City of Carpinteria
Memorandum

TO: Coastal Land Use Plan/General Plan Update Committee
FROM: Steve Goggia, Community Development Director
CC: Dave Durflinger, City Manager

SUBJECT: Committee Discussion Items for the Meeting of May 20, 2019

DATE: May 17, 2019

Meeting Action Minutes

The December 17, 2018 Draft Meeting Action Minutes are included as Attachment A. The March 18, 2019 Draft Meeting Action Minutes are included as Attachment B. The April 15, 2019 Draft Meeting Action Minutes are included as Attachment C.

Coastal Land Use Plan/General Plan Draft Elements

The City’s Coastal Land Use Plan/General Plan (CLUP/GP) is in the process of being updated under a multi-year program. Initiated by the City Council in 2017, this update is intended to bring the CLUP/GP in compliance with provisions under the California Coastal Act, reflect community goals, integrate sea level rise adaptation planning considerations, and modernize the document for easier reading. Under this update, all Elements except for the Housing Element (last updated in 2014) will be reviewed and updated to match changing community needs and California Coastal Commission (CCC) guidelines. The update also includes development of two additional Elements, the Healthy Community Element and the Coastal Resiliency Element. Although these Elements are optional, once adopted these Elements will carry the same legal weight as required Elements.

Safety Element

Safety Elements are a required element of the CLUP/General Plan, and must identify and minimize potential loss of life, property, and economic and social dislocations resulting from potential risks associated with natural and manmade hazards including flooding, drought, and earthquakes. Minimizing impacts and improving community resiliency
requires community-wide mitigation with scrutiny of certain areas, which includes policy, programmatic, and project-level measures. The Safety Element provides the framework for development in specific high-risk areas and establishes community-wide response systems with efficient evacuation methods and emergency services. Hazards described in this Safety Element include the following Issue Areas: Flood, Fire Hazards, Slope Stability and Soils, Seismic Hazards, and Hazardous Materials.

The Safety Element is consistent with the City’s Local Hazard Mitigation Plan (2017), which assesses the City’s vulnerability to specific hazards and proposes mitigation measures to minimize potential impacts. Updating the Safety Element is a prescribed action in the Local Hazard Mitigation Plan to address climate adaptation and ensure CLUP/General Plan policies are consistent with updated mitigation measures. The Safety Element addresses potential impacts of climate change including increased drought and wildfire, although these issues may require more stringent safety standards as global understanding of climate science evolves. Policies and management strategies specifically related to coastal hazards resulting from climate change are addressed within the Coastal Resiliency Element.

Staff recommends several changes to the existing Safety Element, and these recommendations are presented in Attachment D. Consistent with directive received at the GPC meeting on March 18, 2019, a goal has been drafted to ensure the subsequent objectives and policies are consistent with the City’s values and mission statement (see below for description of goals, objectives, and policies). Separate objectives for riparian flooding and coastal flooding are recommended to ensure that each are thoroughly addressed in the CLUP/General Plan. Additionally, staff recommends separating objectives regarding threats from mudflows and coastal cliff erosion to ensure appropriate prioritization of these potential hazards to the City.

**Land Use Element**

The Land Use Element is a required Element of the CLUP/General Plan, and establishes the type and intensity of land uses and guides growth and development. This Element reflects the community’s desire to enjoy a quality of life that is compatible with surrounding land uses and protective of natural resources unique to the area, including rare habitats and scenic views. Land Use Elements are a key component of the Coastal Act’s Local Coastal Program requirements, and ensures the CLUP/General Plan works to preserve and enhance coastal resources in Carpinteria. Based on public outreach, stakeholder
engagement, and meetings with the GPC, this CLUP/General Plan includes objectives and policies that address proposed land use updates to Key Areas including Downtown, Eastern Industrial Park, and Bluffs 0 & III.

Recommended Land Use Element objectives are presented in Attachment E. A goal has been drafted for the Element to ensure subsequent objectives and policies remain consistent with the City’s values and mission statement. City staff recommend addition of a new objective addressing the importance of sea level rise and coastal resiliency in planning and decision-making. Separate objectives for development of each Key Area are also recommended to ensure changes to these areas reflect the goals and values of the City’s population.

**Public Facilities & Services Element**

California planning law requires that General Plans address the general location and extent of existing and proposed public facilities, urban water management and stormwater, recycled water use, and the integration of water and land use planning. Additionally, the Coastal Act requires components related to infrastructure and water quality be incorporated into the City’s Local Coastal Program (LCP). While General Plans are not required to have a separate element for these issues, given the importance of this topic, the City of Carpinteria has incorporated this Element into its CLUP/General Plan. Once adopted, Elements that are not mandated by State law maintain equal stature with all other Elements.

The purpose of this Element is to review the major public and private services and facilities in the Carpinteria Planning Area that address the following community needs: water, sewer, schools, police and fire, leisure services, library, and solid waste. The City is responsible for ensuring the provision of essential public services, implementing regulations in the interest of public health and safety, and providing for the general welfare of the community. Other agencies that provide services and facilities within the City include public and private utility companies, a number of special districts, and the County of Santa Barbara. As one of the major responsibilities of
local government, planning provides an effective means of ensuring the availability of public services and facilities to meet the needs of existing and future population.

Recommended edits to the Public Facilities and Services Element are presented in Attachment F. Text discussing the Element’s purpose, applicable requirements, and key issue areas have been updated. A goal was also drafted to ensure connection between the City’s mission statement and the goals and policies of the Element. Additionally, objectives and policies have been added and revised to address the current public service and infrastructure needs of the City.

Overview of General Plan Components

Goal
A goal is a general direction-setter. It is an ideal future end related to the public health, safety, or general welfare. A goal is a general expression of community values and, therefore, may be abstract in nature. Consequently, a goal is generally not quantifiable or time-dependent. At the March 18, 2019 GPC meeting City staff recommended inclusion of goals within each Element of the CLUP/General Plan. As such, draft goals are included within Safety, Land Use, and Public Facilities and Services Elements.

Objective
An objective is a specified end, condition, or state that is an intermediate step toward attaining a goal. It should be achievable and, when possible, measurable and time-specific. An objective may pertain to one particular aspect of a goal or it may be one of several successive steps toward goal achievement. Consequently, there may be more than one objective for each goal.

