

# CITY of CARPINTERIA, CALIFORNIA

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August 18, 2023

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

Via email to [laurel@sepps.com](mailto:laurel@sepps.com)

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

Dear Ms. Perez:

Thank you for the July 19, 2023 resubmittal of the Carpinteria Farm Preserve & Bungalows Project. We appreciate your thorough resubmittal package and note that many of the items identified in our previous letter have been addressed. However, based on our review of the revised and/or new materials, we have found that your application remains incomplete pending submittal of additional information which is still needed 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:**

- On Sheet G.000, please include both Gross and Net square footages in the Project Description. Note that the City uses the Gross square footage for calculations.
- Please relocate the Sheet Index to the right side of Sheet G.000 for more accessible reference.
- Clarify if the number of proposed affordable units will be 40 or 48, and update the applicable submittal documents accordingly (see Sheet G.000.2).
- The elevations continue to show the finished floor and finished grade at the same elevation, which will not meet the Building Code requirements. Please update the elevations with the correct information, and show the building heights as measured from the average finished grade (AFG).
- Verify the desired finished floor elevations between the architectural plans, the grading plans, and the civil cross-sections and update the applicable sheets as necessary.
- Clarify if the project will require 47,000 cubic yards of cut and fill, or 51,000 cubic yards of cut and fill, as the submittal material reference both amounts. Update the applicable plan sheets as necessary.

5775 CARPINTERIA AVENUE • CARPINTERIA, CA 93013-2603  
(805) 684-5405 • FAX (805) 684-5304  
[www.carpinteria.ca.us](http://www.carpinteria.ca.us)

- Sheet LT201 indicates that lighting will be installed along the trails in the open space area; however, the lighting plan sheets do not show any lighting along the trails. Please clarify the intention and update the applicable sheets as necessary.
  - Please show the vehicular (trash truck) access routes to the trash/recycling dumpsters to serve the proposed project, and verify that access to the locations and capacity is feasible for waste collection. A letter of confirmation from E.J. Harrison and Sons, Inc. would be beneficial.
2. **Renderings/Perspective Elevations:** In order to properly analyze the visual impacts of the proposal, additional renderings/perspective elevations of the project site from the north and east will be necessary. Please contact me to set up a meeting to discuss the full particulars and vantage points that will be key for the viewshed impact analysis.
  3. **Story Pole Plan:** The revised story pole plan that was submitted on 8/10/2023 (plan dated 8/4/2023) does not meet the City's requirements. The story poles need to be located at each corner and at the end of each roof ridge of the proposed structures. The previously submitted story pole plans for the main resort and residential structures (see various sheets dated 1/26/2023 and 3/22/2023) showed the correct pole locations and indicated the heights of the poles in relation to the existing grades. Please revise the story pole plan to reflect this methodology.
  4. **Trees #11 and #133:** The Addendum to Arborist Report prepared by Jan C. Snow, dated 6/22/2023, indicates that Tree #11 (Monterey Cypress) and Tree #133 (Western Sycamore) are now proposed to remain. However, the civil and landscaping plans continue to indicate that the trees will be removed. Please update the civil and landscaping plans to show that the trees will remain.
  5. **"Blind" at Seal Observation Overlook:** Provide more information regarding the "blind" that will be constructed to screen the new Seal Observation Overlook. Please show any proposed fencing or other barriers on the plans and provide details, including materials. Update the landscaping plans to reflect the improvements and any additional screening plants.
  6. **Railroad Crossing Options:** As discussed in the Concept Staff Report dated 3/30/2022, the Carpinteria Bluffs Coastal Access, Recreation and Open Space Master Program Bluffs Area I Implementation Measure #2 requires a bluff top trail railroad crossing. Please include plans for the crossing, with options for an at-grade crossing, a below-grade crossing, and an alternate location for review. Note that the City's 2009 *Coastal Access Feasibility Study* supports an undercrossing at this location.
  7. **Local Coastal Plan Amendment:** Please provide a list and supporting documentation of the General Plan/Local Coastal Land Use Plan (including the Carpinteria Bluffs Coastal Access, Recreation and Open Space Master Program) policies/implementation policies that the proposal is requesting to modify as part of the project.

