent to Carpinteria Creek, as well as the Pacific Ocean. Although the project includes some new development in previously undeveloped areas, including the proposed 1,440 sq. ft. modular building and 1,400 sq. ft. outdoor learning space, most proposed project components include minor removal and replacement of public pathways, overlooks, and

landscaping and will be located in already developed areas of the park. **(Exhibit 2)** However, in order to minimize the potential for adverse impacts to water quality and aquatic resources resulting from runoff during construction, the project must include adequate erosion control measures and construction responsibilities. In order to achieve these goals, **Special Condition Three (3)** requires the applicant to submit interim erosion control plans and construction responsibilities, certified by the geotechnical engineer. Further, **Special Condition Four (4)** requires the applicant to dispose of excess excavated material and construction/demolition debris either a designated disposal site located outside of the Coastal Zone or, if the disposal site is located in the Coastal Zone, at a disposal site with a valid coastal development permit. The applicant has also proposed native landscaping plans, which includes removal of a grassy lawn adjacent to Carpinteria Creek.

Additionally, the project also includes dune restoration and placement of a dune boardwalk within a 1.45 acre area. The applicant proposes to use a combination of mechanical methods, manual methods (hand tools and hand-pulling), as well as herbicide application, to remove non-native invasive plant species in the dune restoration area. Non-native species within the dune area includes ice plant (*Carpobrotus edulis*), Bermuda grass (*Cynodon dactylon*), black mustard (*Brassica nigra*), conyza (*Conyza sp*), wild radish (*Raphanus staivus*), and sea rocket (*Cakile sp.*). The primary non-native plant to be removed is ice plant which exists in dense mats covering large portions of the dunes. Ice plant located within areas that require grading will be removed mechanically. For dune restoration areas where dune recontouring/grading will not occur, the applicant proposes to treat ice plant with an herbicide mixture consisting of 1.2% glyphosate (Rodeo^{TM}) and 0.8% triclopyr (Garlon 4^{TM}) with an indicator dye to ensure even coverage and to ensure that areas are only treated once. A majority of the ice plant will require an initial treatment, but follow up spraying may be needed in some areas. Revegetation will consist of planting native vegetation directly into the dunes leaving some areas of mats of dead ice plant in place as a weed barrier and to help the dune retain structure during the revegetation phase. **(Exhibit 16)** The primary method of weed maintenance after the initial herbicide treatment will be manual weed control through hand pulling or with the use of small hand tools.

As noted above, the applicant proposes to treat ice plant with an herbicide mixture consisting of 1.2% glyphosate (Rodeo^{TM}) and 0.8% triclopyr (Garlon 4^{TM}). According to information provided by the applicant, if used alone at a concentration of 2% or higher, glyphosate (Rodeo^{TM}) is effective at killing the fleshy leaves of the ice plant, but the herbicide acts so quickly that it does not effectively translocate to the roots of the ice plant which results in regrowth and the need for subsequent treatments. Triclopyr (Garlon 4^{TM}) is slower acting and allows translocation to the ice plant root system. According to the applicant, a low concentration of glyphosate (Rodeo^{TM}) mixed with a low concentration of the herbicide triclopyr (Garlon 4^{TM}) creates a low concentration mixture of herbicide that highly effective. The applicant has indicated that this combination of herbicides and method of ice plant treatment has been successfully implemented by State Parks Environmental Scientists while implementing dune restoration projects at McGrath State Beach and Point Dume State Beach.

All pesticides sold or distributed in the United States must be registered by the U.S. Environmental Protection Agency (EPA) based on studies showing that they can be used without posting unreasonable risks to people or the environment. The non-surfactant herbicide glyphosate is labeled by the EPA as a non-selective herbicide of relatively low toxicity suitable

for use in riparian areas where vegetation control is necessary. The Glyphosate Environmental Assessment Report by the EPA dated September 1993 states:

> *Glyphosate is of relatively low oral and dermal acute toxicity. It has been placed in Toxicity Category III for these effects (Toxicity Category I indicates the highest degree of acute toxicity, and Category IV the lowest)…Based on current data, EPA has determined that the effects of glyphosate on birds, mammals, fish, and invertebrates are minimal…Glyphosate absorbs strongly to soil and is not expected to move vertically below the six inch soil layer…Glyphosate is readily degraded by soil microbes…However, glyphosate does have the potential to contaminate surface waters due to its aquatic use patterns…If glyphosate reached surface water, it would not be broken down readily by water or sunlight.*

Triclopyr is a selective herbicide registered for use by the EPA to control broad leaf weeds and brush. Triclopyr is absorbed by leaves and roots and is moved throughout the plant in both the phloem and xylem and interferes with plant growth. A fact sheet prepared by the EPA for triclopyr (October 1998) states that the herbicide has been placed in Toxicity Category III for oral and dermal toxicity, similar to glyphosate. However, triclopyr (Garlon 4^{TM}) is not registered for aquatic use. The EPA fact sheet for triclopyr (October 1998) states:

> *Triclopyr acid was found to be slightly toxic to birds and practically non-toxic to mammals, insects, freshwater fish and invertebrates. Triclopyr TEA was practically non-toxic to slightly toxic to birds and estuarine/marine invertebrates and practically non-toxic to freshwater fish, freshwater invertebrates and estuarine/marine fish. Testing with BEE indicated it to be slightly toxic to birds, moderately toxic to highly toxic to freshwater fish and estuarine/marine invertebrates, slightly to moderately toxic to freshwater invertebrates, and highly toxic to estuarine/marine fish.*

Herbicide application will be confined to the dune restoration area and will not be applied near any open water; therefore, the proposed use of herbicides is not expected to have any adverse impacts to water quality. However, **Special Condition (9)** restricts herbicide use to the dune restoration area only. Further, although the proposed project will incorporate best management practices to minimize misapplication of herbicide, the application of herbicide prior to heavy rain may result in potential for contaminated runoff. Therefore, in order to allow the proposed dune restoration to proceed and to ensure that the potential adverse effects to water quality and habitat are minimized, **Special Condition Nine (9)** requires that in no instance shall herbicide application occur if wind speeds on site are greater than 5 mph or 48 hours prior to predicted rain. In the event that rain does occur, herbicide application shall not resume again until 72 hours after rain. **Special Condition Nine (9)** also requires an environmental resource specialist to conduct a survey of the project site prior to commencement of herbicide use to determine the locations of any native vegetation and requires native vegetation to be clearly delineated on the project site with fencing or survey flags and protected. In the event that non-native or invasive vegetation to be removed is located in close proximity to native riparian vegetation or surface water, the applicant is required to either: (a) remove non-native or invasive vegetation by hand, or (b) utilize a plastic sheet/barrier to shield native vegetation or surface water from any potential overspray that may occur during use of herbicide.

The applicant has submitted an analysis of alternatives to remove non-native invasive vegetation, other than herbicide use, including mechanical removal of ice plant, solarizing, and hand removal. Using mechanical equipment to remove the dense patches of ice plant in the dune would likely result in too much damage to the dune structure. Removal of ice plant using solarizing or plastic sheeting would be difficult to implement on the sand dunes in the project area due to uneven terrain, potential for storm damage, and extensive periods of fog. Solarizing could also adversely impact any native vegetation or invertebrates in the dune area. Further, manual removal by hand bulling or with the use of hand tools is labor intensive and removing the root system would be difficult on the thick, well established mats of ice plant in the project area. Hand pulling thick mats of ice plant could result in ineffective removal of roots and leaving the roots would easily allow ice plant to produce roots and roots at every node, which allows the plant to spread. Therefore, the Commission finds that the proposed method to remove non-native ice plant using a low concentration of the proposed herbicides, with restrictions required by **Special Condition Nine (9)**, is the only feasible alternative given the unique restoration location, the demonstrated efficacy of treatment, and the low potential for toxicity.

Therefore, the Commission finds that the proposed project, as conditioned, is consistent with Section 30231 of the Coastal Act and the applicable policies of the City of Carpinteria's LCP, described above.

F. ENVIRONMENTALLY SENSITIVE HABITAT

Section 30240 of the Coastal Act (incorporated into the City of Carpinteria's LCP by Policy LU-1a) protects environmentally sensitive habitat areas (ESHA) by restricting development in and adjacent to ESHA. Section 30240 states:

> *(a) Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on such resources shall be allowed within such areas.*
>
> *(b) Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade such areas, and shall be compatible with the continuance of such habitat areas.*

Section 30107.5 of the Coastal Act, defines an environmentally sensitive area as:

> *"Environmentally sensitive area" means 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.*

In addition, the following City of Carpinteria Local Coastal Plan policies provide guidance regarding the protection of environmentally sensitive habitats:

> OSC-1a. *Protect Environmentally Sensitive Habitat Area(s) ESHA from development and maintain them as natural open space or passive recreational areas.*

OSC-1b. *Prohibit activities, including development, that could damage or destroy ESHA.*

OSC-1c. *Establish and support preservation and restoration programs for ESHA, including but not limited to Carpinteria Creek, Carpinteria Bluffs, Carpinteria Salt Marsh, seal rookery, Carpinteria reef, Pismo clam bed and the intertidal zones along the shoreline.*

OSC-1d. *Property including ESHA should be designated with a zoning category that allows for the protection of, and access to, the resource area, such as Open Space/Recreation or Public Facility zoning. Any development on property including ESHA should be designed and conducted to protect the resources. Within environmentally sensitive habitat only uses dependent upon those resources shall be allowed and the resources shall be protected against any disruption.*

OSC-4b. *Limit activities on public beaches that include or area adjacent to rocky points and intertidal areas to light recreational use (e.g. hiking, biking, and jogging).*

OSC-6a. *Support the preservation of creeks and their corridors as open space, and maintain and restore riparian habitat to protect the community's water quality, wildlife diversity, aesthetic values, and recreation opportunities.*

OSC-6d. *Carry out and maintain all permitted construction and grading within stream corridors in such a manner so as to minimize impacts on biological resources and water quality such as increased runoff, creek bank erosion, sedimentation, biochemical degradation, or thermal pollution.*

OSC-7b. *When sites are degraded or developed, areas with significant amounts of native vegetation shall be preserved. Structures shall be sited and designed to minimize the impact of grading, paving, construction, runoff and erosion on native vegetation. Sensitive resources that exhibit any level of disturbance shall be maintained, and if feasible, restored. New development shall include measures to restore any disturbed or degraded habitat on the project site. Cut and fill slopes and all areas disturbed by construction activities shall be landscaped or revegetated at the completion of grading. Plantings shall be of native, drought-tolerant plant species consistent with the existing native vegetation on the site. Invasive plant species that tend to supplant native species shall be prohibited.*

OSC-15d. *Creek trails shall be designed and located to prevent any significant direct or indirect adverse impacts on the riparian habitats of the creeks or the Carpinteria Salt Marsh.*

Implementation Policy 25 states (in relevant part): *A setback of 50 feet from top of the upper bank of creeks or existing edge of riparian vegetation (dripline), whichever is further, shall be established and maintained for all development.*

This setback may be increased to account for site-specific conditions. The following factors shall be used to determine the extent of an increase in setback requirements:

- *b. soil type and stability of the stream corridor*
- *c. how surface water filters into the ground*
- *d. types and amount of riparian vegetation and how such vegetation contributes to soil stability and habitat value*
- *e. slopes of the land on either side of the stream*
- *f. location of the 100 year floodplain boundary, and*
- *g. consistency with other applicable adopted plans, conditions, regulations and/or policies concerning protection of resources…*

Implementation Policy 28 states (in relevant part): *Prohibit all development within stream corridors except for…bridges and trails (where no alternative route/location is feasible and, when supports are located within stream corridor setbacks, such locations minimize impacts on critical habitat). All development shall incorporate the best mitigation measures feasible to minimize impact to the greatest extent.*

Implementation Policy 29 states: *Limit all development within stream corridors, including dredging, filling and grading, to activities necessary for the construction specified in policy #28 (see above) and to public hiking/biking trails. Where such activities require removal of riparian plant species, revegetation with local native riparian plants shall be required. Minor clearing of vegetation may be permitted for hiking/biking and equestrian trails.*

Section 30240 of the Coastal Act states that environmentally sensitive habitat areas shall be protected against disruption of habitat values and that development within or adjacent to such areas must be designed to prevent impacts which could degrade those resources. Further, Section 30240 of the Coastal Act restricts development within ESHA to only those uses that are dependent on the resource. Carpinteria Creek is designated as ESHA by the City's LCP (Table OSC-1).

The applicant proposes dune habitat restoration, native landscaping, and a series of visitor amenity and public access upgrades and access upgrades to comply with the Americans with Disabilities Act (ADA), including: remodel of existing park office/visitor center, new modular building for visitor education and offices, new outdoor space for interactive learning programs, new walkways and parking spaces, new outdoor tomol exhibit, dune restoration and installation of a dune boardwalk, exercise area renovation, native landscaping adjacent to Carpinteria Creek, new overlooks/bench and binocular locations, new outdoor gathering area, and trail upgrades. **(Exhibits 3-4)** Carpinteria State Beach has been developed as a public day use park and campground since 1941. Existing development within the park includes a visitor center, ramadas, restroom/shower buildings, campsites, picnic facilities, walkways/trails, parking lots, paved roads, and primarily non-native landscaping and vegetation, although some native vegetation is also present. Gum tree (*Eucalyptus sp.*), myoporum (*Myoporum laetum*), melaluca (*Melaleuca sp.*), ice plant, and Monterey cypress (*Cuupressus macrocarpa*) are common non-native species in the park.

The westernmost side of the park, adjacent to the day use area, includes sensitive dune habitat which supports native and non-native plant species. Southern foredunes have been classified as a sensitive natural community by the California Department of Fish and Game's California Natural Diversity Database (CDFG 2012). Carpinteria State Beach includes an approximately 1,000 ft. long expanse of Southern foredune habitat. Non-native species within the dune area include ice plant (*Carpobrotus edulis*), Bermuda grass (*Cynodon dactylon*), black mustard (*Brassica nigra*), conyza (*Conyza sp*), wild radish (*Raphanus staivus*), and sea rocket (*Cakile sp.*). The sparse native dune vegetation includes beach bur (*Ambrosia chamissonis*), beach evening primrose (*Camissonia cheiranthifolia*), and telegraph weed (*Heterotheca grandilora*). The dunes are currently in a degraded condition due to a series of informal pedestrian paths through the dunes which have created artificially low corridors through the dune system and disturbance to dune vegetation. Coulter's saltbush (*Atriplex coulteri*) (CNPS List 1B) is the only special status plant species that has been documented in the park and was identified on the bluffs toward the eastern side of the park. Regarding sensitive invertebrate species, both the sandy beach tiger beetle (*Cicindela hirticollis gravida*) and the globose dune beetle (*Coelus globosus*) are known to have historically occurred in the park. A single globose dune beetle was documented in the park in 2005. Monarch butterfly (*Danaus plexippus*) roosting or overwintering sites have not been documented within the park, although three wintering populations have been recorded locally offsite. The federally threatened western snowy plover (*Charadrius alexandrines nivosus*) have been documented at Carpinteria State Beach (6 individuals in December 2009, 1 individual in April 2010, and 2 individuals in November 2011) although no breeding/nesting was documented. The federally endangered tidewater goby (*Eucyclogobius* newberryi) and southern California steelhead (*Oncorhynchus mykiss*) have been documented within Carpinteria Creek. Tidewater goby has been documented from the mouth of Carpinteria Creek to approximately 1 mile upstream. Carpinteria Creek and the creek mouth were designated as critical habitat for the southern California steelhead in 2005 by the National Marine Fisheries Service. A rock revetment bounds both sides of Carpinteria Creek and existing paved walkways are located adjacent to both sides of the creek.

Development that will occur in or near ESHA includes proposed dune restoration and a dune boardwalk, as well as native landscaping, public pathway removal and replacement, and new overlooks adjacent to Carpinteria Creek. **(Exhibit 18)** The proposed development adjacent to Carpinteria Creek, including replacement of public trails and overlooks, will not impact the existing revetment or native vegetation located along both sides of Carpinteria Creek and will not expand closer to the creek than the existing developed areas. **(Exhibits 18-19)** Additionally, as part of the proposed dune habitat restoration and enhancement, the project includes the installation of the proposed 1,720 ft. long x 6 ft. wide ADA-compliant boardwalk with three separate vertical beach access points will provide directed beach access routes through the existing dune system. **(Exhibit 13)** The dunes on the project site separate the state campground from the beach area of the park and are subject to a high volume of foot traffic which has resulted in substantial disturbance to the dune system. Currently, pedestrians access the beach through a series of informal footpaths through the dunes, creating artificially low corridors through the dune system and adversely impacting dune vegetation. Although installation of the boardwalk itself will result in some short term impacts to the dune system, the proposed boardwalk will effectively keep pedestrians on the designated path and out of the dunes; thus, significantly reducing overall adverse impacts to the dune restoration area resulting in long term benefits to the habitat on site.