Policy
A policy is a specific statement that guides decision-making and reflects the commitment of the local legislative body to a particular course of action. For a policy to be useful as a guide to action it must be clear and unambiguous. Adopting broadly drawn and vague policies is poor practice. Clear policies are particularly important when it comes to judging whether or not zoning decisions, subdivisions, public works projects, etc., are consistent with the general plan.

When considering policies, policymakers should be aware of the difference between “shall” and “should.” “Shall” indicates an unequivocal directive. “Should” signifies a less rigid directive, to be honored in the absence of compelling or contravening considerations. Use of the word “should” to give the impression of more commitment than actually intended is a common but often ineffective practice that may not achieve intended outcomes.

Implementation Measure/Implementation Policy
An implementation measure or policy is an action, procedure, program, or technique that carries out general plan policy.
ATTACHMENTS

Attachment A  Draft Action Minutes – December 17, 2018
Attachment B  Draft Action Minutes – March 18, 2019
Attachment C  Draft Action Minutes – April 15, 2019
Attachment D  Safety Element Working Draft Goal and Objectives
Attachment E  Land Use Element Working Draft Goal and Objectives
Attachment F  Public Facilities & Services Element Draft
Attachment G  PowerPoint Presentation
1. **Call to Order**: 5:30 pm

2. **Roll Call**: Clark, Stein and Callender present

3. **Public Comment**: None

4. **October 15th Meeting Minutes**: Councilmember Clark motion to approve and Commissioner Callender second (3-0)

5. **Coastal Land Use Plan/General Plan Update**: Community Development Director Steve Goggia provided a status report on the Sea Level Rise Adaptation Plan and updates to General Plan Elements.

6. **Adjournment**: 6:15 p.m.
CITY OF CARPINTERIA

Coastal Land Use Plan/General Plan Update Committee
March 18, 2019
Draft Meeting Action Minutes

1. Call to Order: 5:30 pm

2. Roll Call: Clark, Allen, and Callender present

3. Public Comment: None


5. Coastal Land Use Plan/General Plan Introduction: The planning consultant team (Wood) presented changes to the Introduction of the Coastal Land Use Plan/General Plan (CLUP/GP). Changes to the Introduction included additional information on Local Coastal Program requirements within the Plan, details on the most recent update process, and changes to the layout of the document.

   a) Committee Member Comments:
      • Callender – Supports separation of policies relating to coastal hazards from sea level rise into a standalone Coastal Resiliency Element.
      • Allen – Supports separation of policies relating to coastal hazards from sea level rise into a standalone Coastal Resiliency Element.

   b) Public Comments:
      • Mike Wondolowski Supports separation of policies relating to coastal hazards from sea level rise into a standalone Coastal Resiliency Element. Supports document modernization and layout changes. Requests additional section numbers and labels. Suggests changes to Mission Statement to read “…economic opportunities for our residents” (emphasis added), instead of “citizens,” as he believes this is the intent of the Mission Statement.

6. Final Sea Level Rise Vulnerability Assessment and Adaptation Project: Wood presented the final Sea Level Rise Vulnerability Assessment and Adaptation Project.
This document assessed potential threats to Carpinteria as a result of sea level rise and coastal storms, and identified possible adaptation measures to reduce these vulnerabilities. This process incorporated public input, technical modeling, and stakeholder engagement to provide decision makers with appropriate background on the City’s vulnerabilities to sea level rise. Next steps were also identified, including incorporation of desired policies into CLUP/GP and pursuit of funding sources for implementation of adaptive measures. The Vulnerability Assessment and Adaptation Project was submitted to the California Coastal Commission (CCC) for review on March 8th, 2019.

a) Committee Member Comments:
- Callender – Expressed appreciation for receptiveness to public comments during process. Requests appendix with list of all public comments and responses. Expressed concern that interpretation of Table 4.2 is confusing; requests use of a line chart he submitted to represent future sea level rise probabilities. Expressed concern that his comments weren’t being considered. Expressed support for maladaptation discussion within Plan. Expressed concern that the City would privilege short-term economic benefits of land owners vs. long-term public interests such as public access.
- Allen – Agreed with Commissioner Callender that ease of interpretation was important. Felt that trigger points are more important for policymakers than sea level rise projections. Expressed concern regarding potential responses of Union Pacific Railroad to sea level rise, particularly impacts related to coastal armoring.

b) Public Comments
- Mike Wondolowski – Expressed appreciation for receptiveness to public comments during process. Requests appendix with list of all public comments and responses. Expressed concern that notification occurs before website is updated, which may discourage public from participating. Requests that future cost benefit analysis include assessment of short term rentals, including infrastructure maintenance costs and transient occupancy tax revenues. Expressed concern that his comments weren’t being considered. Expressed support for expanded discussion of overlays but expressed concern that the consequences of managed retreat (i.e. upzoning of other areas in Carpinteria, decrease in City population) weren’t more thoroughly discussed.
- Bob Franco – Expressed concern regarding insurance rates for coastal properties, and recommended assessment of these factors in subsequent analyses.

7. Next Steps:
- Policy Development for CLUP/GP (GP Update Committee) - April 15th, 2019
- Administrative Draft Policies to CCC - June 2019
- Administrative Draft Elements to CCC - July 2019
- Continuation of Policy Development
- Summer & Fall 2019
  • Comments back from CCC
    - December 2019
  • Draft CLUP/GP and public review
    - Early 2020

8. **Adjournment:** 7:30 p.m.
1. **Call to Order:** 5:30pm

2. **Roll Call:** Clark and Callender present, no quorum held

3. **Public Comment:** None

4. **Review and Approval of Meeting Action Minutes:**
   Review and approval of Draft Minutes from December 17th, 2018 and March 18th, 2019 carried forward to May 20th, 2019.

5. **Presentation by Wood Environment and Infrastructure Solutions on the Working Draft of Healthy Community Objectives and Policies:**

   5a. **Committee Comments**
   Callender- Liked the inclusion of a goal in each Element. Expressed approval of the move of recreation and trail policies to Healthy Community Objectives and Policies from Open Space & Conservation (OSC).

   Clark- Expressed the language should be strong, suggested using “shall” over “should.”

   5b. **Public Comments**
   Taylor- Expressed he was surprised to see Air Quality policies in OSC rather than Healthy Community. Suggested specifically addressing smoke including issues with wood smoke, cigarette smoke, chimneys, fire pits, and particulate matter from sources.