8. **Grey Water Collection and Treatment System:** Please provide information on the location and sizes of the storage tanks and treatment methods for the proposed grey water system. Show the grey water collection system layout on the plans.
9. **Traffic Study:** A new application for a mixed-use project that would include 6,718 square-feet of office space, a 2,224 square-foot café/deli, and 159 apartment units at 6380 Via Real was submitted to the City on 8/2/2023. The “Transportation Impact Analysis-Carpinteria Bluffs” report, prepared by Dudek and dated January 2023, should be updated to include this project in the cumulative impacts analysis prior to environmental review.
10. **Tentative Parcel Map:** The Tentative Parcel Map is under review by the City Surveyor for conformance with the Carpinteria Municipal Code Title 16- Subdivisions and the California Subdivision Map Act. If any corrections are necessary, they will be forwarded to you upon receipt.
11. **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 and other requested documents 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](mailto: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, Nick Bobroff. 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, viewshed impacts and other design considerations.
3. **Parking Modification Request:** The proposal provides 273 of the 292 parking spaces required by the Zoning Code for the project. A Modification is being requested to reduce the number of required residential parking spaces from 76 to 51, for a total reduction of 25 residential parking spaces. It should be noted that, historically, the Planning Commission has not been supportive of modifications for the reduction of required residential parking spaces. In the event the Modification is granted, the project will be conditioned to include a Parking Management Plan to prevent future residents from parking additional vehicles on the surrounding streets and parking lots.
4. **Low Cost Visitor Accommodations:** In an effort to further enhance lower cost visitor accommodation opportunities in Carpinteria and to ensure consistency with Coastal Act policies, including but not limited to, Section 30213, which specifically requires lower cost visitor and recreational facilities to be protected, encouraged, and where feasible, provided, staff believes the proposed project must also commit to making a percentage of their guestrooms available and affordable to members of the public with low or moderate incomes. The Coastal Commission has typically placed the percentage of new hotel rooms to be set aside as low-cost accommodations at 25% of the room total or through provision of suitable off-site visitor accommodations subject to Coastal Commission approval. As the project moves forward through the review process, this requirement and the appropriate percentage of rooms will be determined.
5. **Visual Impacts from Interior Lights:** As the project moves through the review process, the impacts of potential interior lighting shining out and through windows and doors will be analyzed from off-site locations, particularly as it affects adjacent public open space and environmentally sensitive habitat areas.
6. **Environmental Review:** The proposed project will be subject to the California Environmental Quality Act (CEQA). Once the project application has been deemed complete, a more in-depth review of the project's environmental effects can begin. Staff anticipates the project will not be eligible for coverage under a CEQA Exemption and will instead require preparation of a [Mitigated] Negative Declaration (ND) or Environmental Impact Report (EIR), which will require contracting with a qualified environmental consultant to complete the necessary analysis. Please note that as part of any environmental scoping effort, additional potential impacts may be identified that could require further study in support of the CEQA document. As the project application approaches completeness, we will set up a call to further discuss the environmental review process.

7. **Coastal Appeals Jurisdiction:** Due to the project site's location between the first public road and the sea, the property is located within the appealable jurisdiction of the California Coastal Commission. Accordingly, any final local action by the City related to this project is appealable to the California Coastal Commission. Appeals filed within this area are not subject to an appeals fee.
8. **General Plan/Coastal Plan Policy Consistency:** Staff continues to have reservations that aspects of the proposed project may be inconsistent with key resource protection policies related to visual resources, landform modification, biological resources, and land use. Please refer to the Concept staff report dated 3/30/2022 as an initial reference point. As the project moves through the review process, additional project revisions and/or mitigation measures may be necessary to attain the necessary policy consistency findings for approval.
9. **Department/Agency Letters:** The following departments/agencies have submitted the attached comments and/or condition letters to date:
  - Carpinteria Valley Water District Intent to Serve Letter, dated February 23, 2023,
  - Carpinteria Valley Water District Condition Letter, dated February 23, 2023,
  - Carpinteria Sanitary District, dated February 24, 2023
  - Santa Barbara County Air Pollution Control District, dated March 8, 2023,
  - Carpinteria-Summerland Fire Protection District, dated March 9, 2023, and
  - City of Carpinteria Public Works Department, dated May 31, 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](mailto:syndis@carpinteriaca.gov).