Although field evaluations for the proposed project did not document any sensitive plant or animal species within the proposed project areas, given the potential for sensitive species to be present in the project area, as noted above, **Special Condition Five (5)** requires the applicant to retain the services of a qualified biologist or environmental resource specialist to conduct sensitive species surveys and monitor project operations in all project areas where trees are proposed to be removed and in all areas of the dune restoration area. **Special Condition Five (5)** also requires surveys 30 calendar days prior to project activities to detect any active sensitive species within 500 feet of the project site and requires a follow-up survey to be conducted 3 calendar days prior to the initiation of construction or restoration activities ad also requires nest surveys on a monthly basis throughout the nesting season or until the project is completed, whichever comes first. Further, **Special Condition Five (5)** requires that, in the event that any sensitive species are present in the project area but do not exhibit reproductive behavior and are not within the estimated breeding/reproductive cycle of the subject species, the qualified biologist shall either: (1) initiate a salvage and relocation program prior to any excavation/maintenance activities to move sensitive species by hand to safe locations elsewhere along the project reach or (2) as appropriate, implement a resource avoidance program with sufficient buffer areas to ensure adverse impacts to such resources are avoided. The applicant is required to immediately notify the Executive Director of the presence of such species and which of the above actions are being taken. If the presence of any such sensitive species requires review by the United States Fish and Wildlife Service and/or the California Department of Fish and Game, then no development activities shall be allowed or continue until any such review and authorizations to proceed are received, subject to the approval of the Executive Director. **Special Condition Five (5)** also provides protocols for the applicant to follow if an active nest of a federally or state-listed threatened or endangered species, bird species of special concern, or any species of raptor or heron is found. Further, **Special Condition Five (5)** requires the environmental resources specialist shall be present during all construction, grading, excavation, and vegetation eradication, removal, and planting, activities within the sand dune restoration and boardwalk area.

Dune restoration is proposed to occur in an approximately 1.45 acre area, including around the proposed new boardwalk. **(Exhibits 13-15)** In addition to minor dune recontouring, restoration will include removal of non-native plants and revegetation with local native plants. **(Exhibit 16)** Non-native plants, including ice plant (*Carpobrotus edulis*), Bermuda grass (*Cynodon dactylon*), sea rocket (*Cakile sp*.), black mustard (*Brassica nigra*), and wild radish (*Raphanus sativus*), will be removed through a combination of selective herbicide (mixture of glyphosate and triclopyr) application, hand removal, and mechanical removal. After non-native plant removal, the dunes will be planted with native dune vegetation from nursery stock propagated from locally harvested seed. The dune restoration plan provided by the applicant as part of the project description includes detailed methods for non-native plant removal, technical details for restoration planting (fore-dune, mid-dune, and back-dune plant specifications), a five-year maintenance and monitoring plan. The proposed restoration plan, if successfully implemented, would create native dune habitat, and would thus result in a net benefit to the dune ESHA. However, in order to implement the restoration plan and determine the success of the project, **Special Condition Seven (7)** requires the applicant shall submit a revised dune restoration plan prepared by a qualified biologist or resource specialist, for review and approval by the Executive Director. **Special Condition Seven (7)** requires revisions to the dune restoration plan to clearly identify interim and final success criteria (for example, percent cover of native plants, reference site comparison, etc.) and performance standards consistent with achieving the identified

restoration plan goals and objectives; measures to be implemented if success criteria are not met; and long-term adaptive management of the restored areas. Further, in order to implement the applicant's proposed five year monitoring program, **Special Condition Seven (7)** also requires the applicant to submit annual monitoring reports to the Commission, for review and approval of the Executive Director.

Further, although herbicide application is proposed for use only within the dunes for restoration purposes and is not proposed adjacent to open water, the proposed project may result in some potential adverse effects to native plants due to unintentional herbicide overspray or runoff. The proposed project will incorporate best management practices to minimize misapplication of herbicide; however, the application of herbicide prior to heavy rain may result in greater potential for contaminated runoff. Therefore, in order to allow the proposed dune restoration to proceed and to ensure that the potential adverse effects to water quality and habitat are minimized, **Special Condition Nine (9)** requires that in no instance shall herbicide application occur if wind speeds on site are greater than 5 mph or 48 hours prior to predicted rain. In the event that rain does occur, herbicide application shall not resume again until 72 hours after rain. **Special Condition Nine (9)** also requires an environmental resource specialist to conduct a survey of the project site prior to commencement of herbicide use to determine the locations of any native vegetation and requires native vegetation to be clearly delineated on the project site with fencing or survey flags and protected. In the event that non-native or invasive vegetation to be removed is located in close proximity to native riparian vegetation or surface water, the applicant is required to either: (a) remove non-native or invasive vegetation by hand, or (b) utilize a plastic sheet/barrier to shield native vegetation or surface water from any potential overspray that may occur during use of herbicide.

In addition, **Special Condition Eleven (11)** requires the applicant obtain all other necessary State or Federal permits, including the USFWS, NMFS, Fish and Game, California State Lands Commission, etc., that may be necessary for all aspects of the proposed project.

For the reasons set forth above, the Commission finds that the proposed project, as conditioned, is consistent with Section 30240 of the Coastal Act and the applicable provisions of the City of Carpinteria's LCP, cited above.

G. PUBLIC ACCESS AND RECREATION

Coastal Act Section 30210 (incorporated into the City of Carpinteria's LCP by Policy LU-1a) states:

> *In carrying out the requirement of Section 4 of Article X of the California Constitution, maximum access, which shall be conspicuously posted, and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights, rights of private property owners, and natural resource areas from overuse. Coastal Act Section 30213 (incorporated into the City of Carpinteria's LCP by Policy LU-1a) states:*
>
> *Lower cost visitor and recreational facilities shall be protected, encouraged, and, where feasible, provided. Developments providing public recreational opportunities are preferred.*

Coastal Act Section 30223 (incorporated into the City of Carpinteria's LCP by Policy LU-1a) states:

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

In addition, the following City of Carpinteria Local Coastal Plan policies provide guidance regarding public access:

> OSC-14a. *Increase coastal and recreational access for all segments of the population including the disabled and elderly, while protecting natural resources, particularly environmentally sensitive habitat areas.*
>
> OSC-14b. *Provide for passive recreation uses of natural open space areas, such as along creeks and the Bluffs I areas, where such uses would not damage the resources being protected.*
>
> OSC14d. *In a zone extending approximately 250 feet inland from the mean high tide line, priority shall be given to coastal dependent and related recreational activities and support facilities. However, camping facilities should be set back from the beach and bluffs and near-shore areas reserved for day use activities. Recreational activities that are not coastal dependent may be located within this 250-foot zone if less desirable coastal dependent support facilities (parking, restrooms, etc.) are located inland. In no case shall facilities, except for required structures (i.e. lifeguard towers, volleyball nets, etc.) be located directly on the sandy beach.*
>
> OSC-14e. *Recreational uses on ocean front land, both public and private, that do not require extensive alteration of the natural environment shall have priority over uses requiring substantial alteration.*
>
> OSC-15e. *Pursue development of a trail and/or boardwalk system along the coastline.*
>
> Implementation Policy 16. *Permit passive or low-impact recreational uses on public beaches*
>
> Implementation Policy 20. *Provide adequate parking to maximize public access to coastal recreation areas, including Salt Marsh Nature Park, City Beach, Carpinteria State Park, Tar Pits Park, Harbor Seal Overlook, and the Carpinteria Bluffs. Consider using revenues from the Tidelands Trust Fund to finance such improvements. Parking facilities shall be distributed, as feasible, to prevent overcrowding and to protect sensitive environmental resources.*
>
> Implementation Policy 61. *Support development of new or expanded park and recreation facilities as demand/need dictates. When latent demand for parks and*

> *recreation facilities is identified, adequate parkland and facilities shall be identified and pursued.*
>
> Implementation Policy 64. *Develop facilities to improve access to hard sand for handicapped individuals, such as five foot boardwalk at Linden Avenue to the hard sand to increase public access to the beach.*
>
> Implementation Policy 66. *Develop access from Linden Avenue to the State Park restrooms.*

The Coastal Act mandates that maximum public access and recreational opportunities be provided and that development not interfere with the public's right to access the coast. Additionally, the Coastal Act mandates that lower cost visitor and recreational facilities, such as public trails, shall be protected, encouraged, and provided, where feasible.

The applicant proposes dune habitat restoration, native landscaping, and a series of visitor amenity and public access upgrades to comply with the Americans with Disabilities Act (ADA). A major goal of the project, according to the applicant, is to enhance the visitor experience and increase public access throughout the park. The project will add and improve interpretive and visitor-use facilities, improve visitor's accessibility throughout the park, and increase beach access through the dunes adjacent to the day use area. Three new ADA-complaint beach access points will be provided by the dune boardwalk, new ADA-complaint beach access will be provided east of Carpinteria Creek, and trails throughout the park will be upgraded for ADA-compliance.

In order to ensure the safety of recreational users of the project site, to ensure that the interruption to public access at the project site is minimized, and to implement the applicant's proposed project timing, **Special Condition Six (6)** requires the applicant to post signs directing the public to alternative parking areas for the duration of construction and staging and, where public paths will be closed during active operations, a person is required to be on-site to detour pedestrians or adequate fencing and signage is required to be posted. **Special Condition Six (6)** requires the applicant shall maintain public access to the beach during construction activities, requires the minimum number of public parking spaces to be used for staging operations. The applicant shall post each construction site with a notice indicating the expected dates of construction and/or public access or parking lot closures. Further, **Special Condition Six (6)** requires all construction to be limited to the hours between 8:00 AM and 5:00 PM, and provides that no work shall occur on weekends or State holidays.

The Commission therefore finds that the proposed project, as conditioned, is consistent with Sections 30210, 30213, 30223 of the Coastal Act and the applicable provisions of the City of Carpinteria's LCP, cited above.

H. ARCHEOLOGICAL RESOURCES

Coastal Act Section 30244 of the Coastal Act (incorporated into the City of Carpinteria's LCP by Policy LU-1a) states that:

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

In addition, the following City of Carpinteria Local Coastal Plan policies provide guidance regarding public access:

> OSC-16a. *Carefully review any development that may disturb important archeological or historically valuable sites.*
>
> Implementation Policy 78 states: *A qualified archeologist and Native American observer (acceptable to the city) shall be retained to monitor grading activities on identified archeological sites and in the vicinity of archeological resources. If cultural artifacts or similar material of potential cultural or paleontological importance, are uncovered during grading or other excavation the following shall occur:*
>
> *a. The monitor or archeologist shall halt the grading or excavation and notify the City.*
> *b. A qualified archaeologist shall prepare a report assessing the significance of the find and recommending any actions to be taken by the applicant(s) prior to the city granting permission for grading to resume.*
> *c. The removal of cultural artifacts or other materials shall only occur after preparation of the report and in conformance with the recommendation of the report as approved by the City.*

Archaeological resources are significant to an understanding of cultural, environmental, biological, and geological history. The Coastal Act requires the protection of such resources to reduce the potential adverse impacts through the use of reasonable mitigation measures. Degradation of archaeological resources can occur if a project is not properly monitored and managed during earth moving activities and construction. Site preparation can disturb and/or obliterate archaeological materials to such an extent that the information that could have been derived would be permanently lost. In the past, numerous archaeological sites have been destroyed or damaged as a result of development. As a result, the remaining sites, even though often less rich in materials, have become increasingly valuable as a resource. Further, because archaeological sites, if studied collectively, may provide information on subsistence and settlement patterns, the loss of individual sites can reduce the scientific value of the sites which remain intact.

Historic archeological and Native American resources are known to occur within and adjacent to project areas in Carpinteria State Beach. The Chumash village site of Mishopshnow (California Landmark No. 535, CA-SBA-7) is located within the eastern portion of Carpinteria State Beach. Significant portions of this site were removed or heavily disturbed by historic mining and development activities. However, intact portions of the village site do exist. The asphalt deposits at Carpinteria State Beach were mined in the early 1900's and the material was refined into asphalt (Las Conchas Mine Site). The abandoned mining pits were later used as trash dumps beginning around 1929. The Las Conchas Mine site (CA-SBA-3735H) and the historic dump site (CA-SBA-3736H) were identified and recorded as archeological sites.

Archeological testing conducted for the proposed project in the eastern portion of the park, including the location of the proposed outdoor gathering area/amphitheater, did not identify any evidence of Native American materials. Nevertheless, although the project involves only minor amount of earth disturbance, the applicant proposes to have an Archeologist and Native American monitor during all ground disturbing phases of the project in the vicinity of known cultural resources. In order to implement the applicant's proposal and to ensure that impacts to archaeological resources are minimized, **Special Condition Ten (10)** requires that if project activities are undertaken within an area known to have archaeological resources, the applicant agrees to have a qualified archaeologist(s) and appropriate Native American consultant(s) present on-site during all project activities which occur within or adjacent to the archaeological sites in the project area. The project operations on the project site are required to be controlled and monitored by the archaeologist(s) with the purpose of locating, recording and collecting any archaeological materials. In the event that any significant archaeological resources are discovered during operations, **Special Condition Ten (10)** requires work in the area to be stopped and an appropriate data recovery strategy be developed, subject to review and approval of the Executive Director, by the applicant's archaeologist and the native American consultant consistent with CEQA guidelines.

Therefore, the Commission finds that the proposed project, as conditioned, is consistent with Section 30244 of the Coastal Act and the applicable provisions of the City of Carpinteria's LCP, cited above.

I. CALIFORNIA ENVIRONMENTAL QUALITY ACT

Section 13096(a) of the Commission's administrative regulations requires Commission approval of a Coastal Development Permit application to be supported by a finding showing the application, as conditioned by any conditions of approval, to be consistent with any applicable requirements of the California Environmental Quality Act (CEQA). Section 21080.5(d)(2)(A) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effect that the activity may have on the environment.

The Commission incorporates its findings on Coastal Act consistency at this point as if set forth in full. These findings address and respond to all public comments regarding potential significant adverse environmental effects of the project that were received prior to preparation of the staff report. As discussed in detail above, the proposed project, as conditioned, is consistent with the policies of the Coastal Act. Feasible mitigation measures which will minimize all adverse environmental effects have been required as special conditions. **Special Conditions 1 through 11** are required to assure the project's consistency with Section 13096 of the California Code of Regulations.

As conditioned, there are no feasible alternatives or feasible mitigation measures available, beyond those required, which would substantially lessen any significant adverse impact that the activity may have on the environment. Therefore, the Commission finds that the proposed project, as conditioned to mitigate the identified impacts, can be found to be consistent with the requirements of the Coastal Act to conform to CEQA.

APPENDIX 1

Substantive File Documents

Certified City of Carpinteria Local Coastal Plan; Final Initial Study and Mitigated Negative Declaration, Nature Education Facilities, Carpinteria State Beach SCH # 2012031048, dated May 2012; "Geotechnical Investigation, ADA Improvements Carpinteria State Beach," prepared by Group Delta Consultants, dated April 7, 2010; "Geotechnical Investigation, NEF-Operations/Education Support Facility," prepared by Group Delta Consultants, dated March, 2012; Carpinteria State Beach Nest Survey, prepared by Alexis Frangis, Environmental Scientist, Channel Coast District, dated December 18, 2013; Consolidated Coastal Development Permit request letter from Jackie Campbell, Community Development Director, dated January 27, 2012.