   Russell Ruiz- Expressed appreciation for the team’s work. Expressed agreement that the California State Parks should integrate and engage with the community.
to a greater extent. Requests facilitation of communication with State Parks to share use of Carpinteria State Beach.

Wondolowski- Suggests using “shall” develop because shall is more measurable and time specific.

Robert Lattermen from Hope Net- Expressed policy 6b. is a good start and good feature. Suggests free bus passes in coordination with MTD so people can access health facilities outside Carpinteria. Suggests the bluffs may be an opportunity for a community dog park?

6. Presentation by Right Bright – Working Draft Open Space, Recreation and Conservation Element (OSC)
Rita Bright- Recommended a change of name from OSC to the OS+C

6a. Committee Comments
Callender- Expressed they were swayed towards moving Air Quality and Water Quality to Healthy Community Objectives and Policies. Expressed broad objective can work suitably if the policies and implementation are clear and defined.

Clark- Suggested policy wording should be more resource protective, for example, s remove “when feasible” from Objective OSC-1. Suggested promoting public education outreach to address harbor seal habitat protection.

6b. Public Comment:
Taylor – Suggested including mountains as a visual resource instead of just oceans in Policy OSC-12a.

Wondolowski- Suggested including map of the Monarch habitat in the OSC. Suggested putting the mineral resource policies elsewhere and not in the OSC Element.

Taylor- Suggested using the language monarch “habitat” not “tree.”

7. Presentation by Julia Pujo – Working Draft Coastal Resiliency Element:

7a. Committee Comments:
Callender- Expressed concern over the living shoreline and would like to see a more robust managed retreat program.

Clark- Expressed concern over where people are going to live. Asked if there is an opportunity to plan something. Asked how the living shoreline would protect mobile homes. Suggested considering social equity.

7b. Public Comment:
Wondolowski - Expressed concern regarding debris flows, fluvial flows, and general risks.

8. Attendance for next meeting scheduled for May 20, 2019

9. Adjournment: 7:30pm
INTRODUCTION

The goal of the Safety Element is to minimize potential risks and reduce the loss of life, property and the economic and social dislocations resulting from natural and human induced hazards. The hazards identified in this section include: Flood Protection, Fire Hazards, Slope Stability and Soils, Seismic Hazards, and Hazardous Materials. Addressing hazardous impacts and building community capacity to respond to them is critical to maintaining a safe and healthy environment and reducing potential damage.

The Safety Element is consistent with the City’s Local Hazard Mitigation Plan (2017), which provides a vulnerability assessment of specific hazards and mitigation measures to prepare for and respond to impacts in the context of Carpinteria. Updating the Safety Element is a prescribed action in the Local Hazard Mitigation Plan to ensure policy consistency with updated mitigation measures and address climate adaptation and resilience. The Safety Element addresses the anticipated effects of climate change and exacerbated impacts such as increased drought and wildfire, which may require more stringent safety standards as our understanding of climate science evolves. Policies and management strategies specifically related to coastal adaptation and resilience in response to climate change are further satisfied within the Coastal Resiliency Element.

Natural and human-caused hazards do not affect Carpinteria uniformly, as some areas are more susceptible to the impacts of certain hazards than other areas of the community. Maps represent the likely extent of hazardous impacts and may be used to guide development standards; however, the actual extent of such impacts may vary. Minimizing impacts and improving community resiliency requires community-wide mitigation with scrutiny of certain areas, which includes policy, programmatic, and project-level measures. The Safety Element therefore provides the framework for development ordinances in specific high-risk areas as well as establishes community-wide response with efficient evacuation methods and emergency services. Understanding the extent of potential hazards in the context of Carpinteria’s environmental setting and resources is critical to minimizing risk and loss of life and property within the community.
Safety Element Goal

Minimize the potential risks and reduce the loss of life, property and the economic and social dislocations resulting from natural and human induced hazards. (based on text in Existing 2003 Safety Element)

OR

Promote disaster resiliency for people, resources, and future development that reduces vulnerability to hazards. (2017 LHMP Goals 1 & 2)

Safety Objectives

Objective S-1: Minimize injury, loss of life, and damage from fluvial flooding. (formerly Objective S-4)

Objective S-2: Minimize injury, loss of life, and damage from coastal flooding. (new objective)

Objective S-3: Minimize injury, loss of life, and damage from structural and wildland fires. (formerly Objective S-5)

Objective S-4: Minimize injury, loss of life, and damage from slope stability hazards, including mud and debris flows. (formerly Objective S-2)

Objective S-5: Minimize injury, loss of life, and damage from and seacliff retreat. (formerly Objective S-2)

Objective S-6: Minimize injury, loss of life, and damage from seismic hazards, including earthquakes, liquefaction, and tsunamis. (formerly Objective S-1)

Objective S-7: Minimize injury, loss of life, and damage from expansive soils, soil settlement, subsidence, and hydrocompaction. (formerly Objective S-3)

Objective S-8: Minimize injury, loss of life, and damage from hazardous materials upset at large industrial facilities, at facilities handling acutely
hazardous materials, and along transportation corridors. (formerly Objective S-6)

Objective S-9: Enhance hazard mitigation coordination and communication (2017 LHMP Goal #3)

### Existing Safety Element Objectives

| Objective S-1: | Minimize the potential risks and reduce the loss of life, property and the economic and social dislocations resulting from fault surface rupture in the planning area, from ground shaking due to an earthquake along a fault in the planning area or in the region, from seismically-induced liquefaction in the planning area, and from seismically-induced tsunamis. |
| Objective S-2: | Minimize the potential risks and reduce the loss of life, property and economic and social dislocations resulting from seismically-induced and naturally-occurring landslides, from mud and debris flows, from rock falls, and from seafall retreat. |
| Objective S-3: | Minimize the potential risks and reduce the loss of property and the economic and social dislocations resulting from expansive soils, soil settlement, subsidence, and hydrocompaction. |
| Objective S-4: | Minimize the potential risks and reduce the loss of life, property and the economic and social dislocations resulting from flooding. |
| Objective S-5: | Minimize the potential risks and reduce the loss of life, property and social dislocation resulting from urban and wildland fires. |
| Objective S-6: | Minimize the potential risks and reduce the loss of life, property and the economic and social dislocations resulting from hazardous materials accidents at large industrial facilities, at facilities handling acutely hazardous materials, and along transportation corridors. |
Land Use

INTRODUCTION

The Land Use Element establishes the type and intensity of land uses and guides growth and development. Environmental impacts associated with the Land Use Element are found in Appendix B. The Land Use Element is the heart of the CLUP of the City's Local Coastal Program (California Coastal Act of 1976, §30108.5); however, all other elements of this General Plan are also included as components of the CLUP for the purposes of the Local Coastal Program. The Land Use Element presents a plan that reflects the community’s desire to maintain and enhance an enjoyable, balanced quality of life as expressed in the City’s mission statement.

