

CITY of CARPINTERIA, CALIFORNIA



March 3, 2023

Laurel Perez
SEPPS, Inc.
1625 State Street, Ste. 1
Santa Barbara, CA 93101

RE: Determination of Application Incompleteness
Carpinteria Farm, Hospitality, & Residential Project; Project #23-2207-DP/LCPA/TPM/CDP
5669 & 5885 Carpinteria Avenue; APNs 001-170-010 & -013

Dear Ms. Perez:

Thank you for the February 3, 2022 submittal of the Carpinteria Farm, Hospitality, & Residential Project. We have reviewed your application and found it to be incomplete pending submittal of additional information which is required before application processing can begin. The additional information is necessary to accurately assess the proposed project's environmental impacts and consistency with applicable State and City regulations. Specifically, the following information is needed to complete your application:

1. Plans:

- Please show the width and centerline of Carpinteria Avenue on the site plans and civil plans.
- On the elevations and sections, clarify the building heights as measured from the average finished grade (AFG) of each building footprint. Some of the sheets show the finished floor and the finished grade at the same elevation.
- Show the proposed solar panels on the applicable building elevations.
- Add three additional site cross-sections to the civil plans: 1.) East-West through Lodge 2, the Main Hotel, and the Restaurant; 2.) East-West through the central portion of the bungalows (near the Mexican Fan Palm), and 3.) North-South through the Visitor Parking Lot, Farm Events Building, and the Restaurant extending across the RR tracks to the bluff edge.
- Provide Roof Plans for all of the proposed structures, including the locations of any solar panels.
- Include additional renderings showing the overall proposed development on the project site, including but not limited to, looking south from Carpinteria Avenue, looking north from the proposed Coastal Bluff trail, and looking east from the western

5775 CARPINTERIA AVENUE • CARPINTERIA, CA 93013-2603
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www.carpinteria.ca.us

trail in the Bluffs Nature Preserve Park. These renderings will be helpful for the viewshed impact analysis.

- Provide a preliminary lighting plan that shows the locations of any proposed exterior lighting (including along pathways), a photometric plan, and fixture specifications/cut sheets.
- If any new fencing is proposed, please show the fencing locations on the plans and provide an elevation and details of the proposed fence style(s).
- Please show the locations of any proposed trash/recycling dumpsters and receptacles to serve the proposed project, and verify that access to the locations is feasible for waste collection.

2. **Project Description**: Please clearly indicate in the project description which portions of the proposed project would be available for use by the general public. For reference, the prior conceptual proposal indicated that the restaurant/bar, spa/gym, farm stand, trails, and parking area would be available for the general public to frequent.

3. **Story Poles**: Please provide a Story Pole Plan for the following proposed structures:

- Residence 1
- Community Center
- Residence 2
- Wellness Spa
- Lodge 1
- Lodge 2
- Main Hotel
- Farm Events Building
- Restaurant
- Bungalows (as applicable)

At least two weeks prior to the first Architectural Review Board meeting, the story poles will need to be installed and certified per the enclosed Story Pole Procedures.

4. **Official Records**: Please provide copies of the following two recorded documents listed as Item #6 in the Exceptions Section of the Preliminary Title Report:

- Document #9872, recorded August 11, 1949, in Book 868 Page 164 O.R.
- Document #8237, recorded May 20, 1953, in Book 1153 Page 185 O.R.

5. **Parking**: The proposal provides 273 of the 292 parking spaces required by the Zoning Code for the project. The adequacy of the proposed number of parking spaces will be determined as the project moves through the planning review process. The project description should be amended to include a modification to reduce the required number of parking spaces if the applicant wishes to move forward with 273 proposed parking spaces.

6. **Fire Protection Certificate Application**: A copy of the Fire Protection Certificate Application was included in the submittal package, but the City has not received any correspondence from

the Fire District to date. Please confirm that the \$343.00 fee was paid to the Carpinteria-Summerland Fire Protection District for their review and comments.