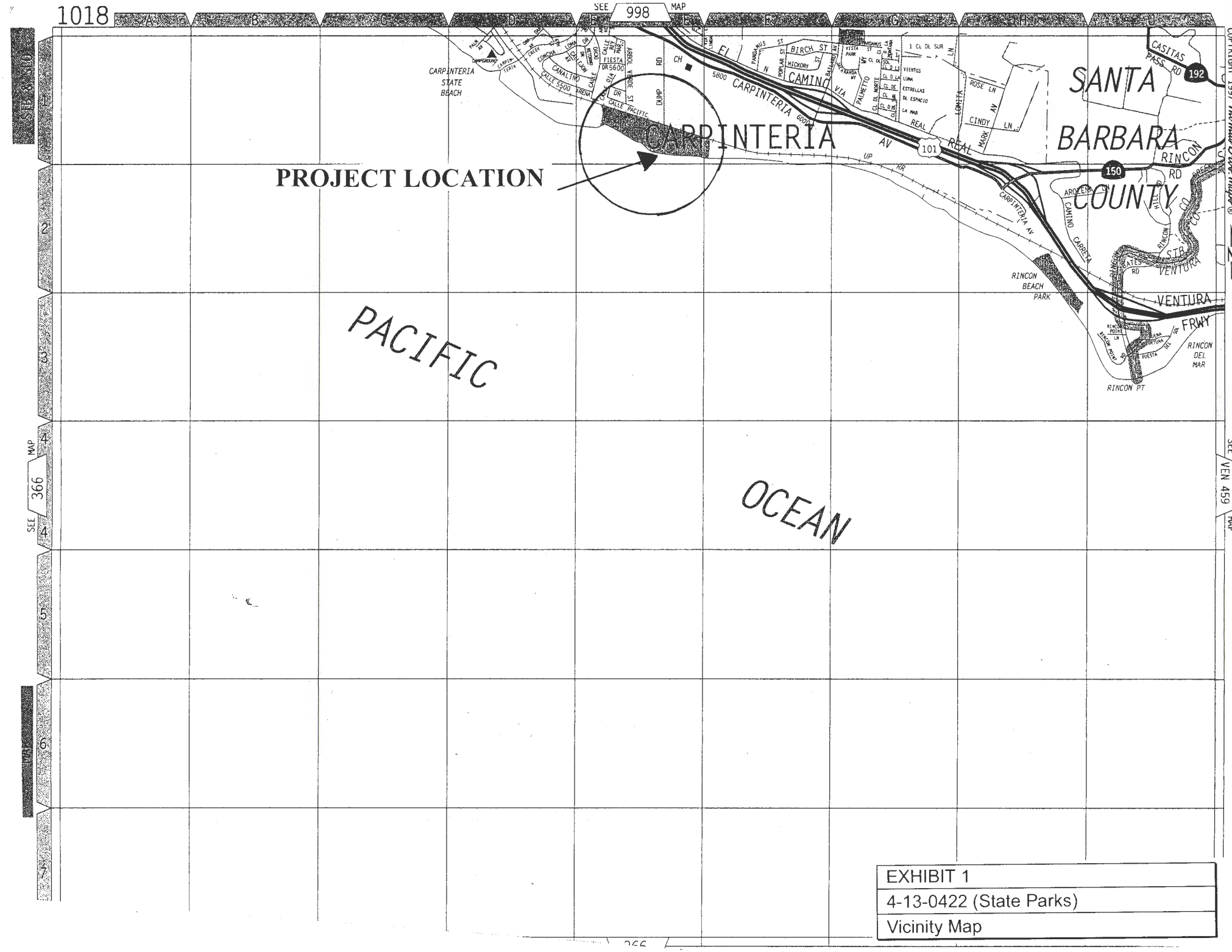
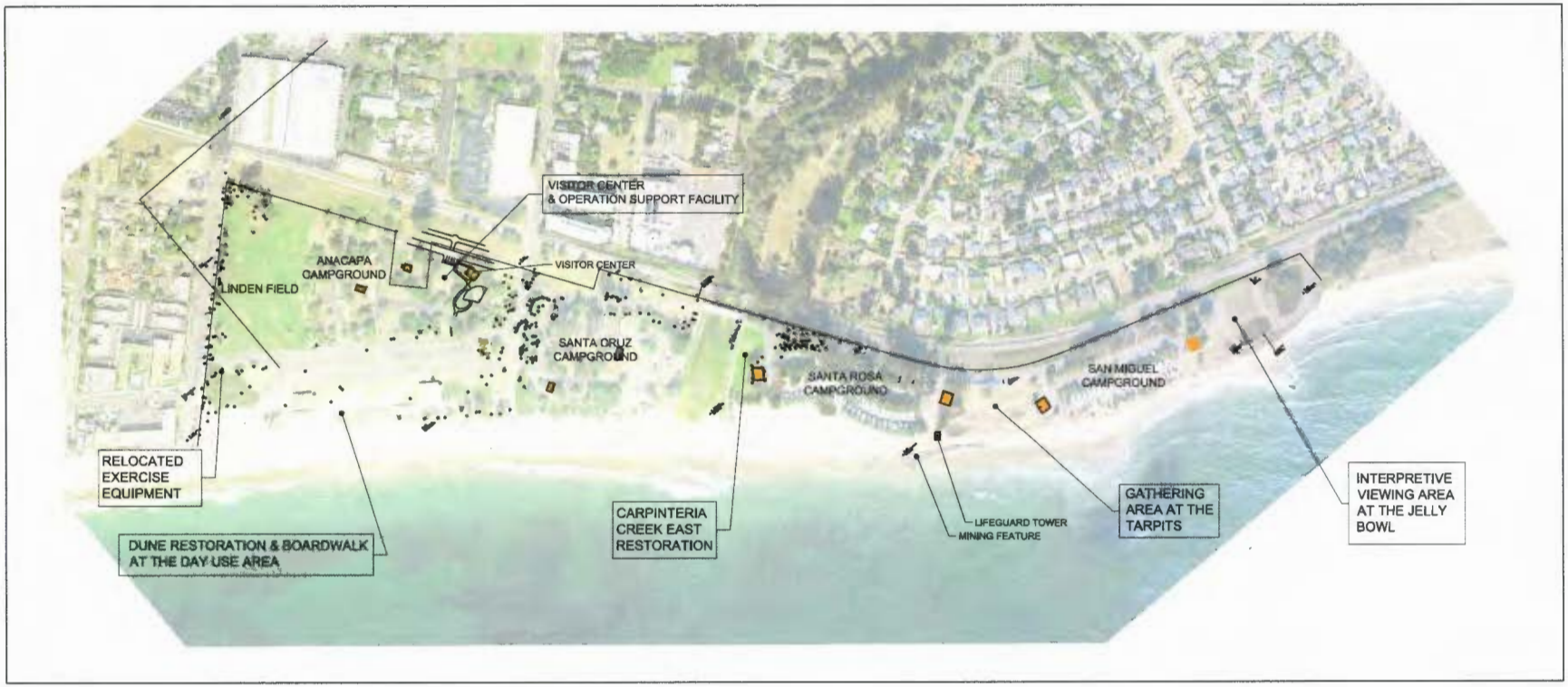


EXHIBIT 1
4-13-0422 (State Parks)
Vicinity Map



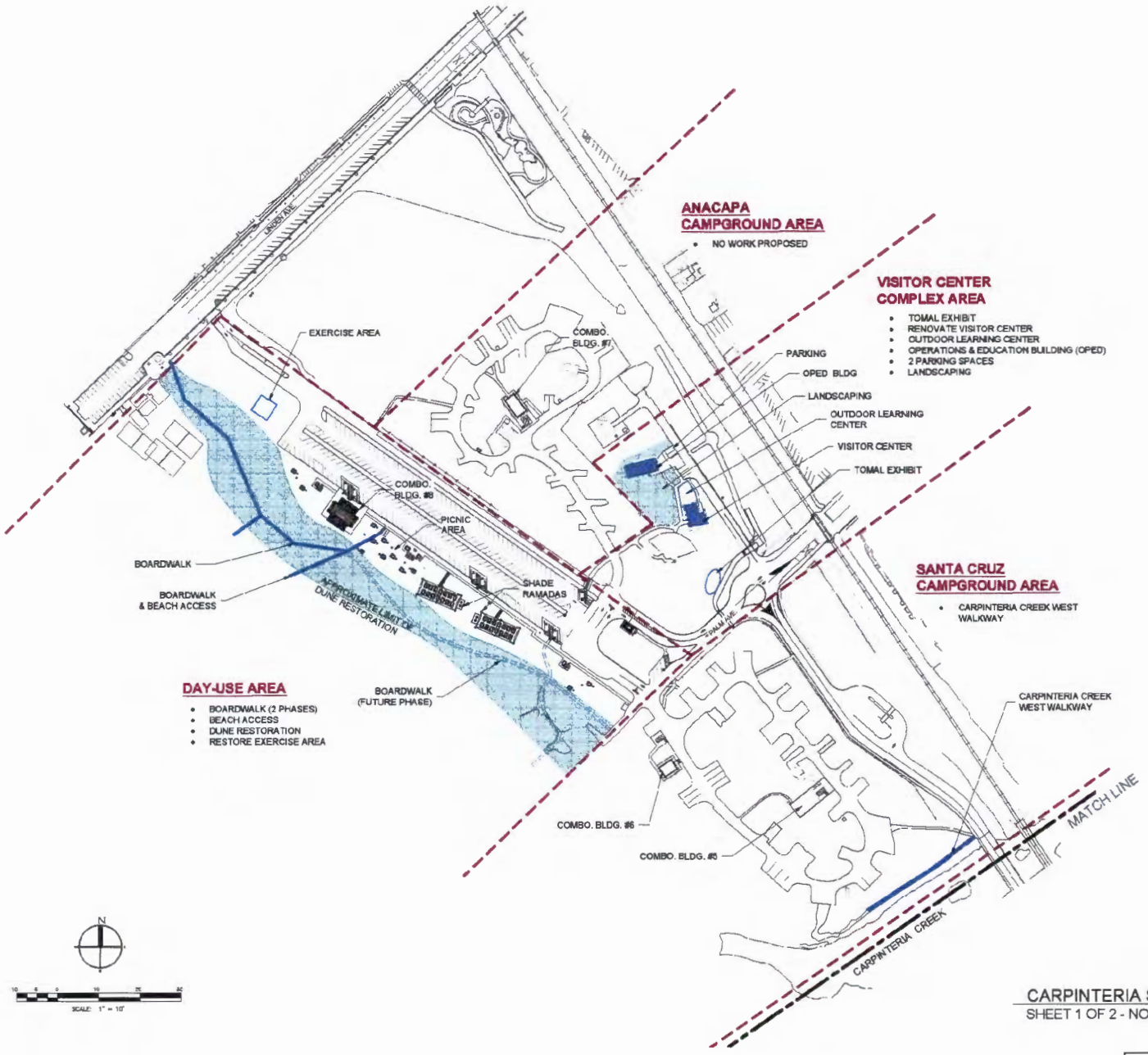
CARPINTERIA STATE BEACH

PROJECT AREA KEY MAP

N E S W

0' 100' 200' 400'
SCALE = 1:200

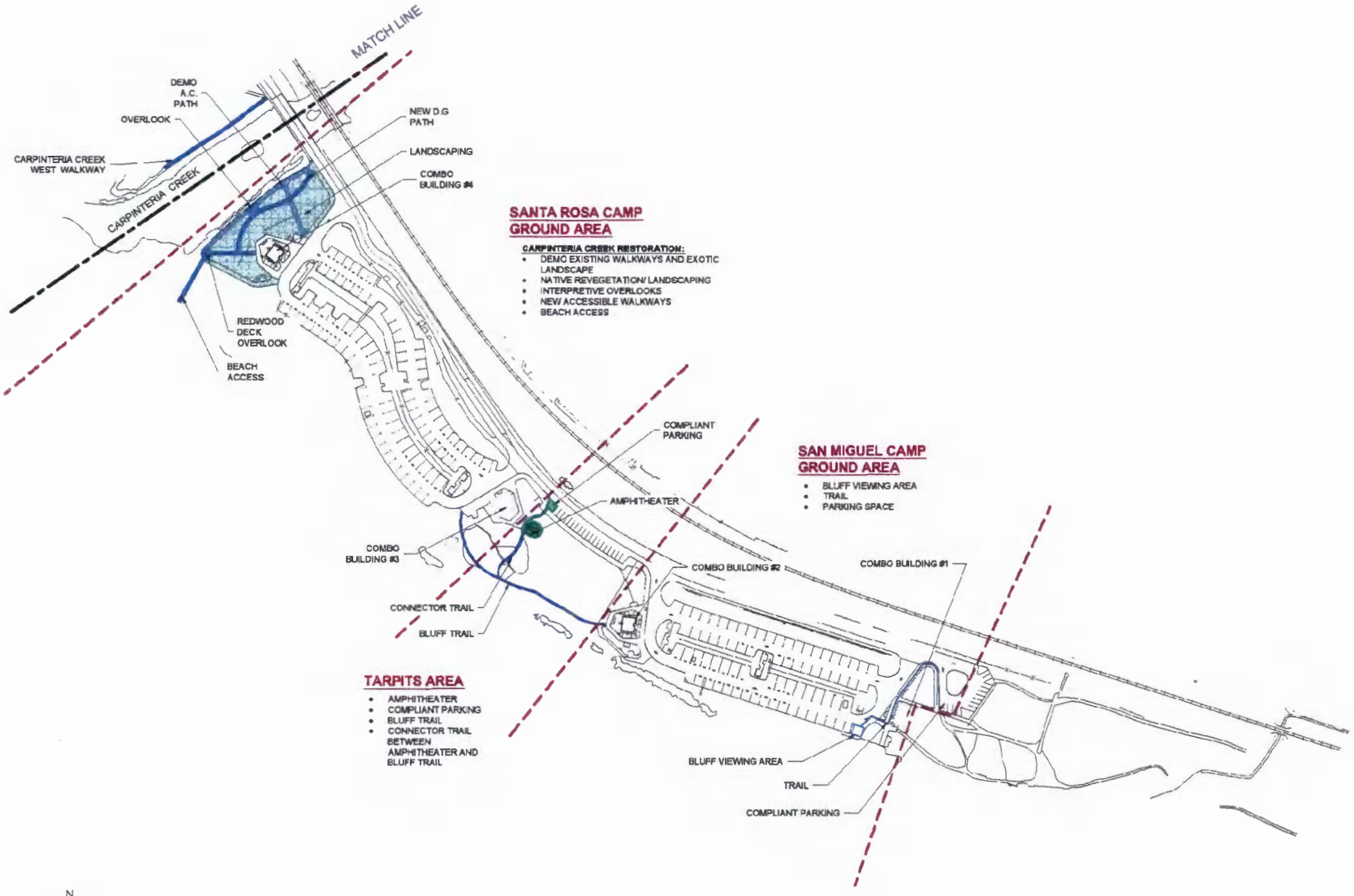
EXHIBIT 2
4-13-0422 (State Parks)
Project Area