The mission statement for the City includes qualities the community would like to retain, and aspects that could benefit from change. The City and surrounding area enjoy a variety of attractive natural resources including safe, clean beaches, coastal bluffs, a salt marsh, several creeks, a narrow valley, and a coastal mountain range. The City includes a small downtown area, a variety of other commercial developments, businesses and industries that provide a range of jobs and economic opportunities, and a housing base with a mix of single family, multi-family and mobile homes.

The City is approaching its theoretical buildout under the plan, which reflects established neighborhood, district, corridor and open space patterns as well as identified coastal resource protection and enhancement needs. There remain particular areas within the City that may be built upon, redeveloped, and expanded in use, and have been identified as Focus Areas. The Focus Areas are located within industrial, commercial, open space, and coastal land use areas.

The community prefers maintaining the City’s character by encouraging a similar quality for new development and focusing those uses of greater density and intensity to areas along the main transportation corridors. The community wishes to encourage development that is compatible with surrounding land uses and protective of coastal resources unique to the area, the natural environment and views.

Through the public participation process for this General Plan/Coastal Land Use Plan update, the community expressed general satisfaction with the existing land use plan. Nevertheless, the community identified issue areas that need to be addressed so that the City’s mission statement and goals can be realized, as identified below.
Land Use Element Goal

*Preserve a small beach town community that supports a high quality of life for residents and visitors, while balancing economic vitality.*

**Land Use Objectives**

Objective LU-1: Establish the basis for orderly, well planned development while protecting the natural environment and providing for greater access and recreational opportunities.

Objective LU-2: Build resiliency within land use decisions with consideration of potential Sea Level Rise effects.

Objective LU-3: Facilitate land use development that encourages the thoughtful layout of transportation networks, minimize the impacts of vehicles in the community, and encourage alternative means of transportation.

Objective LU-4: Ensure land use compatibility between adjacent and nearby land uses.

Objective LU-5: Influence land use decision-making and development in the unincorporated Carpinteria Valley to be supportive of the California Coastal Act and City objectives to preserve unique coastal resources by establishing open-field agricultural use as the predominant use in the unincorporated Valley.

Objective LU-6: Promote a diversified and resilient local economy for residents, businesses, and visitors that reflects the unique attributes of the region and supports coastal-priority uses.

Objective LU-7: Provide opportunities for diverse housing types and locations to reflect the needs of residents.
Area Objectives

Objective LU-8: Allow for additional uses, including visitor serving, to provide flexible land use options within the Downtown.


Objective LU-10: Enable the orderly development of Bluffs 0 with a balance of coastal resources, open space, residential, and local commercial uses.

Objective LU-11: Provide coastal access and recreational use within Bluffs III.

Existing Land Use Element Objectives

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<thead>
<tr>
<th>Objective LU-1: Establish the basis for orderly, well planned urban development while protecting coastal resources and providing for greater access and recreational opportunities for the public.</th>
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<tbody>
<tr>
<td>Objective LU-2: Protect the natural environment within and surrounding Carpinteria.</td>
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<tr>
<td>Objective LU-3: Preserve the small beach town character of the built environment of Carpinteria, encouraging compatible revitalization and avoiding sprawl development at the city’s edge.</td>
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<tr>
<td>Objective LU-4: Influence land use decision-making, use and development patterns in the unincorporated Carpinteria Valley to be supportive of the California Coastal Act and City objectives to preserve unique coastal resources by establishing open-field agricultural use as the predominant use in the unincorporated Valley. (See sidebar on pages 6 and 7, California Coastal Act § 30007.5, 30241, 30250)</td>
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<tr>
<td>Objective LU-5: Maintain availability of agriculture, coastal - dependent industry and visitor-serving commercial development including hotels/motels, restaurants and commercial recreation uses.</td>
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<tr>
<td>Objective LU-6: Create flexible land use and zoning standards for general commercial and industrial parcels that allow opportunities for residential use to expand, as determined appropriate by the City, in response to changing needs relative to the jobs/housing balance locally and in the region, and as incentive toward the development of affordable housing.</td>
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Public Facilities & Services

INTRODUCTION

Although California Planning and Zoning Law does not require a standalone Public Facilities & Services Element as part of a planning agency’s General Plan, the state mandates consideration of specific land use related issues related to civic infrastructure. California planning law requires that General Plans address the general location and extent of existing and proposed public facilities, urban water management and stormwater, recycled water use, and the integration of water and land use planning. Similarly, the California Coastal Act identifies components related to infrastructure and water quality that must be addressed into the Local Coastal Program (LCP). The City of Carpinteria views public facilities and related services as an important component of the Coastal Land Use Plan/General Plan (CLUP/GP) framework for physical development and land use and adopted the Public Facilities & Services Element in XXXX (year). General Plan elements that are not mandated by state law maintain equal stature with all other elements.

As the State authorized local agency, the City will continue to supply essential public services, implement regulations in the interest of public health and safety, and provide for the general welfare of the community. One of the City’s major planning responsibilities is to provide available public facilities and services to its population. The purpose of this element is to review the major public and private services and facilities existing in the Carpinteria Planning Area and to relate this information to future needs.

Some of the services and facilities available in the Planning Area are provided by the City. However, other agencies also provide services within the Planning Area. Servicing agencies include public and private utility companies, and a number of special districts (Carpinteria Sanitary District, Carpinteria Valley Water District, Carpinteria Unified School District), and the County of Santa Barbara (Carpinteria-Summerland Fire Protection District, County Water Agency, County Sheriff). The decisions and actions of these agencies may influence the physical and economic development of the Planning Area. The following analysis will address the major

The following Coastal Act policies pertain to public facilities and services:

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

Resource protection and provision of public services are also addressed in other sections of the Coastal Act. Section 30231 of the Coastal Act requires that depletion of groundwater supplies be prevented. Section 30241. requires that public service and facility expansions and non-agricultural development do not impair agricultural viability either through increased costs or degraded air and water quality.
services: water, sewer, schools, police and fire, leisure services, library, and solid waste. Information is presented to develop goals for serving the health, safety and welfare of both current and future population of the Carpinteria Planning Area.