7. **Annexation into the Carpinteria Sanitary District:** The property is not located within the Carpinteria Sanitary District service area boundary. Please submit an application to the Santa Barbara Local Agency Formation Commission (LAFCO) to annex the property into the Carpinteria Sanitary District. Please refer to the attached letter from the Carpinteria Sanitary District dated February 24, 2023, for more information. The City application will not be deemed complete for processing until LAFCO's position on the annexation application is known.
8. **Traffic Study:** The "Transportation Impact Analysis-Carpinteria Bluffs" report, prepared by Dudek and dated January 2023, has been preliminarily reviewed by the City's Traffic Engineer and routed to Cal-Trans for additional review and comments. We anticipate a response from Cal-Trans by the end of March 2023, at which time the City Public Works Department will be able to finalize their comments for the project.
9. **Farmland Impact Study:** The property contains soils that are mapped as "Farmland of Statewide Importance." Please provide a Farmland Impact study (aka Agricultural Viability study) to analyze the impacts of the proposal to agricultural lands, the loss of agricultural lands, consistency with applicable resource protection policies of the Coastal Act and the City's LCP, and the feasibility of relocating the agricultural production area to the northern portion of the property.
10. **Noise Study:** Please provide a Noise Study that analyzes the impacts from both the US 101 transportation corridor and the Union Pacific Railroad on the project. The study should include proposed mitigation measures to reduce noise impacts within the residences and hotel/resort guest rooms.
11. **Tentative Parcel Map:** The Tentative Parcel Map number for this project will be TPM #25,202. The tentative parcel map, shown on Sheet C.600, needs to be revised to include all of the information required per Carpinteria Municipal Code Title 16- Subdivisions and the California Subdivision Map Act.
12. **Electronic Copies:** Please provide a digital copy of the revised plans, renderings, documents, and requested reports in PDF format with your resubmittal.

Please note that a letter that describes newly submitted materials must accompany revised and/or additional materials and/or changes made to previously submitted materials. Please submit a digital copy and two (2) full-sized sets of plans with your resubmittal.

We studied your application carefully in making our determination. Please call me at (805) 755-4405 or email me at syndis@carpinteriaca.gov if you have any questions or concerns regarding the

requested items. If you continue to have concerns regarding the requested information, I can schedule a meeting with our Community Development Director, Steve Goggia. Please call or email me within ten (10) working days of the date of this letter if you believe a meeting is necessary.

Advisory Information

Based on our preliminary review of your application, we put forth the following advisory statements.

- 1. Development Impact Fees:** Your project, if approved, will be subject to the payment of development impact fees. The total amount of these fees will be estimated during the processing of this application. If you feel that the project should not be subject to such fees, based on the absence of a reasonable relationship between the impacts of the proposed project and the fee category for which fees have been assessed, you may appeal to the City Council for a reduction, adjustment or waiver of any of those fees. The appeal must be in writing and must state the factual basis on which the particular fee or fees should be reduced, adjusted or waived. The actual amount of the required fees shall be determined in accordance with ordinances and resolutions in effect when the fees are paid. Fees may not be paid prior to project approval. The fee amounts are subject to yearly adjustments.
- 2. Architectural Review Board:** Once the project application is deemed complete, we will schedule the project for review by the Architectural Review Board (ARB). At least two weeks prior to the ARB hearing date, story poles must be installed and certified. Staff will ask for the Board's input on massing and placement, architecture, neighborhood compatibility, and other design considerations.
- 3. Submitted Reports and Studies:** Several reports and studies were submitted with the initial application package. As the proposal moves through the environmental review process, the submissions will be reviewed in detail and may need modifications or revisions.
- 4. Tree Removal:** The proposed project includes the removal of up to 110 of the 144 trees mapped on site. As the project moves through the design review and environmental review processes, it is highly likely that more of the existing trees will be required to remain on site.
- 5. Tribal Cultural Resources Consultation:** Once the project application is deemed complete, the City will initiate the AB52 consultation process with local Tribal representatives for their input on any Tribal Cultural Resources that may be impacted by the project.
- 6. Local Coastal Plan Amendment:** The proposed amendments to the Local Coastal Plan, including to the Carpinteria Bluffs Coastal Access, Recreation, and Open Space Master Program, will be thoroughly reviewed once the application is deemed complete for processing.

7. **Department/Agency Letters:** The following departments/agencies have submitted the attached comments and/or condition letters to date:
- Vince Semonsen, City Biologist (email), dated February 15, 2023
 - Carpinteria Valley Water District Intent to Serve Letter, dated February 23, 2023,
 - Carpinteria Valley Water District Condition Letter, dated February 23, 2023, and
 - Carpinteria Sanitary District, dated February 24, 2023.