CARPINTERIA STATE BEACH NEF - PROJECT OVERVIEW MAP

SHEET 1 OF 2 - NORTHWEST SECTION SEPTEMBER 2013

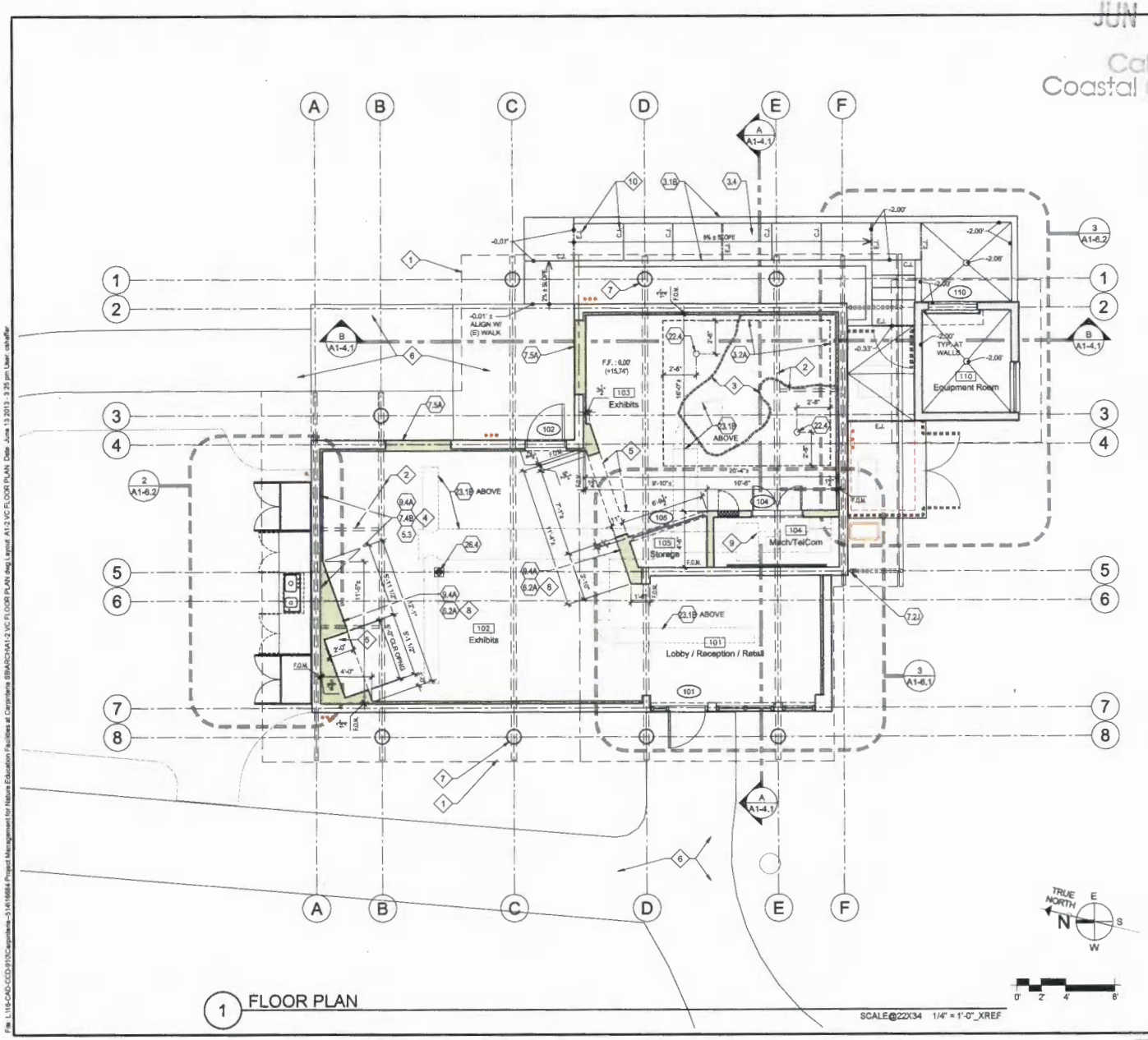
EXHIBIT 3
4-13-0422 (State Parks)
Site Plan (west of Carpinteria Creek)



CARPINTERIA STATE BEACH NEG - PROJECT OVERVIEW MAP

SHEET 2 OF 2 - SOUTHEAST SECTION SEPTEMBER 2013

EXHIBIT 4
4-13-0422 (State Parks)
Site Plan (east of Carpinteria Creek)



1 FLOOR PLAN

SCALE@22X34 1/4" = 1'-0" _XREF

MATERIAL KEYNOTES

(SEE DWG. A0-1)

SHEET KEYNOTES

1. (E) ROOF OVERHANG ABOVE
2. (E) ROOF BEAM ABOVE
3. TIDEPOOL (APPROXIMATE SHAPE) SEE TIDEPOOL DRAWINGS
4. EXTEND FRAMING, INSULATION AND FINISH FROM FLOOR TO ROOF DECK, ABOVE, TYPICAL ALL EXTERIOR WALLS EXCEPT MECH/TELCOM ROOM
5. HEADER / SOFFIT ABOVE
6. (E) CONCRETE PAVING / WALKWAY
7. (E) TIMBER COLUMN
8. OMIT GYPSUM BOARD WHERE CONCEALED BY NEW PARTITION
9. (E) FLOOR SAFE
10. FOR E.J. & C.J. DETAILS SEE 4 / A1-6.2

SHEET GENERAL NOTES

A. DIMENSIONS ARE TO FACE OF FRAMING U.O.N.

CALIFORNIA STATE PARKS SINCE 1864

ACQUISITION & DEVELOPMENT DIVISION
One Capitol Mall
Sacramento, CA
95814-3229

CALIFORNIA STATE FIRE MARSHAL: APPROVED

Approval of this plan does not authorize or approve any omission of deviation from applicable regulations. Final approval is subject to field inspection. One set of approved plans shall be available on the project site at all times.

Reviewed by _____ Date _____

DPR ACCESS COMPLIANCE REVIEW
ACCESSIBILITY SECTION
CERTIFICATION #

Reviewed by _____ Date _____

ACCESSIBILITY COMPLIANCE AND STATE FIRE MARSHAL SIGNED ORIGINALS ARE ON FILE AT THE DEPARTMENT OF PARKS AND RECREATION, NORTHERN SERVICE CENTER

DESIGNED:	DESIGNER
DRAWN:	STAFF
CHECKED:	SUPERVISOR
DATE:	XX/XX/XXX

REVISIONS	DATE

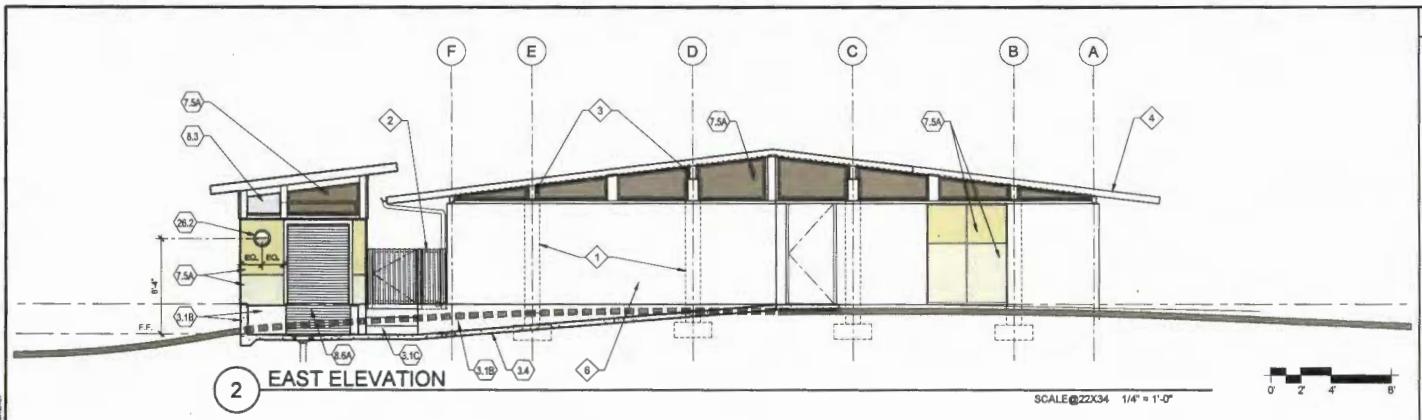
CARPINTERIA STATE BEACH
PARKWIDE INTERPRETATION
NATURE EDUCATION FACILITIES

VC FLOOR PLAN

XXXXX.001

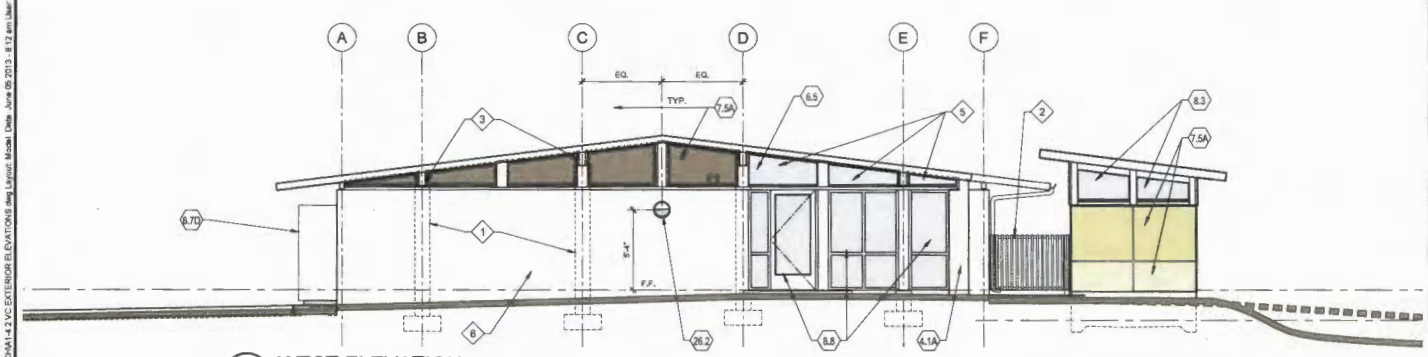
SHEET NO.
A1-2
001 OF XXX

EXHIBIT 5
4-13-0422 (State Parks)
Visitor Center Remodel Floor Plans



2 EAST ELEVATION

SCALE@22X34 1/4" = 1'-0"



4 WEST ELEVATION

SCALE@22X34 1/4" = 1'-0"

MATERIAL KEYNOTES

(SEE DWG. A0-1)

SHEET KEYNOTES

1. (E) TIMBER POLE COLUMN (NOT SHOWN FOR CLARITY)
2. EQUIPMENT ENCLOSURE
3. (E) GLULAM BEAM
4. (E) ROOF / EAVES
5. (E) GLAZING
6. (E) CMU WALL

SHEET GENERAL NOTES

A. PATCH WALLS TO MATCH EXISTING ADJACENT MATERIAL/FINISH WHERE HOLES, DAMAGE, DEFECTS OCCUR AS THE RESULT OF DEMOLITION WORK OR CONSTRUCTION OPERATIONS, INCLUDING THE REMOVAL OF SIGNS, BULLETING BOARDS, PIPING, CONDUIT, EQUIPMENT, PHONE/DATA DEVICES, ALARM SYSTEM, LIGHTING.

CALIFORNIA STATE PARKS SINCE 1864

ACQUISITION & DEVELOPMENT DIVISION
One Capitol Mall
Sacramento, CA
95814-3229

CALIFORNIA STATE FIRE MARSHAL APPROVED

Approval of this plan does not authorize or approve any omission of deviation from applicable regulations. Final approval is subject to field inspection. One set of approved plans shall be available on the project site at all times.

Reviewed by Date

DPR ACCESS COMPLIANCE REVIEW
ACCESSIBILITY SECTION

CERTIFICATION #

Reviewed by Date

ACCESSIBILITY COMPLIANCE AND STATE FIRE MARSHAL SIGNED ORIGINALS ARE ON FILE AT THE DEPARTMENT OF PARKS AND RECREATION, NORTHERN SERVICE CENTER.

DESIGNED:	DESIGNER
DRAWN:	STAFF
CHECKED:	SUPERVISOR
DATE:	XX/XX/XXX

REVISIONS	DATE

CARPINTERIA STATE BEACH
PARKWIDE INTERPRETATION
NATURE EDUCATION FACILITIES

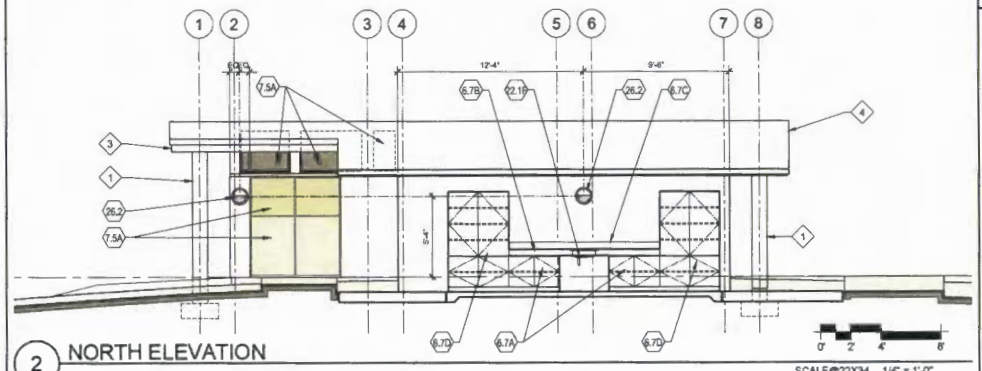
VC EXTERIOR ELEVATIONS

XXXXX.001

SHEET NO.
A1-4.2
001 OF XXX

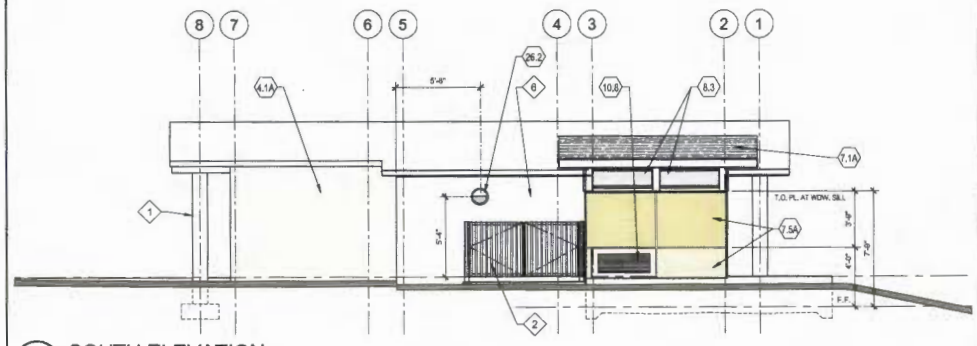
File: L:\15-CAD-CCD.910\Carpinteria--5141668\4-Project Management for Nature Education Facilities at Carpinteria SB\ARCH\A1-4.2 VC EXTERIOR ELEVATIONS.dwg Layout: Model Date: June 05, 2013 - 8:12 am User: cschaffer

EXHIBIT 6
4-13-0422 (State Parks)
Visitor Center Elevations sheet 1



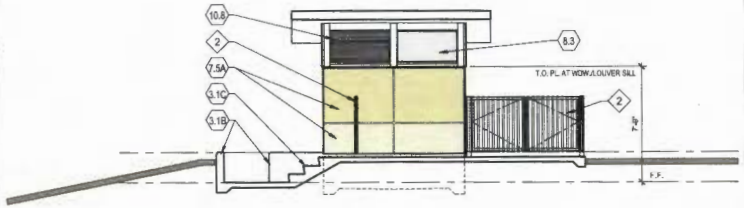
2 NORTH ELEVATION

SCALE@22X34 1/4" = 1'-0"



4 SOUTH ELEVATION

SCALE@22X34 1/4" = 1'-0"



6 NORTH ELEVATION - EQUIPMENT ROOM

SCALE@22X34 1/4" = 1'-0"

MATERIAL KEYNOTES

(SEE DWG. A0-1)

SHEET KEYNOTES

1. (E) TIMBER POLE COLUMN
2. EQUIPMENT ENCLOSURE
3. (E) GLULAM BEAM
4. (E) ROOF / EAVES
5. (NOT USED)
6. (E) CMU WALL

SHEET GENERAL NOTES

A. PATCH WALLS TO MATCH EXISTING ADJACENT MATERIAL/FINISH WHERE HOLES, DAMAGE, DEFECTS OCCUR AS THE RESULT OF DEMOLITION WORK OR CONSTRUCTION OPERATIONS, INCLUDING THE REMOVAL OF SIGNS, BULLETING BOARDS, PIPING, CONDUIT, EQUIPMENT, PHONE/DATA DEVICES, ALARM SYSTEM, LIGHTING.