**Issue Areas**

The major public facility and service issue areas in Carpinteria are police protection, fire protection, education, water and waste facilities, and public utility management, as follows. In addition to the below, Carpinteria’s public services, facilities, and utilities would all need to accommodate any potential sea level rise impacts as detailed in the Coastal Resiliency Element.

**Police Protection.** Issues related to the provision of police services relate to City protection during the tourist season.

- Though the County Sheriff’s Department staffs personnel generally at a rate of **two officers per 1,000 population**, the summer seasonal tourists are not added into the resident population figures; yet, the department must provide services year-round. As the City grows, the department will be faced with increasing staff needs to respond to the increasing resident population. There is a need to find solutions for the expected increases in the seasonal tourist population.

**Fire Protection.** Issues related to the provision of fire protection services are listed below:

- The City needs to ensure that water pressure and water availability are provided in adequate amounts for any new development.
- As the fire district grows, it will need to provide increased manpower in order to serve effectively.

**Schools and Libraries.** The existing school system is accommodating students through the use of temporary classrooms. Additional students will continue to overburden the permanent school facilities.

- If student enrollment increases, new facilities may be required.

**Domestic Water Service.** Issues related to water service in the City, with consideration for surrounding areas included in the water district boundary, include:

- Water is a limited resource; therefore, wise allocation of this resource must be made to development uses.
- Address water capacity issues throughout the City.
- Resolve conflicts that may arise between conservation efforts and proposals for additional development.
- Consider options to utilize gray water for parkland use.
**Sanitary Sewer Services.** Issues related to the provision of sanitary sewer services within the City include:

- If additional development occurs, with associated increased sewer use requirements, additional sanitary sewer provisions may be necessary.

**Solid Waste Disposal.** Issues related to the provision of solid waste disposal within the City include:

- If additional development occurs, with associated increased sewer use requirements, additional sanitary sewer provisions may be necessary.

**Public Utilities.** Issues related to the provision of public utilities within the City include:

- If additional development occurs, with associated increased natural gas, electricity, telephone, and cable television requirements, additional public utility infrastructure may be necessary.
- Consideration for open internet access (e.g. wifi accessibility) throughout public spaces

**PUBLIC SERVICES**

**POLICE PROTECTION**

Police services within the incorporated City of Carpinteria are provided by the Santa Barbara County Sheriff’s Department. The Carpinteria Sheriff’s Department, located in the southernmost area of Santa Barbara County at 5757 Carpinteria Avenue adjacent to City Hall, provides law enforcement to the unincorporated county areas of Montecito, Summerland, Carpinteria Valley and to the City of Carpinteria. As the public safety first responders, Sheriff’s deputies are responsible for law enforcement, investigations and crime prevention. The Carpinteria station also is in charge of the Boat Abatement Program to remove vessels becoming beached along the County’s unincorporated shorelines. Within the State Park, police protection is jointly provided by the Santa Barbara County Sheriff’s Department and State Park rangers.

In general, crime rates are highest for burglary and assault, and lowest for rape or murder. Burglaries in homes are typically higher during the daytime, and in businesses during the evening hours. Drunk driving and traffic violations are more frequent during the night hours. The police department also actively participates in a number of programs, including (1) Neighborhood Watch, (2) youth school training, (3) business training, educating merchants in areas of check acceptance, safety in window displays, etc.; (4) personal crisis consultation in conjunction with local ministers; and (5) cooperation with the State Department of Fish and Wildlife as needed.
FIRE PROTECTION

Under the Fire Protection Law of 1961, the Carpinteria Planning Area is serviced by the Carpinteria-Summerland Fire Protection District. This District covers 40 square miles along the Pacific Ocean. The District is bordered on the east by the Santa Barbara-Ventura county line, and to the west by Montecito. This District provides Carpinteria with staffing and facilities to service the City in the event of a fire or emergency, including the provision of fire hydrants. Emergency Medical Services (EMS) are delivered through a public/private partnership which includes American Medical Response as the ambulance transport provider. All fire district apparatus are staffed with a minimum of one licensed paramedic who provides advanced life support services as the EMS first responder.

There are currently two fire stations that service the City: one within the City at 911 Walnut Avenue, and one in Summerland at 2375 Lillie Avenue, just west of the City. Response times for fire services ranges from three minutes (inner City) to five minutes (City periphery). All firemen (full-time and reserves) are trained in EMT-1 and fire suppression response.

At least one Ventura County Engine is available to Carpinteria for first alarm calls through an automatic aid agreement. Additionally, the City’s Emergency Operations Plan provides for the progressive mobilization of resources to and from local governments, operational areas, regions, and State to provide requesting agencies with adequate resources. Using Emergency Operations Plan, the City may request the assistance of additional fire engines as necessary, such as from the Montecito Fire Protection District (to the north), of which response times generally vary from 20 to 30 minutes.

SCHOOLS

The Carpinteria Unified School District (CUSD) provides public education services to students in the Carpinteria Valley, with district boundaries reaching south to the Ventura County line and north to the community of Summerland. The CUSD, serving approximately 2,300 K-12 students, has nine schools: one comprehensive high school, two small alternative high schools, one middle school, and four elementary schools. Eight of the nine schools are located within the Carpinteria city limits. One elementary school is located in Summerland. In addition, CUSD also provides early childhood programs to children 3 months to 4 years old. Schools within the Carpinteria Planning Area includes Aliso Elementary School, Canalino Elementary (which also includes Canalino Early Childhood Learning Center and Special Education), Carpinteria High School, Carpinteria Junior High School, and Summerland Elementary School. Main Elementary School closed in 2007 for public education, and the facility is now used by the Carpinteria Children’s Project, which provides direct services in early childhood education and family support.