If we do not receive the information requested above within 60 days of the date of this letter, we will send a notice offering a final 30 days in which to submit the information. If we do not receive the information by the end of those 30 days, we will close the case. If you have a deposit on account, we will refund any unused portion.

Please call to set up an appointment with us when you are ready to submit this information. If you have any questions regarding this letter, please call me at (805) 755-4405 or email me at syndis@carpinteriaca.gov.

Sincerely,



Syndi Sbuter, Associate Planner
Community Development Department

Enc: City of Carpinteria Story Pole Procedures

Cc: Steve Fort, SEPPS, Inc., 1625 State Street, Ste. 1, Santa Barbara, CA 93101
Nicole R. Biergiel, SEPPS, Inc., 1625 State Street, Ste. 1, Santa Barbara, CA 93101
Matthew Goodwin, Carp Bluff, LLC, 1415 N. Cahuenga Blvd., Los Angeles, CA 90038
Case File, #23-2207-DP/LCP/TPM/CDP

City of Carpinteria

Story Pole Procedures



Modified August 16, 2004



Purpose: Story poles are used to depict the elevations and silhouette of a proposed structure or an addition to an existing building. Story poles are intended to help decision makers, staff, neighbors and other interested parties visualize the location, mass and/or height of a proposed building(s), as part of the review of the project's relationship to its surrounding. The use of story poles is not limited to residential development.

When Required: At the discretion of the City, story poles may be required for development projects and/or additions. As a general rule of thumb, story poles are required for all new homes and second story additions. However, a new one-story addition could also require story poles.

Story Pole Installation/Submittal Requirements: Story poles shall be constructed pursuant to the following requirements.

1. Installation Timing – A story pole plan must be submitted to staff for approval prior to the installation. The installation shall occur approximately two weeks prior to the scheduled Architectural Review Board meeting.
2. Plan Components – As illustrated in Exhibit A, the story pole plan must include a site plan of the property, a building footprint of all structures on the property, and a complete roof plan detail of the structure under consideration. Story pole locations are plotted on the roof plan and each location should indicate the maximum height of the pole.
3. Construction Method – Story poles shall be made of 2" X 4" lumber, pipes, galvanized conduit or similar material that is sturdy and avoids bending as determined by the City. All story poles need to be erected safely and without putting the public at risk, without bending or leaning, so as to withstand weather and remain standing until meeting dates. This can be accomplished by installing guy wires or other similar temporary support system. The poles must be sturdy (allowing not more than 5" deflection). **Story poles must be installed by a licensed contractor.**
4. Pole Locations – Story poles shall be erected at the most distant corners of the proposed structure or addition and at the maximum height of the roof ridge. The idea is to achieve a silhouette of the structure or addition, clearly defining the maximum roof heights. Story poles for roof overhangs, eaves, chimneys, balconies, and accessory buildings may also be required at the discretion of the Community Development Director.

5. Flagging Poles – Dark red or blue colored ribbons shall be attached to taut ropes, between the poles, to detail roof lines. A cable or other appropriate material may be permitted as approved by the Community Development Director. Ribbons shall be a minimum of 12 inches long, 2 inches wide and spaced a minimum of two feet apart.
6. Duration – Story poles shall be erected at least two weeks (14 days) prior to the Architectural Review Board (and Planning Commission if applicable) hearing date and shall remain in place until such time as the Planning Commission or Community Development Director has rendered a decision on the project. Upon notification by City, the story poles shall be removed as soon as possible and no later than 48 hours from the date of the notice. If at any time the story poles become unsafe, they shall be repaired or removed immediately if determined by the City to be a public safety risk. If the poles fall down prior to the hearing date, they shall promptly be replaced.
7. Waiver – The applicant must sign a waiver that absolves the City of any liability associated with construction of, or damage by, the temporary story poles. **The applicant shall not install the temporary story poles until the waiver form is submitted to the City.**
8. Certification – Story pole height and location must be certified in writing by a licensed surveyor, architect (other than the project architect), or a civil engineer. The height of each pole should be clearly marked on the base of each pole. In residential developments involving a single-family dwelling, an alternative certification process is permitted as illustrated in Exhibit B. Although this process still requires a survey of the property elevations, it will save a separate certification of the height poles when installed correctly. The height of each pole should be represented with a tape measure mounted onto each pole.