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Reviewed by Date

DPR ACCESS COMPLIANCE REVIEW ACCESSIBILITY SECTION

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Reviewed by Date

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REVISIONS	DATE

CARPINTERIA STATE BEACH
PARKWIDE INTERPRETATION
NATURE EDUCATION FACILITIES

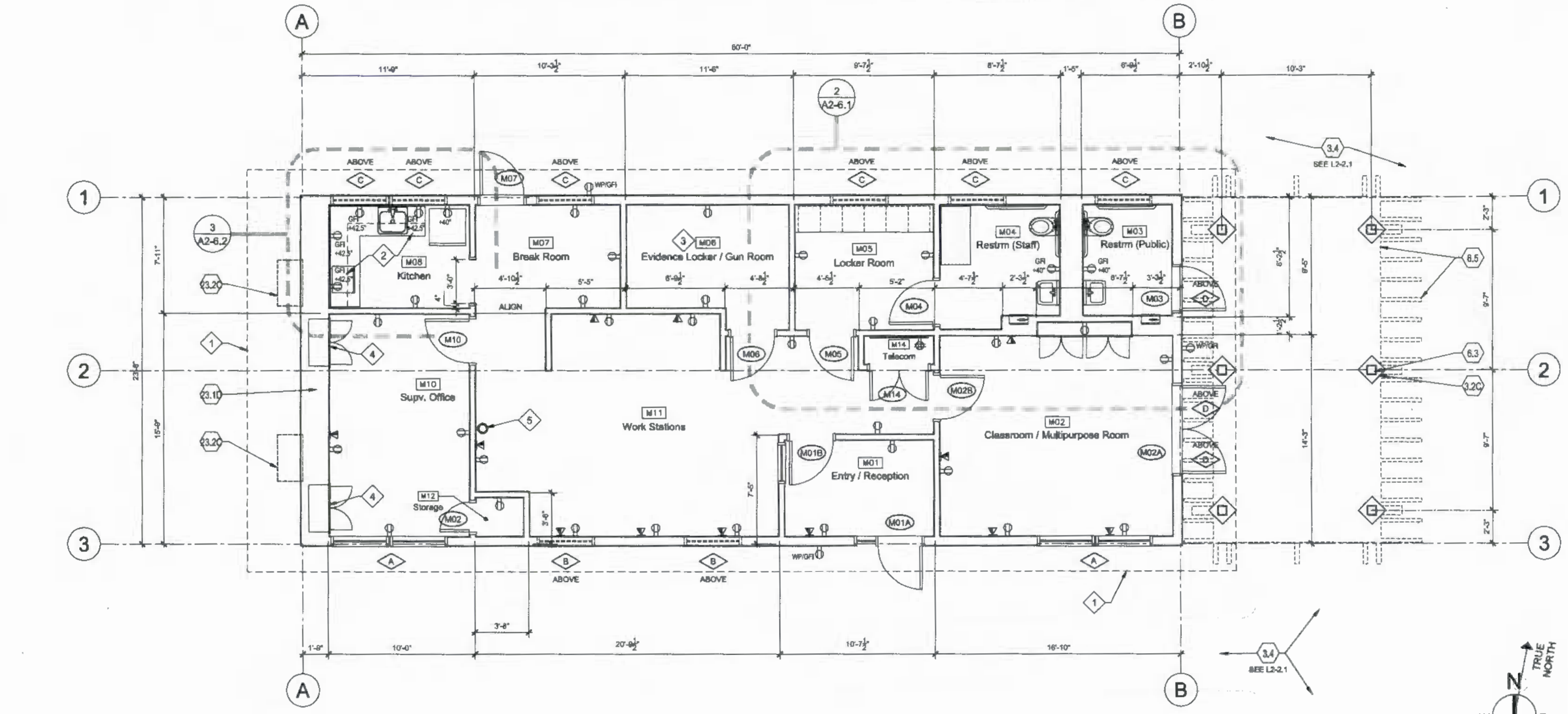
VC EXTERIOR ELEVATIONS

XXXXX.001

SHEET NO.
A1-4.3
001 OF XXX

File: L:\16-CAD-CCD-910\Carpinteria--5141668\4-Project Management for Nature Education Facilities at Carpinteria SB\ARCH\A1-4.3 VC EXTERIOR ELEVATIONS.dwg Layout: Model Date: June 06 2013 - 5:54 pm User: cstauffer

EXHIBIT 7
4-13-0422 (State Parks)
Visitor Center Elevations sheet 2



1 OPED FLOOR PLAN

SCALE@22X34 1/4" = 1'-0"

LEGEND	
(symbol)	TELEPHONE/DATA OUTLET AT +18" A.F.F., U.O.N. WITH (1) VOICE AND (2) DATA OUTLETS
(symbol)	DUPLEX RECEPTACLE, 15A 125V 2P 3W, GROUNDING TYPE, AT +18" A.F.F., U.O.N.
+40"	DENOTES HEIGHT IN INCHES A.F.F. (INTERIOR) OR A.F.G. (EXTERIOR)
(symbol)	DOUBLE DUPLEX RECEPTACLE, 15A 125V 2P 3W, GROUNDING TYPE, AT +18" A.F.F., U.O.N.
WP	WEATHERPROOF
GFI	GROUND FAULT INTERRUPTER

MATERIAL KEYNOTES

(SEE DWG. A0-1)

SHEET KEYNOTES

1. ROOF OVERHANG ABOVE
2. INSTALL RECEPTACLES HORIZONTALLY ABOVE BACKSPLASH
3. PROVIDE SEPARATE DUCTWORK/VENTILATION FOR THIS SPACE
4. PROVIDE BUILT-IN STORAGE CABINETS SIM. TO 1/A2-6.1 IN DUCT CHASE WHERE NO DUCTS OCCUR
5. CONDUIT THROUGH ROOF FOR ANTENNA CABLE - SEE DETAIL 1/A2-4.3

SHEET GENERAL NOTES

A. DIMENSIONS ARE TO FACE OF FRAMING U.O.N.

B. DOOR AND WINDOW LOCATIONS DETERMINED BY FIBER CEMENT SIDING LAYOUT - SEE EXTERIOR ELEVATIONS

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CHECKED:	SUPERVISOR
DATE:	XX/XX/XXX

REVISIONS DATE

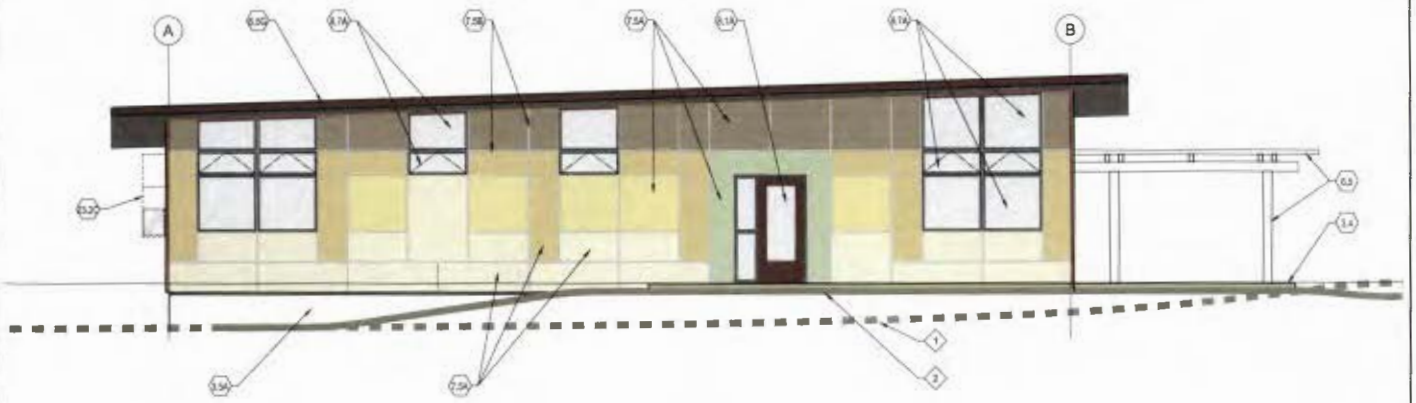
CARPINTERIA STATE BEACH
PARKWIDE INTERPRETATION
NATURE EDUCATION FACILITIES

OPED FLOOR PLAN

XXXXX.001

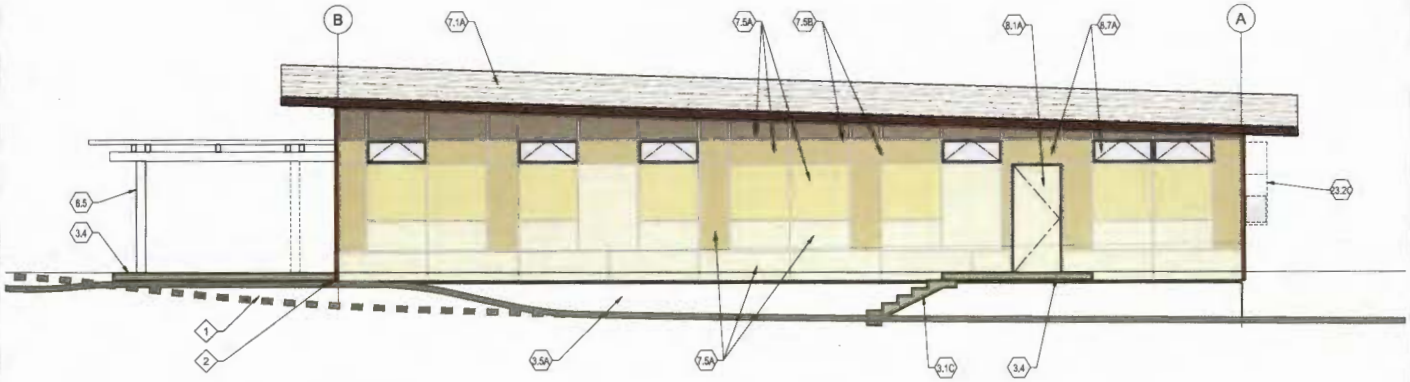
SHEET NO.
A2-2
001 OF XXX

EXHIBIT 8
4-13-0422 (State Parks)
Modular Building Floor Plans



1 SOUTH ELEVATION

SCALE@22X34 1/4" = 1'-0"



2 NORTH ELEVATION

SCALE@22X34 1/4" = 1'-0"

MATERIAL KEYNOTES

(SEE DWG. A0-1)

SHEET KEYNOTES

1. (E) GRADE
2. FINISH GRADE

SHEET GENERAL NOTES

CALIFORNIA STATE PARKS
SINCE 1864

ACQUISITION &
DEVELOPMENT DIVISION
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Sacramento, CA
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ACCESSIBILITY SECTION

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CARPINTERIA STATE BEACH
PARKWIDE INTERPRETATION
NATURE EDUCATION FACILITIES

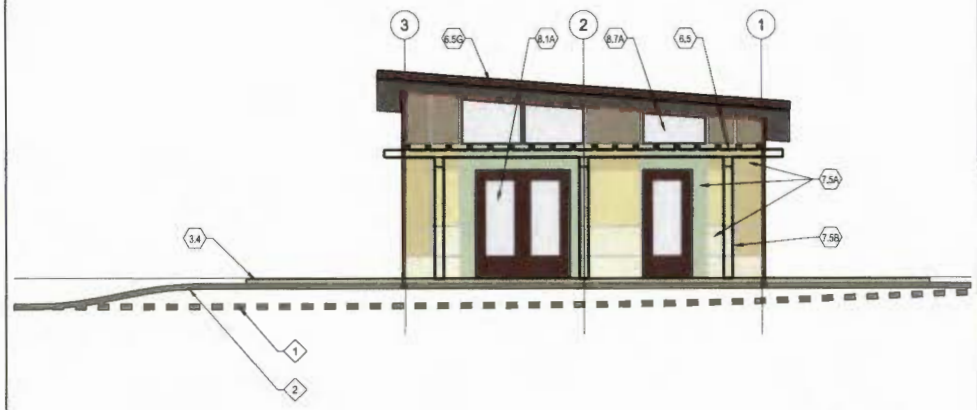
OPED EXTERIOR ELEVATIONS

XXXXX.001

SHEET NO.
A2-4.2
001 OF XXX

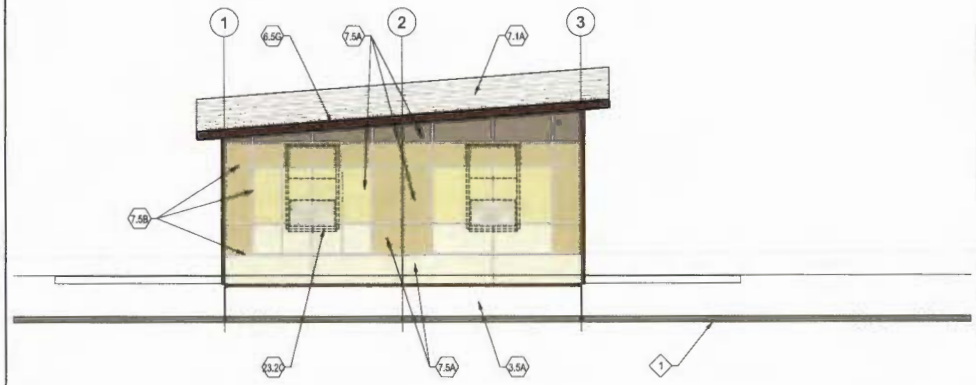
File: L:\16-CAD-CCD-91\Carpinteria-5161664-Project Management for Nature Education Facilities at Carpinteria (BIA\ARCH\A2-4.2 OPED EXTERIOR ELEVATIONS.dwg Layout: Model Date: June 13 2013 - 3:52 pm User: cstaffel

EXHIBIT 9
4-13-0422 (State Parks)
Modular Building Elevations sheet 1



2 EAST ELEVATION

SCALE@22X34 1/4" = 1'-0"



5 WEST ELEVATION

SCALE@22X34 1/4" = 1'-0"

MATERIAL KEYNOTES

(SEE DWG. A0-1)

SHEET KEYNOTES

1. (E) GRADE
2. FINISH GRADE

SHEET GENERAL NOTES

CALIFORNIA STATE PARKS SINCE 1864

ACQUISITION & DEVELOPMENT DIVISION
One Capitol Mall
Sacramento, CA
95814-3229

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ACCESSIBILITY SECTION
CERTIFICATION #

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CHECKED:	SUPERVISOR
DATE:	XX/XX/XXX

REVISIONS	DATE

CARPINTERIA STATE BEACH
PARKWIDE INTERPRETATION
NATURE EDUCATION FACILITIES

OPED EXTERIOR ELEVATIONS

XXXXX.001

SHEET NO.
A2-4.3
001 OF XXX

File: L:\16-CAD-CCD-910\Carpinteria--51461668\4-Project Management for Nature Education Facilities at Carpinteria SB\ARCH\A2-4.3_OPED EXTERIOR ELEVATIONS.dwg Layout: Model Date: June 13 2013 - 3:34 pm User: rsheaffer

EXHIBIT 10
4-13-0422 (State Parks)
Modular Building Elevations sheet 2

A VISITOR CENTER - CONSTRUCTION & PLANTING PLAN

SCALE@22X34 1" = 10'

CALIFORNIA STATE PARKS SINCE 1864

ACQUISITION & DEVELOPMENT DIVISION
One Capitol Mall
Sacramento, CA
95814-3229

LICENSED LANDSCAPE ARCHITECT
October 31, 2014
STATE OF CALIFORNIA

CALIFORNIA STATE FIRE MARSHAL APPROVED
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DPR ACCESS COMPLIANCE REVIEW ACCESSIBILITY SECTION
CERTIFICATION #
Reviewed by Date

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CHECKED:	SUPERVISOR
DATE:	XX/XX/XXX

REVISIONS DATE

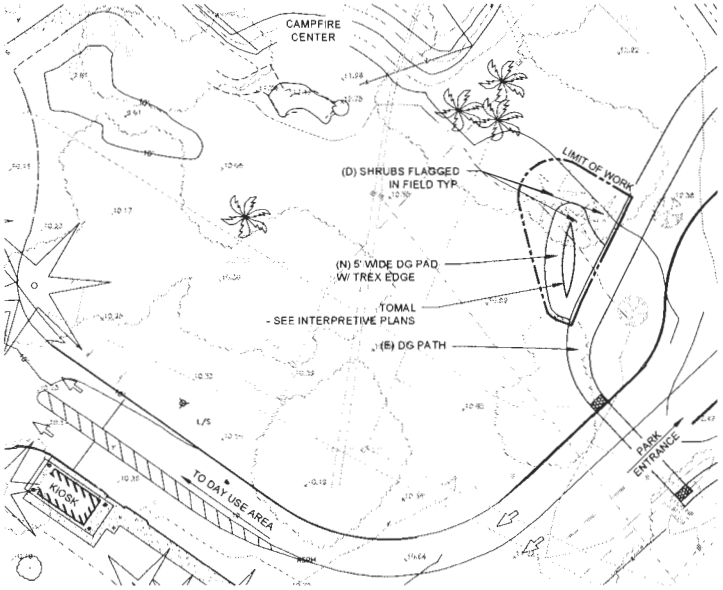
CARPINTERIA STATE BEACH
PARKWIDE INTERPRETATION
NATURE EDUCATION FACILITIES

VISITOR CENTER - CONSTRUCTION & PLANTING PLAN

XXXXX XXX

SHEET NO.
L2-3.1
XXX OF XXX

EXHIBIT 11
4-13-0422 (State Parks)
Visitor Center Site/Construction Plan



A TOMAL EXHIBIT AREA - CONSTRUCTION PLAN

SCALE@22X34 1" = 20'

N

W E

S

0' 10' 20' 40'

ABBREVATIONS

(E) EXISTING TO REMAIN - PROTECT IN PLACE

(D) DEMOLISH & HAUL AWAY UNLESS NOTED FOR SALVAGE OR REUSE.