LIBRARY SERVICE

The Carpinteria Library is located at 5141 Carpinteria Avenue in Carpinteria and provides service for the City. The library is part of the Santa Barbara Public Library, which is a department of the
City of Santa Barbara, and has been in its present location for over 70 years (rebuilt after fire). Services available at the library include a multipurpose room with a seating capacity of 60, multiple meeting rooms, a homework help center, art exhibits and displays, and book sales. Various additional events and services are also offered for early childhood, families, and seniors, which include events such as preschool storytime, Mother's Day origami card making, a health insurance counseling and advocacy program, and homework help.

PUBLIC FACILITIES

DOMESTIC WATER SERVICES

The Carpinteria Valley Water District (CVWD), with offices located at 1301 Santa Ynez Ave, provides potable water to residential, commercial, light industrial, and agricultural customers in the Carpinteria Valley. Established in 1941, the Carpinteria Valley Water District is located in the southern coastal portion of Santa Barbara County and includes the City of Carpinteria. The CVWD service area, which spans approximately 11,300 acres, is bound on the south by the Pacific Ocean and on the north by the foothills of the Santa Ynez mountains. The CVWD owns and operates 78.14 miles of distribution pipelines to provide water to approximately 15,494 people. The existing pipeline infrastructure can provide water to all parcels within the City. These pipelines include concrete (51%), steel (36%), and other materials (13%). The CVWD connected to state water in November of 1997, and adopted an updated Urban Water Management Plan (UWMP) in 2016. Infrastructure to support 1,600 service connections was installed prior to 1964, and the UWMP does not provide for maintenance requirements of the existing water supply system.

In total, the CVWD owns and operates five (5) municipal wells with a combined capacity to produce approximately 3.98 MGD. The CVWD constructed a new well, Headquarters Well, and a replacement well for El Carro in the last 10 years. Both of these wells have the capability to extract as well as inject water. These wells will help meet the peak demands and provide some redundancy in the groundwater supply reliability. The CVWD owns and operates three (3) potable water reservoirs with a combined storage capacity of approximately 10.68 AF. These reservoirs include Shepard Mesa (0.15 AF), Foothill (9 AF), and Gobernador (1.53 AF). The Cachuma Operations and Maintenance Board (COMB) owns and operates two additional reservoirs in the area including Ortega Reservoir (60 AF) and Carpinteria Reservoir (44 AF).

Domestic water service in Carpinteria is subordinate to two components: supply and distribution system. Supply is an issue in much of the South Coast area; the Carpinteria Valley is no exception. Water is supplied by the CVWD through line and storage facilities controlled by the district. The City of Carpinteria has a water allocation program as required by the Local Coastal Plan. A water allocation is given to each new development to ensure that the available supply of water is not exceeded. According to the 2016 UWMP, the City of Carpinteria had the potential for approximately 250 more residential units under its previous General Plan. The UWMP accounts for additional growth that may occur as the result of expansion of the City of Carpinteria,
redevelopment, and/or changes in the local economy. For the period 2015 to 2040, the CVWD anticipates a population growth rate of 0.35 percent (conservatively high) for the service area.

Formal residential water use audits are conducted by trained District employees and are generally at the request of a homeowner. However, the District may also invite, via direct mail (also email and web page), all single-family customers to participate in the survey. Homes built before 1980 can be targeted for this program, since they were constructed prior to revisions in plumbing codes requiring water conserving plumbing fixtures in new construction.

**SANITARY SEWER SERVICES**

Wastewater collection and treatment services are managed by the Carpinteria Sanitary District (CSD). The CSD was formed in 1928 pursuant to the Sanitary District Act of 1923, and derives its authority in the California Health & Safety Code (Sections 6400-6830). The CSD is an independent special district\(^1\) which provides wastewater collection, treatment and disposal services to the residents and businesses of the entirety of the City of Carpinteria and surrounding unincorporated areas in the Carpinteria Valley. This community-wide service agency has the obligation of operating and maintaining its system for the transmission, treatment and disposal of sewage generated within this area. CSD is also responsible for providing treatment to the level necessary to meet various discharge requirements set by the Regional Water Quality Control Board and other state and federal agencies. Similar to other special districts in the Carpinteria area (water, fire protection), the CSD is independently audited and subject to state and public scrutiny. The Sewer System Management Plan (SSMP) for the CSD was revised in 2017, and provides guidance for the system with regards to operation and maintenance, design and performance, monitoring, capacity assurance, and the overflow emergency response plan, among other topics.

Currently, service is provided to areas both within and outside the corporate limits of the City, of which the City is entirely contained in the service boundary. The district owns and operates approximately 46 miles of wastewater conveyance pipelines serving a population of approximately 13,040 individuals. The collection system consists of nearly 960 access structures, 8 lift stations, 3 inverted siphons, 9 creek crossings, 7 highway crossings, one railroad crossing, 131 grinder pump units, and 4.0 miles of force mains. These facilities convey wastewater to the District’s 2.5 million gallons per day wastewater treatment plant. Gravity pipelines range in size from 6 to 24 inches in diameter, with nearly 70 percent of the pipes being either 6 inches or 8 inches in diameter. The predominant pipe material is vitrified clay pipe (VCP), accounting for approximately 78 percent of the collections system total length. The average age of the collection system is approximately 40-50 years, and the City’s Capital Improvement Program implementation plan contains certain required maintenance projects, such as the Carpinteria Bluffs Sewer Main Replacement project.

The CSD has implemented a variety of programs to maintain the system’s effectiveness, including implementation of the Maintenance and Insteption Program and the Wastewater Collection\(^1\)

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\(^1\) Independent special districts are voted into existence by the citizens they serve and are sanctioned under California law to perform specific local government functions within certain boundaries.
System Rehabilitation Plan, which outlines pipeline rehabilitation methods, point repairs, assessing defects, and dealing with root intrusion, among other items. The CSD is also implementing the Bluffs Sewer Relocation Project, which is replacing approximately 6,000 linear feet of existing gravity sewer pipeline from the current edge of Carpinteria Bluffs to within Carpinteria Avenue. The pipeline is subject to surface erosion and has failed on at least one occasion, causing discharge of raw sewage into the Pacific Ocean and in proximity to an Environmentally Sensitive Habitat (Coastal Sage Scrub).

The CSD recovers the cost of providing sewer service through rates imposed on users of the service. Sewage generated in this area is conveyed through district lines to the treatment facility located between Olive and Oak Avenues, south of 6th Street and adjacent to the Union Pacific Railroad Overall, the vast majority of the City is connected to the sanitary sewer system. It should be noted that no “nonreclaimable” sewer treatment is available. This is important in the context to limitations on heavier industry uses that often require such services. Appropriately, the land use plan does not encourage those types of uses.