Story Poles Waiver

I, _____, hereby absolve the City of Carpinteria of any and all liability associated with the installation of, or damage by, the temporary story poles that I will erect in compliance with the City's Story Pole Procedures.

Signature

Date

STORY POLE ILLUSTRATION

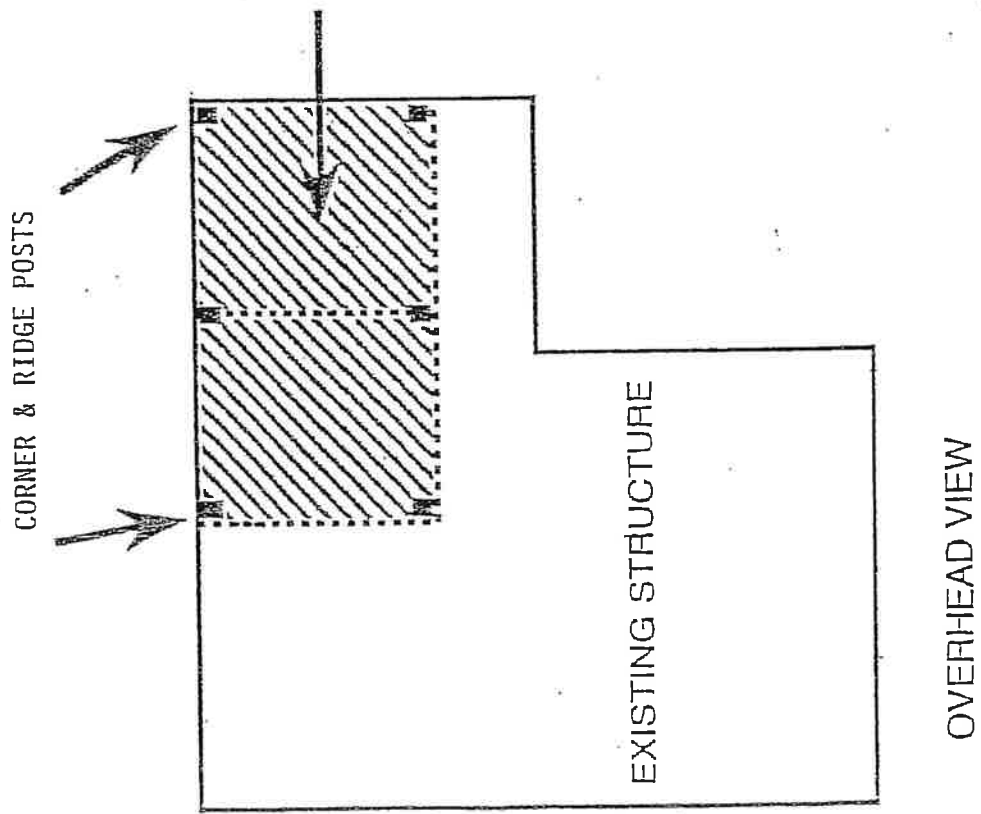
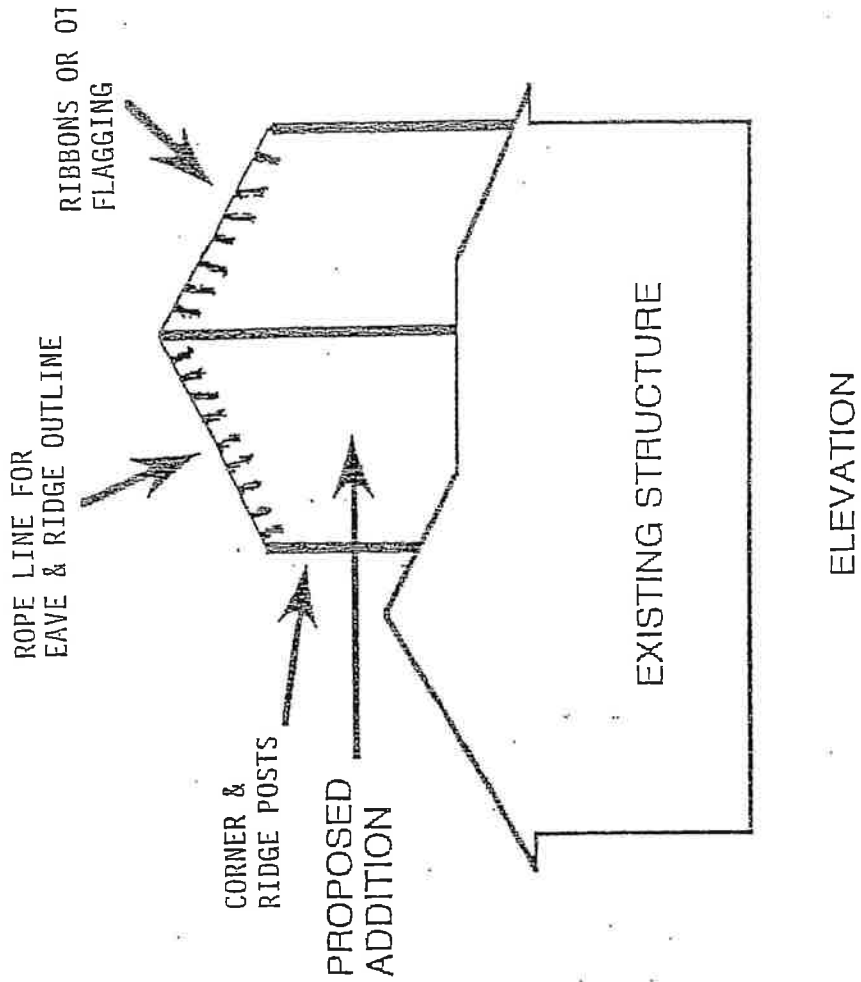
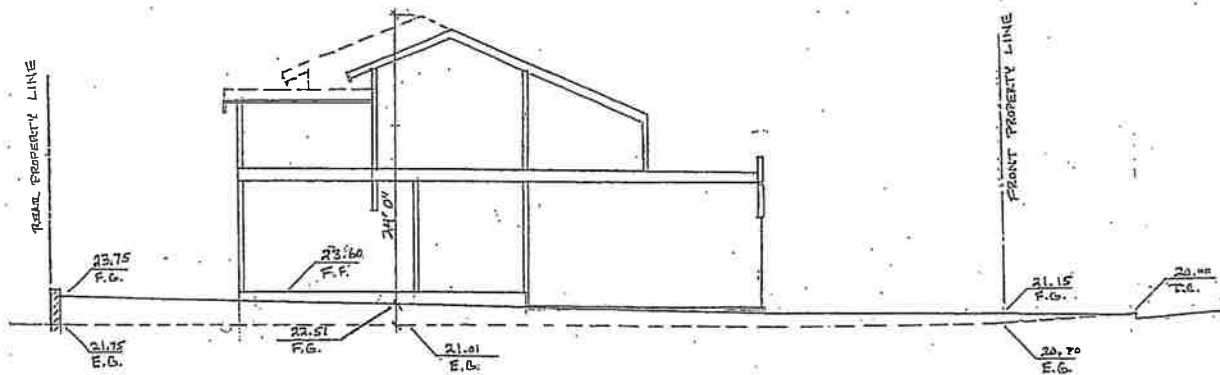
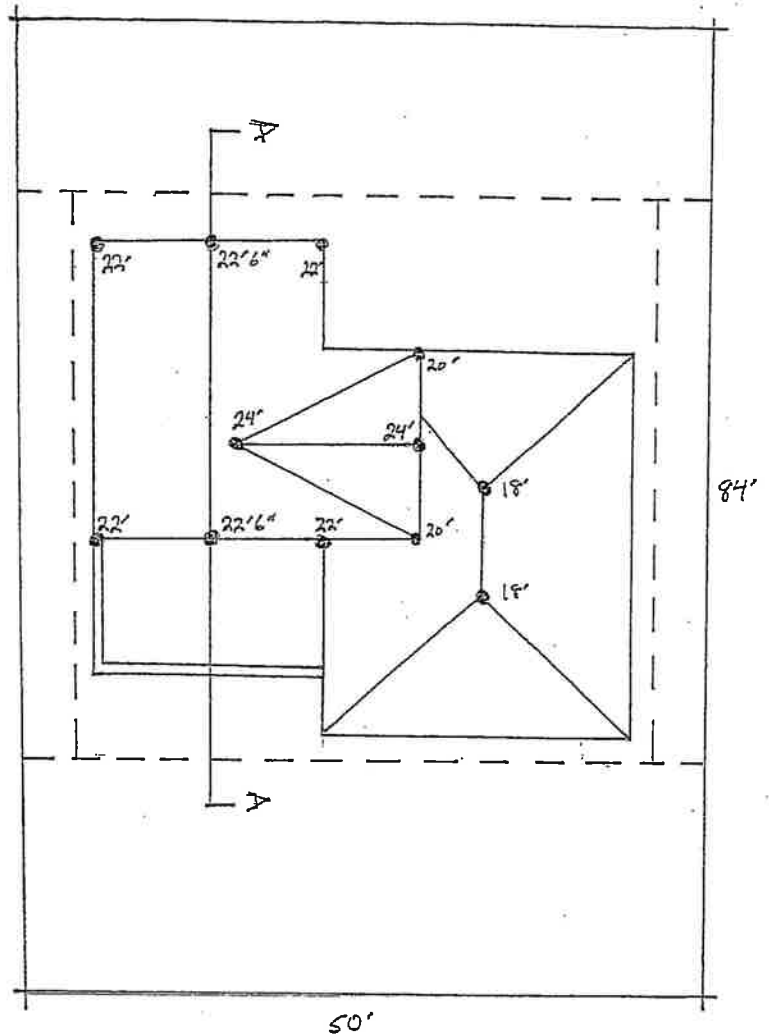