DIGALERT 811 Call 2 Full Working Days In Advance

CALIFORNIA STATE PARKS SINCE 1864

ACQUISITION & DEVELOPMENT DIVISION
One Capitol Mall
Sacramento, CA
95814-3229

LICENSED LANDSCAPE ARCHITECT — STATE OF CALIFORNIA — October 31, 2014

CALIFORNIA STATE FIRE MARSHAL - APPROVED

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CERTIFICATION #

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CHECKED:	SUPERVISOR
DATE:	XX/XX/XXX

REVISIONS	DATE
1	

CARPINTERIA STATE BEACH
PARKWIDE INTERPRETATION
NATURE EDUCATION FACILITIES

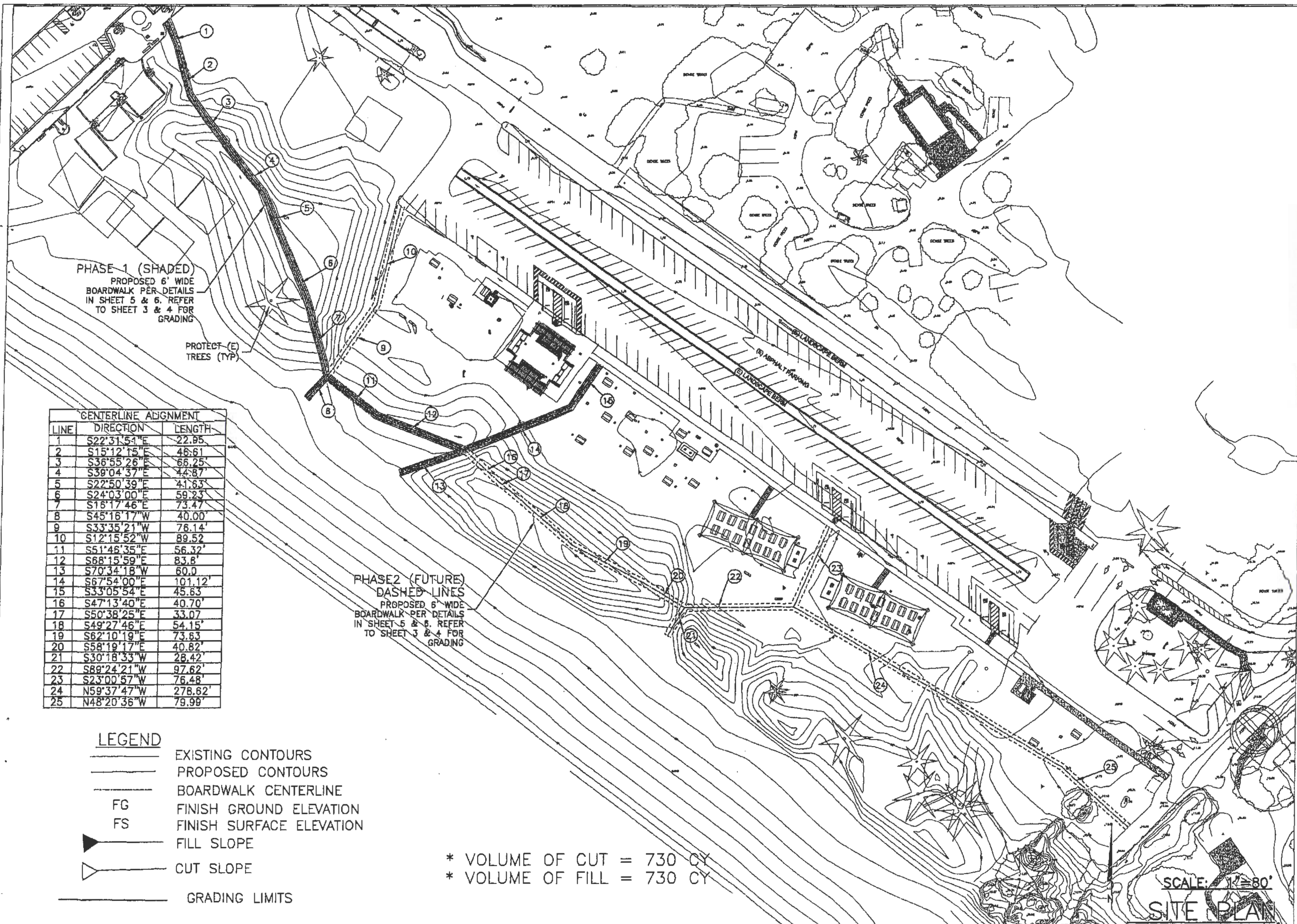
TOMAL EXHIBIT

XXXXX XXX

SHEET NO.
L3-1.1
XXX OF XXX

EXHIBIT 12
4-13-0422 (State Parks)
Tomol Exhibit Site Plan

File: L:\16-CAD-CCD-910\Carpinteria - 514x16984-Project Management for Nature Education Facilities at Carpinteria SB\LAND\ARCH\PERMITTY\TOMAL EXHIBIT.dwg Layout: TOMAL EXHIBIT Date: June 13 2013 - 8:09 am User: pcreves



CENTERLINE ALIGNMENT		
LINE	DIRECTION	LENGTH
1	S22°31'51"E	22.95
2	S15°12'15"E	46.61
3	S36°55'26"E	66.25'
4	S39°04'37"E	44.87'
5	S22°50'39"E	41.63'
6	S24°03'00"E	59.23'
7	S16°17'46"E	73.47'
8	S45°16'17"W	40.00'
9	S33°35'21"W	76.14'
10	S12°15'52"W	89.52
11	S51°46'35"E	56.32'
12	S68°15'59"E	83.8'
13	S70°34'18"W	60.0
14	S67°54'00"E	101.12'
15	S33°05'54"E	45.63
16	S47°13'40"E	40.70'
17	S50°38'25"E	33.07
18	S49°27'46"E	54.15'
19	S62°10'19"E	73.63
20	S58°19'17"E	40.82'
21	S30°18'33"W	28.42'
22	S89°24'21"W	97.62'
23	S23°00'57"W	76.48'
24	N59°37'47"W	278.62'
25	N48°20'36"W	79.99'

LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- BOARDWALK CENTERLINE
- FG FINISH GROUND ELEVATION
- FS FINISH SURFACE ELEVATION
- FILL SLOPE
- CUT SLOPE
- GRADING LIMITS

4/15/2013 7:47:30 AM

CHANNEL COAST DISTRICT

911 SAN PEDRO STREET
VENTURA, CA 93001
PHONE (805) 585-1650

DESIGNED	FRED SOUS
DRAWN	FRED SOUS
CHECKED	XXXXX
DATE	04-10-13

4/18/12

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DSA/OPR MOU - 8.01
ACCESSIBILITY REVIEW

CERTIFICATION #

Reviewed by Date

REVISIONS	
1	DATE

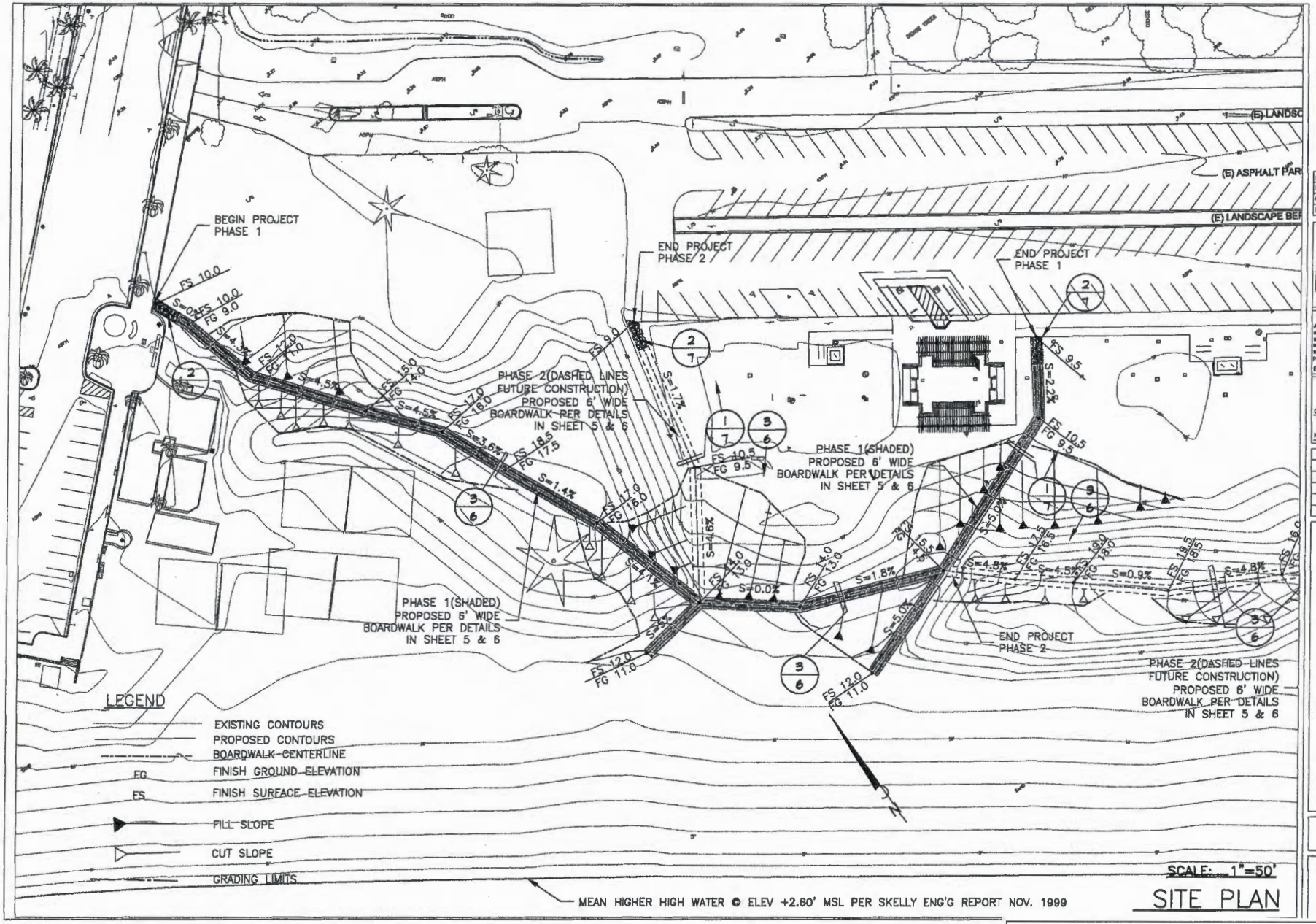
CARPINTERIA STATE BEACH
PARKWIDE INTERPRETATION
NATURE EDUCATION FACILITIES

DAY USE AREA- BOARDWALK
SITE PLAN

PROJECT NUMBER

SHEET NO.
2
2 OF 8

EXHIBIT 13
4-13-0422 (State Parks)
Dune Boardwalk Site Plan



5/29/2013 1:53:35 PM

CHANNEL COAST DISTRICT
911 SAN PEDRO STREET
VENTURA, CA 93001
PHONE (805) 585-1650

DESIGNED	FRED SOLIS
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DATE	04-10-13