Sincerely,



Syndi Souter, Associate Planner  
Community Development Department

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



# 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](http://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](http://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](mailto: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.



**CARPINTERIA**  
Sanitary District

5300 Sixth Street  
Carpinteria, CA 93013

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

February 24, 2023

Via Email: [SyndiS@carpinteriaca.gov](mailto: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 30<sup>th</sup>.
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](mailto:craigm@carpsan.com).

Sincerely,  
CARPINTERIA SANITARY DISTRICT



Craig Murray, P.E.  
General Manager

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

**From:** [Emily Waddington](#)  
**To:** [Syndi Souter](#)  
**Subject:** RE: "Carpinteria Farm, Hospitality, and Residential" Project #23-2207-DP/TPM/LCP/CDP  
**Date:** Wednesday, March 8, 2023 8:39:31 AM

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**\*\*EXTERNAL EMAIL\*\***

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Good Morning Syndi,

I reviewed the provided *Air Quality and Greenhouse Gas Emissions Technical Memorandum for the 5885 Carpinteria Avenue Project* (Memo) prepared by Dudek on January 9, 2023. I have the following initial comments on the project and Memo:

1. The Memo relies on Santa Barbara County's interim greenhouse gas significance threshold of 3.8 MT CO<sub>2</sub>e/year per service population. As this threshold was calculated using county greenhouse gas emissions and service population metrics that did not include incorporated cities such as Carpinteria, the City should consider if use of the County's interim greenhouse gas significance threshold is appropriate for this project.
2. The analysis for air quality and greenhouse gases assumes that the project will provide battery storage and the use of a leak detection system for refrigerants. The requirement for the adoption of these measures should be made enforceable through incorporation in the project description, conditions of approval, or some other mechanism.

Please let me know if you have any questions or would like to discuss these comments.

Best,



**Emily Waddington**

Air Quality Specialist  
Air Pollution Control District  
Santa Barbara County

[WaddingtonE@sbcapcd.org](mailto:WaddingtonE@sbcapcd.org)

**Please note new phone number: (805) 979-8334**

[ourair.org](http://ourair.org) [@OurAirSBC](https://www.facebook.com/OurAirSBC)  

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**From:** Emily Waddington



# CARPINTERIA~SUMMERLAND FIRE PROTECTION DISTRICT

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## 5669 & 5885 Carpinteria Ave Carpinteria CA 93013 United States, Yes

Location	34.386651, -119.504275
Status	<span style="color: green;">■</span> Planning Submittal
Submittal Date:	February 8, 2023
Address/Location:	5669 & 5885 Carpinteria Ave Carpinteria CA 93013 United States
APN:	001-170-010, 001-170-013
Number of stories:	2
Comments:	
Submittal Type:	Planning
Applicant:	Carp Bluff LLC
Address	1625 State Street Santa Barbara CA 93101
Phone Number:	805-969-2758
Email:	steve@sepps.com, nicole@sepps.com
Fire Protection Systems Existing or Required	Yes

### Planning/Conceptual Design

Date Plan Review Completed:	
Permit Number:	23-2207-DP/TPM/LCP/CDP
Planner:	Syndi Souter
Submittal Type:	CDP, New Construction
Description:	Development of two lots with 41 residential units, a 99-room hotel with spa and restaurant, and agricultural use and buildings.
Plans Checked By:	Todd Jenkins
Invoiced	Yes
Items Invoiced:	FPC-P
Invoices Paid	Yes
Date Paid:	February 15, 2023

### Project Conditions

All work shall be done per current applicable CFC and CSFPD ordinance and standards.