EXHIBIT A

The story pole site plan would be used to depict the location of a cross-section through the residence, making certain the highest portion of the roof is clearly shown. Before doing so, the site plan would need to be surveyed to determine the parcel's elevations and the height of any grading work.



Create a cross-section drawing through the residence from the story pole site plan. The above example illustrates that the front property line has an elevation of 21.15 ft. and the rear property line has an elevation of 23.75 ft. The grade elevation at the structure's maximum height is 21.01 ft with 1.5 ft. of fill. At this point, the height pole should be 25.5 ft. (24 ft. max ht. + 1.5 ft. fill). All remaining poles would be installed in the same manner.

From: [Vince Semonsen](#)
To: [Syndi Souter](#)
Subject: Re: "Carpinteria Farm, Hospitality, and Residential" Project #23-2207-DP/TPM/LCP/CDP
Date: Wednesday, February 15, 2023 10:02:55 AM

****EXTERNAL EMAIL****

CAUTION: This email originated from outside the City of Carpinteria. DO NOT OPEN attachments or CLICK on links unless you are sure they are safe. Remember, reputable vendors, banks, etc. will not ask you to disclose passwords or other sensitive information.

Hello Syndi,

I've looked at the project description and the Bio resources document. Overall I have no issues with the documents, however I do have some minor concerns with the biological report.

I'm surprised that they did not find slender salamanders on the site, and they are not included in the tables. Also chorus frogs would be expected and gopher snakes.

There was no mention of coyotes, or grey fox which are known from the area and are thought to cross the property on a regular basis. Years ago I remember seeing red fox on the Tea Times property.

In the tables they discuss the "nearest locations" for some of the sensitive species but the locations for CA red-legged frogs and coast range newts does not seem correct. And pond turtles are known to occur in Carp Creek. Also they did not include a "nearest location" for tidewater gobies or steelhead - which is Carp Creek.

As I recall weren't fairy shrimp found up on what is now the Rincon Bluffs?

Lastly and most insignificant of all is the Coopers hawk shown in Photo 8. It looks like a red-tail to me.

Thanks for the opportunity to comment.
Vince Semonsen

On Wed, Feb 8, 2023 at 1:44 PM Syndi Souter <SyndiS@carpinteriaca.gov> wrote:

Hi all,



Carpinteria Valley Water District

1301 Santa Ynez Avenue • Carpinteria, CA 93013
Phone (805) 684-2816

February 23, 2023

City of Carpinteria – Community Development Department
Attn: Syndi Souter
5775 Carpinteria Avenue
Carpinteria, CA 93013

SUBJECT: Request for Intent to Serve Letter re proposed project at 5669/5885 Carpinteria Ave (the “Project”)

Dear Applicant,

In response to your request, this letter will serve as confirmation that Carpinteria Valley Water District (the “District”) currently has sufficient water supply to serve the Project, subject to qualifications indicated below.