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ACCESSIBILITY REVIEW

CERTIFICATION #

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REVISIONS

	DATE
1	

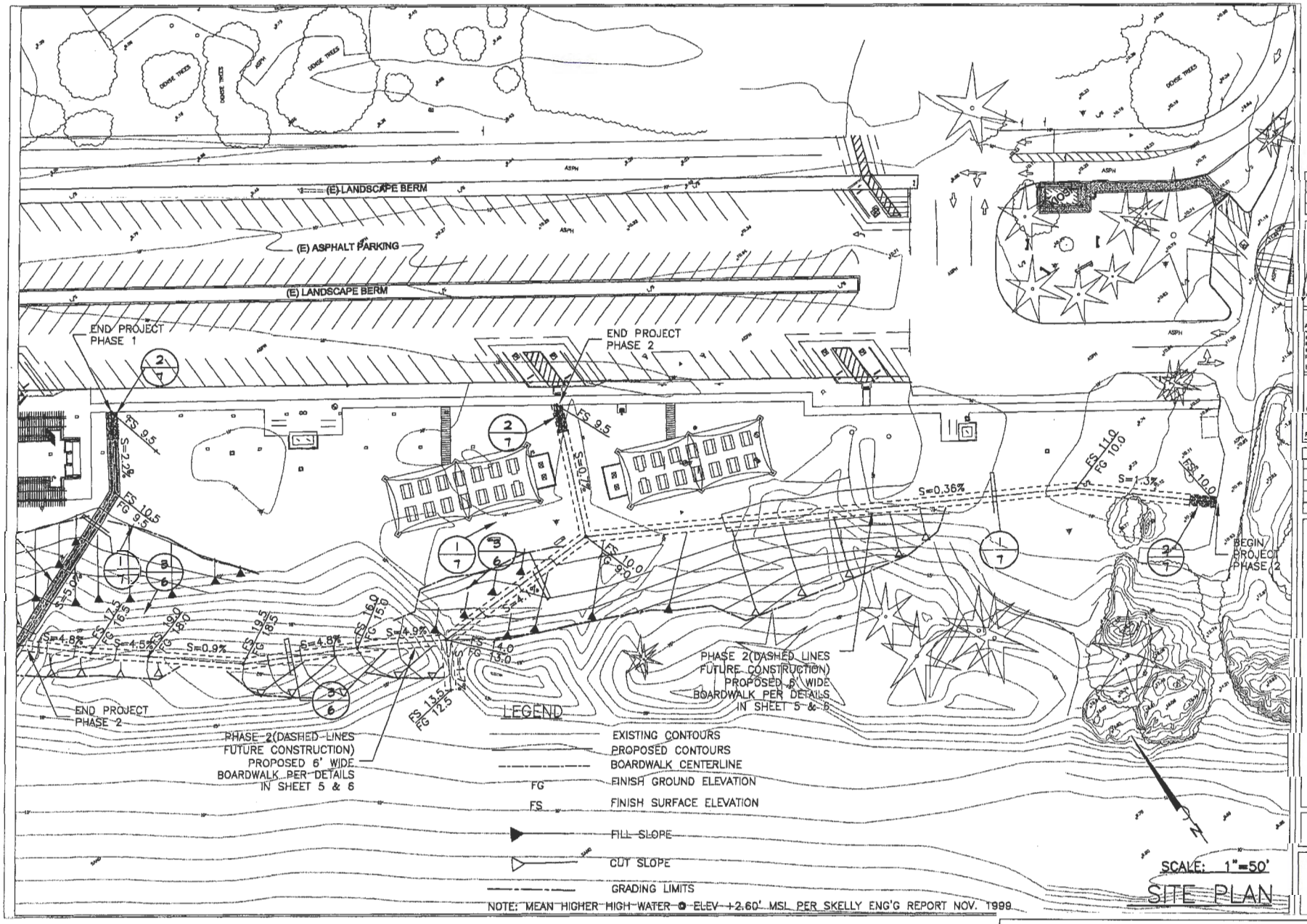
CARPINTERIA STATE BEACH
PARKWIDE INTERPRETATION
NATURE EDUCATION FACILITIES

DAY USE AREA- BOARDWALK
SITE PLAN-NORTH

PROJECT NUMBER

SHEET NO.
3
3 OF 8

EXHIBIT 14
4-13-0422 (State Parks)
Dune Boardwak Grading Plan sheet 1



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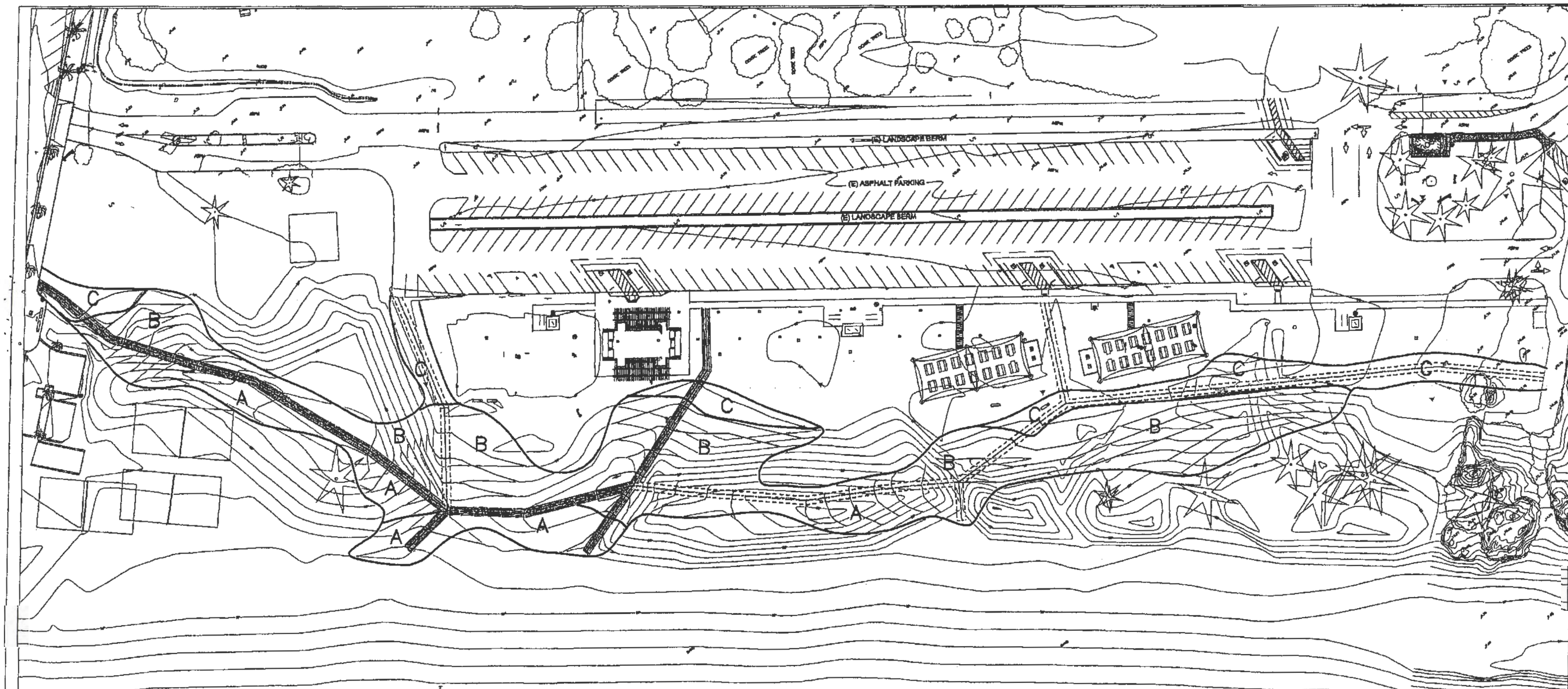
CARPINTERIA STATE BEACH
PARKWIDE INTERPRETATION
NATURE EDUCATION FACILITIES

DAY USE AREA- BOARDWALK
SITE PLAN-SOUTH

PROJECT NUMBER

SHEET NO.
4
4 OF 8

EXHIBIT 15
4-13-0422 (State Parks)
Dune Boardwalk Grading Plan sheet 2



Native Landscape Planting Plan
Carp Day Use Boardwalk

Scientific Name	Common Name	Planting Location	Areas
Ambrosia chamissonis	Silver beach bur	Beach/Dune	A,B
Abronia maritima	Red sand verbena	Beach/Dune	A,B
Abronia umbellata	Pink sand verbena	Beach/Dune	A,B
Artemisia californica	Coastal sagebrush	Back Dune	C
Atriplex leucophyla	Beach saltbush	Beach	A
Calystegia soldanella	Beach morning glory	Beach/Dune	A,B
Camissonia cheiranthifolia	Beach suncup	Dune	B
Distichlis spicata	Salt grass	Beach/Dune	A,B
Encelia californica	California bush sunflower	Back Dune	C
Eriogonum parvifolium	Seacliff buckwheat	Dune/Back Dune	B,C
Heliotropium curassavicum	Heliotrope	Dune	B
Isocoma menziesii	Coast goldenbush	Back Dune	C
Oenothera elata	Hooker's evening primrose	Back Dune	C
Suaeda taxifolia	Wooly sea-blite	Beach/Dune	A,B

NOTE: PROVIDE TEMPORARY IRRIGATION LINES UNTIL PLANT HAS ESTABLISHED.
SPECIFIC LOCATIONS OF EACH PLANT WILL BE DETERMINED IN THE FIELD IN ORDER TO INCREASE THE HABITAT FUNCTION AND VALUE AT THE SITE.

(C) DENOTES AREAS TO BE PLANTED PER PLANTING PLAN

SCALE: 1"=80'

SITE PLAN

4/17/2013 1:50:41 PM

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VENTURA, CA 93001
PHONE (805) 585-1850

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ACCESSIBILITY REVIEW
CERTIFICATION #
Reviewed by Date

REVISIONS
DATE

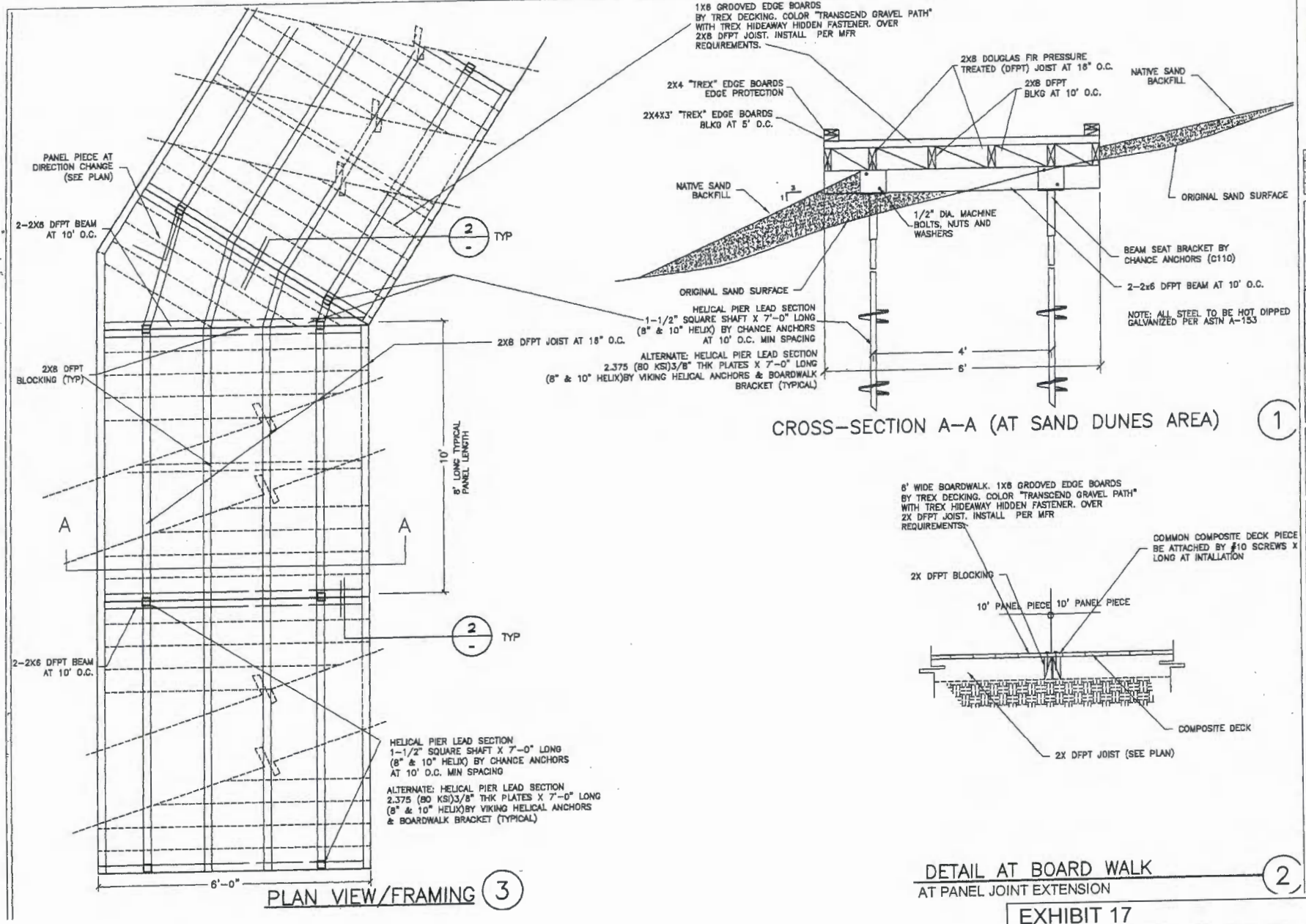
CARPINTERIA STATE BEACH
PARKWIDE INTERPRETATION
NATURE EDUCATION FACILITIES

DAY USE AREA- BOARDWALK
LANDSCAPE PLAN

PROJECT NUMBER

SHEET NO.
5
5 OF 8

EXHIBIT 16
4-13-0422 (State Parks)
Dune Planting Plan



PLAN VIEW/FRAMING (3)

CROSS-SECTION A-A (AT SAND DUNES AREA) (1)

DETAIL AT BOARD WALK
AT PANEL JOINT EXTENSION (2)

CHANNEL COAST DISTRICT
911 SAN PEDRO STREET
VENTURA, CA 93001
PHONE (805) 585-1850

4/18/2013 1:47:43 PM

DESIGNED	FRED SOLIS
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DATE	04-10-13

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Reviewed by Date

DISABLED ACCESS REVIEW
CERTIFICATION #
Reviewed by Date

REVISIONS

	DATE

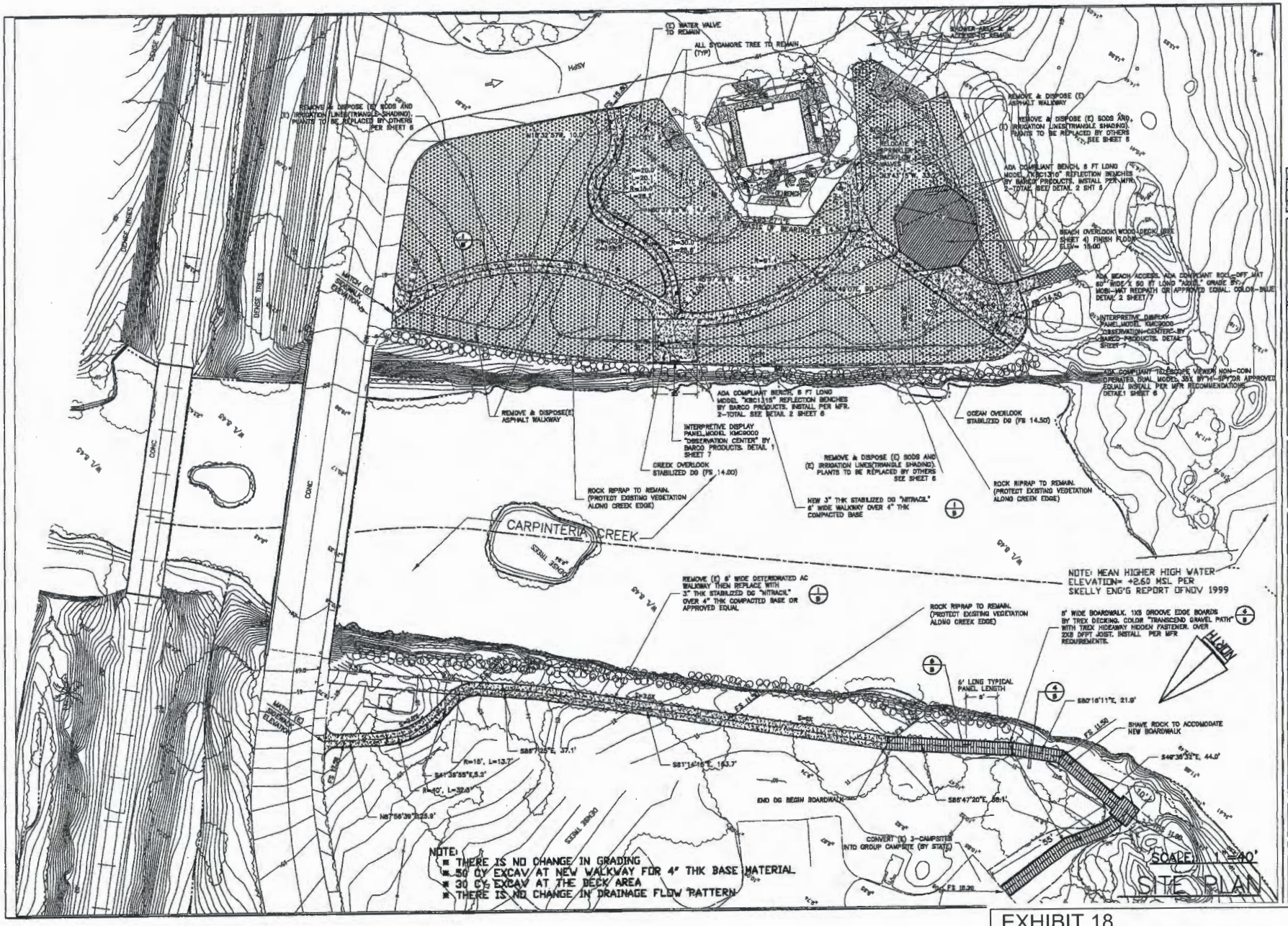
CARPINTERIA STATE BEACH
PARKWIDE INTERPRETATION
NATURE EDUCATION FACILITIES

DAY USE AREA- BOARDWALK DETAILS

PROJECT NUMBER

SHEET NO. 6 OF 8

EXHIBIT 17
4-13-0422 (State Parks)
Boardwalk Framing & Cross Sections



CHANNEL COAST DISTRICT

911 SAN PEDRO STREET
VENTURA, CA 93001
PHONE (805) 585-1800

5/29/2013 2:18:18 PM

DESIGNED	FRED SOLIS
DRAWN	FRED SOLIS
CHECKED	XXXXX
DATE	12-17-2012

CALIFORNIA STATE PARK MATERIAL APPROVED

Approval of this plan does not authorize or approve any omission of deviation from applicable regulations. Final approval is subject to field inspection. One set of approved plans shall be available on the project site at all times.