STORMWATER MANAGEMENT

Discussion of stormwater infrastructure pending.

SOLID WASTE DISPOSAL

Solid waste produced in the City of Carpinteria is collected by E.J. Harrison and Sons, Inc., located in Ventura. E.J. Harrison and Sons, Inc. provides solid waste collection and disposal for all residential, commercial and industrial areas in the City. Once collected, the solid waste is transported to the Gold Coast Material Recovery Facility and the residual is ultimately deposited in the Simi Valley landfill, 26 miles south of the transfer station.

PARKS AND RECREATION

The City Parks and Recreation Department (PRD) is responsible for several activities, including oversight of the City’s recreation programs, parks, the community pool, and Veteran’s Memorial Building. In total, there are at least 17 parks and recreation facilities within the City that are operated by the PRD. A number of these locations contain public facilities such as public restrooms, parking lots, boating access, barbeques, lifeguard facilities, and other emergency facilities. These facilities require maintenance of associated water supply and wastewater infrastructure, staffing, roadway repair, and similar modes of support.

Recent improvement projects conducted by the City PRD include a shoreline feasibility study, a trail project, a skatepark feasibility analysis, and continued oversight of service requests associated with issues such as street repairs and maintenance issues. The Carpinteria Shoreline Feasibility Study includes an investigation into mapping, design, economic analysis, hazardous waste, geotechnical, and coastal process information related to the protection of the City’s coastal
infrastructure. The Rincon Trail project included approval to install a shared-use trail from Carpinteria Avenue to Rincon Beach County Park, and the Skatepark Feasibility Analysis evaluated the need for a public skate board park in the City, which resulted in the recommendation to City Council to formally initiate a public skatepark program and to determine a preferred site from three feasible choices.

One of the primary park types that are attended is the oceanfront beaches along the coast. Carpinteria has approximately 2.5 miles of shoreline within the City limits, including over one mile of sandy beach under public ownership. The Carpinteria City Beach extends approximately 0.27 miles, from Ash Avenue to Linden Avenue. Carpinteria State Beach Park is located to the east of the City Beach, and includes approximately 0.82 miles of coastline with approximately 262 overnight campsites. There are approximately 600,000 annual visits to the City Beach and 910,428 visits to the State Beach. The 18.6 acres of campground, which contains 145 campsites, experiences approximately 420,000 overnight campers. Each of these facilities contain public restrooms, lifeguard facilities, and other emergency facilities that need to be maintained, particularly those within City jurisdiction.

See the Open Space and Conservation Element for a discussion of park and recreation facilities in the Planning Area.

PUBLIC UTILITIES

Public utilities provided within the City include natural gas, electricity, telephone, and cable television. All new public utility development is required as a condition of approval to underground all utilities.

1. Natural Gas

The Southern California Gas Company is the only supplier of natural gas to the City. A franchise fee is paid by the Gas Company to supply the City’s gas needs. The Gas Company currently services the City of Carpinteria and will service the outer areas as needed.

The Southern California Gas Company can easily supply natural gas to the outer Planning Area for residential, commercial and industrial use. If, however, heavy industrial uses do increase in the future, an engineering review of natural gas facilities would need to be conducted and the necessary steps for service provision would be taken by the Southern California Gas Company.

2. Electricity

Electrical service is provided to the City by Southern California Edison (SCE). As the City builds out, SCE will provide additional services as needed.
3. **Internet**

Carpinteria is mainly served by two wired providers. Both Cox Communications and Frontier Communications offer residential internet access covering the majority of Carpinteria residents. There are at least two satellite internet providers that can provide internet to the entire city, which currently include HughesNet and Viasat Internet. The City has a total of 19 provider network options that also facilitate business and mobile services, including 2 cable, 5 copper, 3 DSL, 2 fiber, 1 fixed wireless, 4 mobile, and 2 satellite providers.

4. **Telephone**

General Telephone Electric (GTE) has historically provided local phone services and will continue to serve the City in the future. Long distance service is available to the public through a variety of phone companies. When the City and its needs expand, the engineering department within GTE will make forecasts and supply the additional phone services. GTE will provide local phone service to the outer areas and long distance services will continue to be provided via several phone companies.

Underground cables are more dominant than overhead lines in Carpinteria and the California Utilities Commission has deemed that cables should be placed underground. There are some remaining overhead lines in the City that were put up 25 to 30 years ago; however, many of these aerials are being replaced with underground cables if the cables are old and replacement is needed, or with new construction.

5. **Cable Television**

Cox Cable is the only cable TV franchise company supplying the City with cable TV. When the City expands, further cable TV hookups will be made available.
Public Facilities & Services Goal

Provide a high quality and broad range of public services, facilities, and utilities to meet the needs of the public.

Objectives

General

Objective PF-1: Ensure the availability of quality of City public services, facilities, and utilities.

Police and Fire Protection Services

Objective PF-2: The City shall ensure responsive and supportive police and fire safety services are available for the community and visitors.

Education Services

Objective PF-3: Provide engaging and varied educational opportunities that supplement public education, including library services, enrichment programs, and community facilities for all ages and interests.

Domestic Water Facilities

Objective PF-4: Ensure the provision of adequate water supplies by maximizing conservation, recycling, and reclamation opportunities.

Wastewater and Sewage Management

Objective PF-5: Ensure efficient transmission, treatment, disposal, and/or reuse of sewage and wastewater generated for all development.

Resource Recovery Management Facilities

Objective PF-6: Ensure state-of-the-art service systems for the recovery of green waste, recyclable materials, and other resources to ensure efficient and optimal resource recovery.
### Existing Public Facilities & Services Objectives

<table>
<thead>
<tr>
<th>Objective PF-1:</th>
<th>To ensure the provision of adequate water supplies by minimizing consumption and investigating new sources either in existing supply or outside existing sources.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Objective PF-2:</td>
<td>Ensure adequate service systems for the transmission, treatment and disposal of sewage and wastewater generated within this area as well as the disposal of trash, green waste and recyclable material.</td>
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<td>Objective PF-3:</td>
<td>The City shall strive to maintain the best possible police and fire safety services for the community.</td>
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<td>Objective PF-4:</td>
<td>To assist the school district in continued provision of high-quality educational opportunities for all of the community’s youth.</td>
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<tr>
<td>Objective PF-5:</td>
<td>To provide a high quality and broad range of public services, facilities and utilities to meet the needs of all present and future residents of the Carpinteria Planning Area.</td>
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<tr>
<td>Objective PF-6:</td>
<td>To ensure that new development is adequately served by utilities and does not impact existing service areas in the community.</td>
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CITY OF CARPINTERIA
Coastal Land Use Plan/General Plan Update
General Plan Committee Meeting - May 20, 2019
Order of Presentation

- Components of an Element
- Safety Element
- Land Use Element
- Public Facilities and Services Element

*Questions and comments from the Committee and general public to follow each presentation*
Components of an Element

- **Goal**: General statement that reflects community values and may be broad in nature.