The Project is for the “Carpinteria Farm, Hospitality, and Residential” project for a 99-room resort, 41 residential units, a farm, open space improvements, and associated structures.
Permit #: 23-2207-DP/TPM/LCP/CDP

While the District currently has sufficient water to supply the Project’s proposed use, it is important to note that the District has declared a Stage 3 Drought Emergency (see Ordinance 22-1, www.cvwd.net), which remains in effect. As a result, while there are currently meters available to service the Project, the District will continue to monitor its water supply, and may be forced to consider declaring more severe stages of drought or imposing further water restrictions or a moratorium on new and/or expanded connections.

Accordingly, the confirmation conveyed by this letter is subject to the following conditions and caveats:

1. If the intensity of the proposed use increases, this letter is void and you will need to file a new request for an “Intent to Serve” letter. Subsequent issuance of a new Intent to Serve letter is not assured.
2. This letter is only valid for the Subject Project.
3. You must obtain all permits and approvals for the Project as required by local, state and federal law.
4. This “Intent to Serve” letter is conditional upon, and shall not be in force or effect until, the Project receives final approval from the applicable land use agency.
5. Upon the expiration of any land use and or building permits for the Project, this “Intent to Serve” confirmation shall be void and you shall be required to submit a new request for confirmation of

the District's intent to serve the Project, which shall be subject to any drought conditions, restrictions and/or moratoriums then in effect.

6. If new meters are required for the Project, issuance of said meters shall be subject to applicable fees, including, but not limited to, Capital Cost Recovery fees, Hotel room fees, Construction costs and other related costs, and Water Supply Impact fees.
7. The District reserves the right to participate in or comment on any analysis or review of the Project performed by any agency under the California Environmental Quality Act (CEQA), even if said participation or comment may detrimentally impact the resulting CEQA review or analysis. This letter does not constitute analysis or approval under CEQA.
8. You must renew this letter annually after the date of this letter to keep the District apprised of Project status and developments.
9. This letter has a Project specific Conditions Letter attached that will be considered to be included in the conditions above.

Should you have any questions please do not hesitate to contact the District at 805-684-2816.

Very truly yours,
Carpinteria Valley Water District



Danielle Rose
Engineering Analyst

cc: TCM to account
Brian King, District Engineer
Robert Schmidt, Flowers & Associates, Inc.



Carpinteria Valley Water District

1301 Santa Ynez Avenue • Carpinteria, CA 93013
Phone (805) 684-2816

February 23, 2023

City of Carpinteria – Community Development Department
Attn: Syndi Souter
5775 Carpinteria Avenue
Carpinteria, CA 93013

**SUBJECT: 5669/5885 CARPINTERIA AVE; APN 001-170-010 AND 001-170-013;
ACCOUNT NUMBER 17-170003-08; PROJECT NUMBER 23-2207-DP/TPM/LCP/CDP;
“CARPINTERIA FARM, HOSPITALITY, AND RESIDENTIAL” PROJECT;
CONDITION LETTER**

To Whom It May Concern,

Please be advised, this parcel is within the jurisdiction of Carpinteria Valley Water District and therefore is entitled to District water service in accordance with District Rules and Regulations. Currently the District is in a Stage 3 Drought Emergency; for more information on Ordinance 22-1, please visit the District website www.cvwd.net. This letter is good for one year from the date of the letter.

The subject property is currently served by a 2” water meter. Based on the preliminary plan submission dated January 26, 2023, the District has the following conditions:

- The project is subject to all fees, including, but not limited to, Capital Cost Recovery fees, Hotel room fees, construction deposits, construction costs, and Water Supply Impact fees.
- Capital Cost Recovery fees, Hotel room fees, and Water Supply Impact fees must be paid prior to the installation of meters.
- The Utility Plan is in review and pending approval and sign off from the District. A plan and profile must be provided and approved by the District. All water meters, backflow devices, dedicated landscape meters, and fire services must be shown on updated plans and approved by the District.
- The District must approve the Landscape Plan prior to building permit issuance.
- The water plan and water main extension agreement must be completed prior to signing the building permit.
- Fire demand calculations must be provided to determine the fire service sizes prior to approval of water plan. Double-check detector backflow assemblies (DCDAs) must be installed on all fire services according to District standard W-114.
- The owner must enter into a water main extension agreement for the construction of the water system.
- The owner must provide an easement for all District facilities per our standards.
- Per District rules, each dwelling unit is required a District metered service.