Engineer/Architect Date

DSA-DPR MOU - 8.01
ACCESSIBILITY REVIEW

CERTIFICATION #

Reviewed by Date

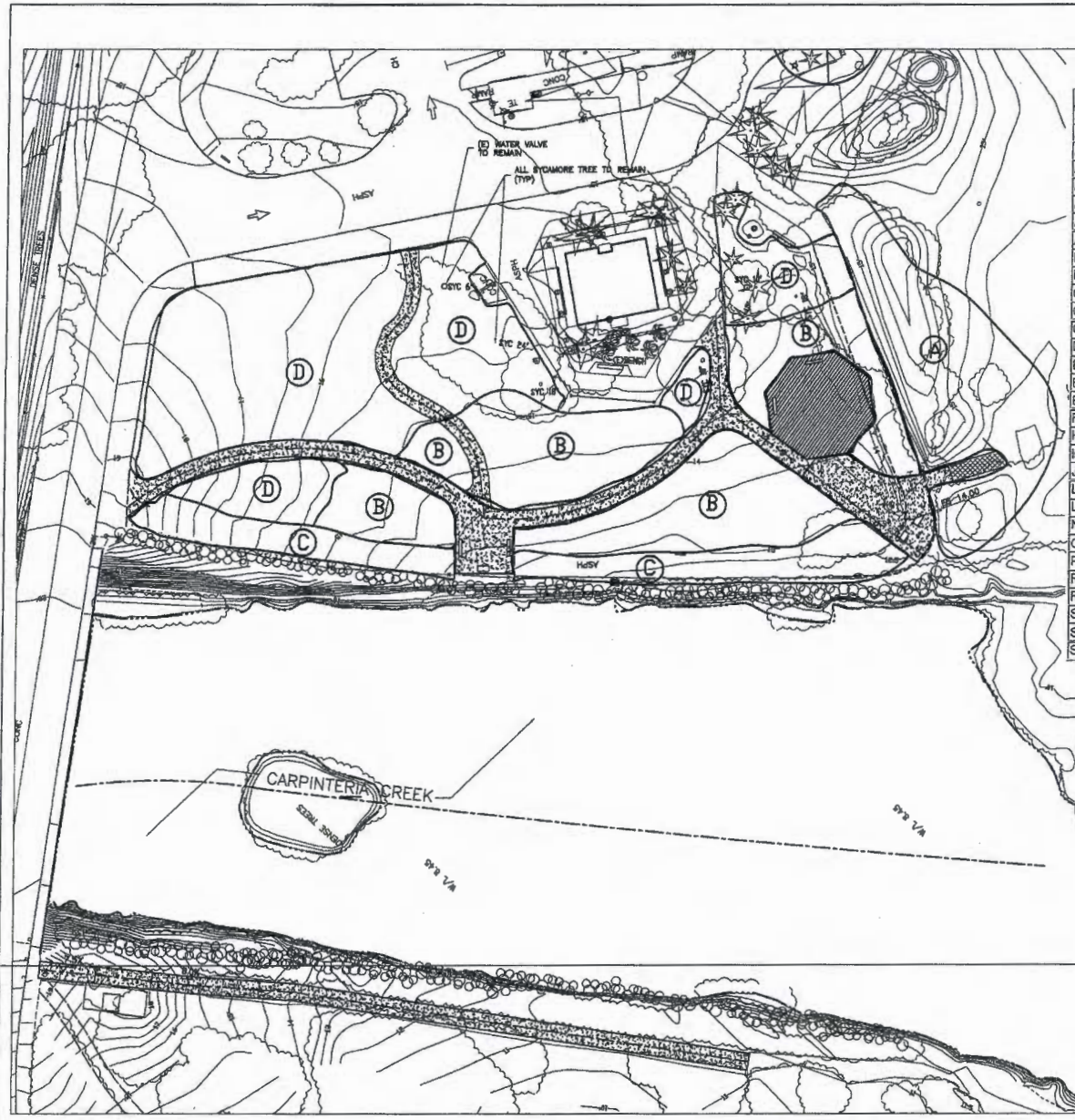
REVISIONS	
	DATE
A	RELOCATE WOOD DECK 50' SETBACK 1-25-12
	ADDED BOARD WALK ADDED/REALIGN WALKWAY 12/20/12

CARPINTERIA STATE BEACH
EAST OF CREEK RESTORATION
SITE PLAN

PROJECT NUMBER

SHEET NO.
3
3 OF 9

EXHIBIT 18
4-13-0422 (State Parks)
Carpinteria Creek Area Site Plan



Native Landscape Planting Plan

Scientific Name	Common Name	Planting Location	Areas
Ambrosia chamissonis	Silver beach bur	Beach/Dune	A,B
Abronia maritima	Red sand verbena	Beach/Dune	A,B
Abronia umbellata	Pink sand verbena	Beach/Dune	A,B
Anemopsis californica	Yerba mansa	Banks	C
Artemisia californica	Coastal sagebrush	Upland	D
Artemisia douglasiana	Mugwort	Banks	C
Atriplex lentiformis	Quail bush	Upland	D
Atriplex leucophyla	Beach saltbush	Beach	A
Baccharis douglasii	Marsh baccharis	Banks	C
Baccharis salicifolia	Mulefat	Banks	C
Calystegia soldanella	Beach morning glory	Beach/Dune	C,D
Carex barbarae	Santa Barbara sedge	Banks	C
Camissonia cheiranthifolia	Beach suncup	Dune	B
Distichlis spicata	Salt grass	Beach/Dune	A,B
Encelia californica	California bush sunflower	Banks/Upland	C,D
Eriogonum fasciculatum	California buckwheat	Upland	D
Eriogonum parvifolium	Seacliff buckwheat	Dune/Banks	B,C
Frankenia salina	Alkali heath	Banks	C
Heliotropium curassavicum	Heliotrope	Dune	B
Isocoma menziesii	Coast goldenbush	Upland	D
Juncus bufonius	Rush species	Banks	C
Leymus condensatus	Giant wildrye	Upland	D
Leymus triticoides	Creeping wildrye	Banks	C
Nassella pulchra	Purple needle grass	Upland	D
Oenothera elata	Hooker's evening primrose	Banks/Upland	C,D
Platanus racemosa	Western sycamore	Banks/Upland	C,D
Rhus integrifolia	Lemonade berry	Banks/Upland	C,D
Rosa californica	California wild rose	Banks/Upland	C,D
Sambucus mexicana	Elderberry	Banks	C
Salvia leucophylla	Purple sage	Upland	D
Suaeda taxifolia	Wooly sea-bite	Beach/Dune	A,B

NOTE: PROVIDE TEMPORARY IRRIGATION LINES UNTIL PLANT HAS ESTABLISHED.

(D) DENOTES AREAS TO BE PLANTED PER PLANTING PLAN

1/28/2013 1:44:18 PM

CHANNEL COAST DISTRICT

911 SAN PEDRO STREET
VENTURA, CA 93001
PHONE (805) 585-1850

DESIGNED	NAT COX
DRAWN	FRED SOLIS
CHECKED	XXXXX
DATE	12-17-2012

CALIFORNIA STATE FIRE MARSHAL APPROVED

Approval of the plan does not authorize or approve any omission or deviation from applicable regulations. Final approval is subject to field inspection. One set of approved plans shall be available on the project site at all times.

Reviewed by: Date:

DSA/OPR MOU - 8.01
ACCESSIBILITY REVIEW

CERTIFICATION # 13-018

Reviewed by: Date: 2/19/13

REVISIONS

	DATE
A	RELOCATE WOOD DECK 50' SETBACK 1-26-12

CARPINTERIA STATE BEACH
EAST OF CREEK RESTORATION

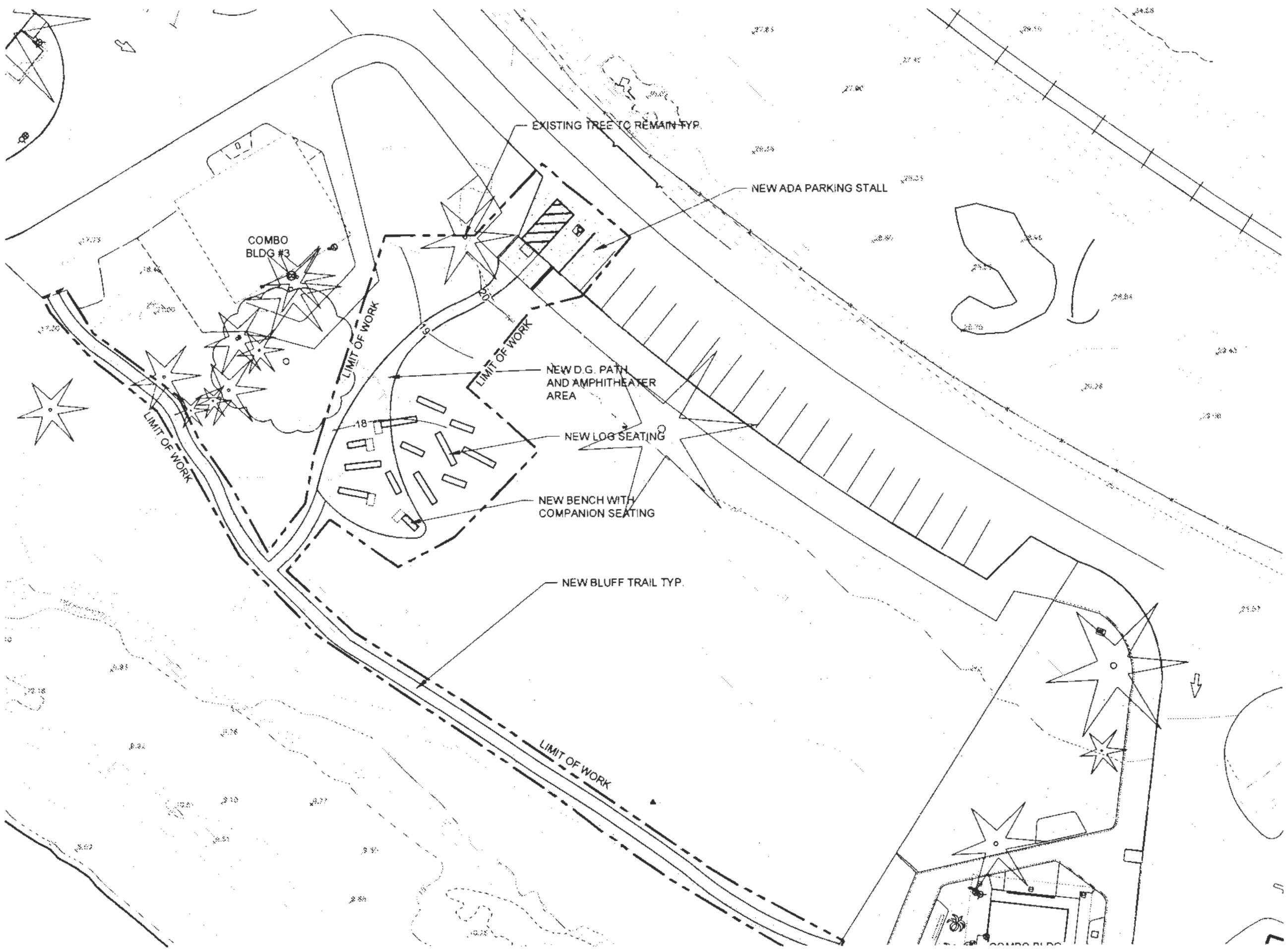
LANDSCAPE PLAN

PROJECT NUMBER

EXHIBIT 19

4-13-0422 (State Parks)

Carpinteria Creek Area Landscaping Plan



A TARPITS - CONSTRUCTION PLAN

SCALE@22X34 1" = 20'

CALIFORNIA STATE PARKS SINCE 1864

ACQUISITION & DEVELOPMENT DIVISION
One Capitol Mall
Sacramento, CA
95814-3229

LICENSED LANDSCAPE ARCHITECT
STATE OF CALIFORNIA
October 31, 2014

CALIFORNIA STATE FIRE MARSHAL - APPROVED
Approval of this plan does not authorize or approve any omission of deviation from applicable regulations. Final approval is subject to field inspection. One set of approved plans shall be available on the project site at all times.
Reviewed by Date

DPR ACCESS COMPLIANCE REVIEW
ACCESSIBILITY SECTION
CERTIFICATION #
Reviewed by Date

ACCESSIBILITY COMPLIANCE AND STATE FIRE MARSHAL SIGNED ORIGINALS ARE ON FILE AT THE DEPARTMENT OF PARKS AND RECREATION, NORTHERN SERVICE CENTER

DESIGNED:	DESIGNER
DRAWN:	STAFF
CHECKED:	SUPERVISOR
DATE:	XX/XX/XXX

REVISIONS DATE

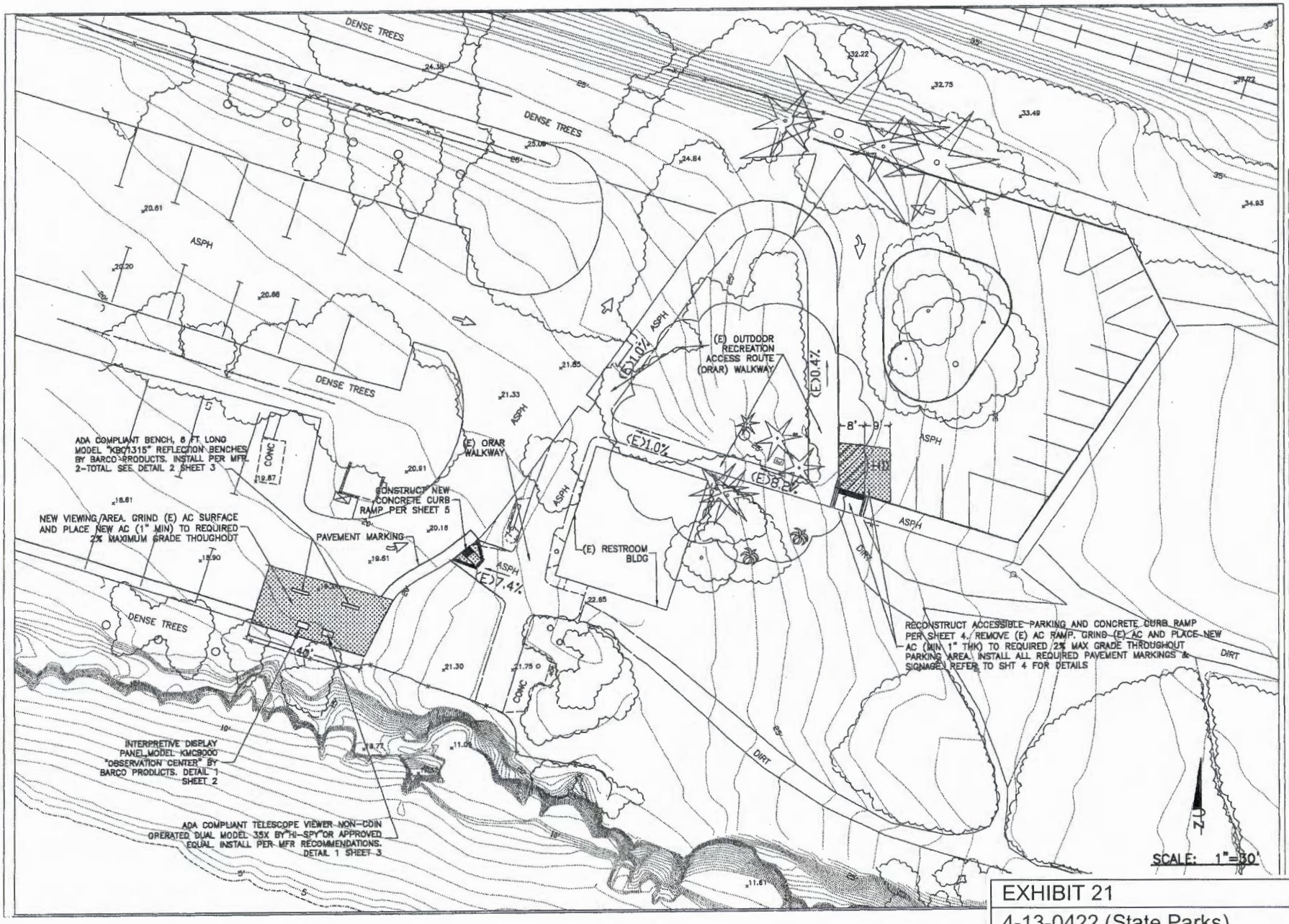
CARPINTERIA STATE BEACH
PARKWIDE INTERPRETATION
NATURE EDUCATION FACILITIES

TARPITS - CONSTRUCTION PLAN

XXXXX.XXX

SHEET NO.
L4-1.1
XXX OF XXX

EXHIBIT 20
4-13-0422 (State Parks)
"Tarpits" Gathering Area



CHANNEL COAST DISTRICT

911 SAN PEDRO STREET
VENTURA, CA 93001
PHONE (805) 585-1650

6/17/2013 3:52:24 PM

DESIGNED	FRED SOLIS
DRAWN	FRED SOLIS
CHECKED	XXXXX
DATE	06-03-13

CALIFORNIA STATE PARKS APPROVED

Approval of this plan does not authorize or approve any omission of deviation from applicable regulations. Final approval is subject to field inspection. One set of approved plans shall be available on the project site at all times.

Rendered by Date

DSA/OPR MOU - 9.01
ACCESSIBILITY REVIEW

CERTIFICATION #

Reviewed by Date

REVISIONS

	DATE

CARPINTERIA STATE BEACH
PARKWIDE INTERPRETATION
NATURE EDUCATION FACILITIES
SAN MIGUEL CAMPGROUND
VIEWING AREA
SITE PLAN

PROJECT NUMBER

SHEET NO.
1

EXHIBIT 21
4-13-0422 (State Parks)
San Miguel Campground Overlook & Walkway