- **Objective**: Specified end, condition, or state that is an intermediate step toward attaining a goal.

- **Policy**: Specific statement that guides decision-making and reflects the commitment of the local legislative body to a particular course of action.
“Shall” vs “Should”

- “Shall” indicates an unequivocal directive

- “Should” signifies a less rigid directive, to be undertaken in the absence of compelling or contravening considerations
Safety Element
Goal

Minimize the potential risks and reduce the loss of life, property, and the economic and social dislocations resulting from natural and human induced hazards. (based on text in Existing 2003 Safety Element)

OR

Promote disaster resiliency for people, resources, and future development that reduces vulnerability to hazards. (2017 LHMP Goals 1 & 2)
Objective S-1: Minimize injury, loss of life, and damage from fluvial flooding. (based on text of existing Objective S-4)

Objective S-2: Minimize injury, loss of life, and damage from coastal flooding. (new objective)
Objective S-3: Minimize injury, loss of life, and damage from structural and wildland fires. (based on text of existing Objective S-5)

Objective S-4: Minimize injury, loss of life, and damage from slope stability hazards, including mud and debris flows. (based on text of existing Objective S-2)
Objective S-5: Minimize injury, loss of life, and damage from and seacliff retreat. (based on text of existing Objective S-2)

Objective S-6: Minimize injury, loss of life, and damage from seismic hazards, including earthquakes, liquefaction, and tsunamis. (based on text of existing Objective S-1)
Objective S-7: Minimize injury, loss of life, and damage from expansive soils, soil settlement, subsidence, and hydrocompaction. (based on text of existing Objective S-3)
Hazardous Materials

Objective S-8: Minimize injury, loss of life, and damage from hazardous materials upset at large industrial facilities, at facilities handling acutely hazardous materials, and along transportation corridors. (based on text of existing Objective S-6)

Objective S-9: Enhance hazard mitigation coordination and communication (2017 LHMP Goal #3)
Questions? Comments?
Land Use Element
Goal

Preserve a small beach town community that supports a high quality of life for residents and visitors, while balancing economic vitality.
Policy Topics

- Balanced Development
- Sea Level Rise Resiliency
- Transportation
- Agricultural Resources
- Diversified Economy
- Development of Areas of Interest
- Housing
Objective *LU-1*: Establish the basis for orderly, well planned development while protecting the natural environment and providing for greater access and recreational opportunities.

Objective *LU-4*: Ensure land use compatibility between adjacent and nearby land uses.
Objective \textit{LU-2}: Build resiliency within land use decisions with consideration of potential Sea Level Rise effects.
Objective *LU-3*: Facilitate land use development that encourages the thoughtful layout of transportation networks, minimize the impacts of vehicles in the community, and encourage alternative means of transportation.
Agricultural Resources

- Objective LU-5: Influence land use decision-making and development in the unincorporated Carpinteria Valley to be supportive of the California Coastal Act and City objectives to preserve unique coastal resources by establishing open-field agricultural use as the predominant use in the unincorporated Valley.
Diversified Economy

Objective LU-6: Promote a diversified and resilient local economy for residents, businesses, and visitors that reflects the unique attributes of the region and supports coastal-priority uses.
Objective *LU-7*: Provide opportunities for diverse housing types and locations to reflect the needs of residents.
Objective LU-8: Allow for additional uses, including visitor serving, to provide flexible land use options within the Downtown Area.
Development of Areas of Interest (cont.)

Development of Areas of Interest (cont.)

- Objective *LU-10*: Enable the orderly development of Bluffs 0 with a balance of coastal resources, open space, residential, and commercial uses.
Objective *LU-11*: Provide coastal access and recreational use within the Bluffs III Area.
Questions? Comments?
Goal

Provide a high quality and broad range of public services, facilities, and utilities to meet the needs of the public.
Policy Topics

- Quality Provision of Services
- Police and Fire Protection Services
- Education Services
- Domestic Water Facilities
- Wastewater and Sewage Management
- Resource Recovery Management Facilities
Quality Provision of Services

Objective *PF-1*: Ensure the availability of quality of City public services, facilities, and utilities.
Objective PF-2: The City shall ensure responsive and supportive police and fire safety services are available for the community and visitors.
Objective *PF-3*: Provide engaging and varied educational opportunities that supplement public education, including library services, enrichment programs, and community facilities for all ages and interests.
Domestic Water Facilities

Objective \textit{PF-4}: Ensure the provision of adequate water supplies by maximizing conservation, recycling, and reclamation opportunities.
Objective PF-5: Ensure efficient transmission, treatment, disposal, and/or reuse of sewage and wastewater generated for all new development.
Resource Recovery Management Facilities

Objective *PF-6*: Ensure state-of-the-art service systems for the recovery of green waste, recyclable materials, and other resources to ensure efficient and optimal resource recovery.
Questions? Comments?

Carpinteria General Plan Update Info Website
http://www.carpinteria.ca.us/communitydev/GeneralPlanUpdate.shtml
## Next Steps

<table>
<thead>
<tr>
<th>Activity</th>
<th>Date</th>
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<tbody>
<tr>
<td>Admin. Draft Policies to CCC</td>
<td>June 2019</td>
</tr>
<tr>
<td>Continuation of Iterative Policy Development with CCC</td>
<td>Through Fall 2019</td>
</tr>
<tr>
<td>Iterative Development and Review of Admin. Draft Elements with CCC</td>
<td>Through Fall 2019</td>
</tr>
<tr>
<td>Draft CLUP/General Plan and public review</td>
<td>Early 2020</td>
</tr>
</tbody>
</table>