- The District will require estimated water use for the entire Project to assess Water Supply Impact fees and allocation for the property.
- All backflow prevention devices must be tested by a certified backflow tester with passing test results submitted before final sign off.
- All recordation of easements must be completed and all fees and payments must be paid in full prior to final sign off.
- The owner is responsible for any existing infrastructure improvements and/or upgrades to meet the Project's requirements.

Should changes to the plans, including landscaping, irrigation, or water fixtures occur we require an additional opportunity to review revised plans.

If you have any questions, please feel free to contact me at danielle@cvwd.net or 805-684-2816x121.

Very truly yours,
Carpinteria Valley Water District



Danielle Rose
Engineering Analyst

cc: TCM to account
Brian King, District Engineer
Robert Schmidt, Flowers & Associates, Inc.



5300 Sixth Street
Carpinteria, CA 93013

CARPINTERIA
Sanitary District

Phone (805) 684-7214 • Fax (805) 684-7213

February 24, 2023

Via Email: SyndiS@carpinteriaca.gov

Ms. Syndi Souter
Community Development Department
City of Carpinteria
5775 Carpinteria Avenue
Carpinteria, California 93013

**RE: Project No. 23-2207-DP/TPM/LCP/CDP
5669 & 5885 Carpinteria Avenue (APN: 001-170-010 & 013)
Applicant: Matthew Goodwin - Carp Bluff, LLC**

Dear Ms. Souter:

Thank you for the opportunity to provide comments on the subject project. The Carpinteria Sanitary District (District) has reviewed the application package and preliminary plans provided for the proposed mixed use project. The project includes a 99-room resort hotel, 41 residential units and associated structures.

The District recommends that the following conditions be incorporated into the review/approval process to address sewer system improvements:

1. The subject property is not currently within the District's service area boundary. Annexation of the parcels requiring public sewer service shall be approved and completed by the Santa Barbara Local Agency Formation Commission (LAFCO) prior to any connection to the District's public sewer system. As an advisory, LAFCO has policies relating to preservation of agricultural lands and it is recommended that the applicant initiate annexation proceedings and/or consult with LAFCO early in the development review process.
2. Any sewer improvements shall conform to approved District construction standards for materials and methods. The applicant shall submit detailed engineered drawings to the District showing all proposed sewer improvements for review and approval.
3. A Sewer Construction Permit is required for sewer improvements serving the proposed project. The permit shall be procured and applicable fees paid prior to issuance of Building permits. During construction, it is the applicant's responsibility to notify the District of any modifications to or variation from the approved engineered drawings.
4. The preliminary utility plans show "public sewer mains" throughout both the resort and the multi-family residential portions of the development. It is anticipated that some of the sewer lines shown will instead be privately owned and maintained. Delineation and determination shall be addressed in the design review process described in Item 2 above.

5. A Development Impact Fee (DIF) for the project shall be paid to the District prior to issuance of a Sewer Construction Permit. The applicable DIF shall be determined by the District according to Ordinance No. 18, or the then current District ordinance at the time of permit issuance.
6. District sewer service charges (SSCs) are calculated per District ordinance and collected through the County of Santa Barbara property tax rolls on an annual basis. Prior to obtaining a Certificate of Occupancy (COO), the applicant shall pay applicable pro-rated SSCs due for the period between COO issuance and the following June 30th.
7. The Proposed Sewer System Analysis prepared by Flowers and Associates dated January 24, 2023 indicates a peak wastewater flow that may exceed the hydraulic capacity of downstream sewer conveyance infrastructure. The District may require the applicant to perform modeling of the District sewer network to identify potential capacity limitations. The District suggests a meeting on this topic with the applicant and/or their agent to discuss the provided system analysis and additional requirements for sewer system capacity evaluation.

If you have any questions or comments regarding any of the conditions provided, please contact me at (805) 684-7214 extension 112, or by email at craigm@carpsan.com.

Sincerely,
CARPINTERIA SANITARY DISTRICT



Craig Murray, P.E.
General Manager

cc: Matthew Goodwin (mg@carppartnersllc.com)
Laurel Perez (laurel@sepps.com)
Lance Lawhon (lancel@carpsan.com)