**"Community First"**

1140 Eugenia Place, Suite A • Carpinteria, California 93013 • (805) 684-4591



# CARPINTERIA~SUMMERLAND FIRE PROTECTION DISTRICT

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## Access and Identification

All required access ways (public or private) shall be installed and made serviceable prior to vertical construction or stacking of lumber for construction of combustible materials., Access to this project shall conform to the requirements for the private roads and driveways set forth in the current CSFPD California Fire Code Amendment Ordinance and the CSFPD Road and Driveway Standards and the Santa Barbara County Private Road and Driveway Design Standards., Access ways shall be extended to within 150 feet of all portions of the exterior walls of the first story of any building. The Fire Marshal may extend this length for sprinklered structures., Dead end access roads or driveways shall terminate with a Fire District approved turnaround., A minimum of 13 feet 6 inches of vertical clearance shall be provided and maintained for fire apparatus., A Knox entry system shall be installed in an accessible location., Building address numbers shall be visible from the street. Numbers shall be a minimum 4" high 1" stroke on a contrasting background for residential structures. 8" high 2" stroke minimum on commercial structures., Fire lane identification shall comply with the current CSFPD Development Standards, Application for address changes or additional addresses shall be submitted to CSFPD Fire Prevention Bureau, The minimum road width is 20'. The area between the restaurant and the main hotel is less than the minimum width. The parking area for the residential buildings is less than the minimum width. Verify that the turn radius in front of the main hotel building and the residential parking area meets the CSFPD standard. Prior to building permit issuance, approved access and fire lane plan is required.

**"Community First"**

1140 Eugenia Place, Suite A • Carpinteria, California 93013 • (805) 684-4591



# CARPINTERIA~SUMMERLAND FIRE PROTECTION DISTRICT

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## Water Requirements

A current fire flow form shall be submitted to Carpinteria-Summerland Fire Protection District. Contact the Carpinteria Valley Water District to schedule having the test performed., Fire hydrants capable of supplying the required fire flow for fire protection shall be provided for all buildings or portions of buildings which have been or are hereafter constructed within this project. , Fire hydrants shall be installed within 250 feet driving distance of all structures. The hydrant(s) shall be of the type approved by the Fire District and acceptable to Carpinteria Valley Water District or Montecito Water District. The fire hydrant and mains supplying the same shall be installed in accordance with the current CFC and CSFPD standards. The minimum gallons per minute at 20 PSI shall be determined by the fire flow requirements in the current CFC., The hydrant(s) shall be an onsite hydrant. Contact the Carpinteria Valley Water District. Submit plans to CSFPD showing the location size and type of hydrants valves main lines and lateral lines for approval. , Prior to vertical construction or stacking of lumber for construction the fire protection water system shall be installed flushed and approved by the Fire District to assure compliance with the standards expressed herein.

## Fire Protection Systems

All new buildings and structures shall be protected by an approved automatic fire sprinkler system. , FDCs shall be located within 150' of a fire hydrant capable of providing the required fire flow., Prior to installation plans for the proposed fire sprinkler system shall be designed by a qualified person and submitted to this office for approval., A fire alarm or sprinkler monitoring system shall be installed or modified. Prior to installation plans for the system shall be designed by a qualified person and submitted to this office for approval., Multi-station fire alarm devices shall be provided such that all occupants will be notified in the event of a fire. State Fire Marshal approved interconnected smoke detectors must be installed in accordance with the California Fire Code and Santa Barbara County Code., Smoke detectors and carbon monoxide alarms must be installed in all residences in accordance with the current National Electric Code Per the provisions of the California Building and Fire Codes., Prior to occupancy all alarm systems that are monitored shall be tested., Installation or modification of a commercial hood requires plans to be submitted to CSFPD prior to work. System shall be tested prior to occupancy., Prior to occupancy portable fire extinguishers shall be mounted such that the maximum travel distance from any area will meet the standard or be less than 75 feet.

**“Community First”**

1140 Eugenia Place, Suite A • Carpinteria, California 93013 • (805) 684-4591





# CARPINTERIA~SUMMERLAND FIRE PROTECTION DISTRICT

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## Additional Requirements

Illuminated exit signs and emergency exit lighting shall be provided in accordance with the provisions of the current California Fire Code., A business plan shall be submitted prior to occupancy., Any future changes including further division intensification of use or increase in hazard classification may require additional conditions in order to comply with applicable fire district development standards

## Fees

PURSUANT to County ordinance Chapter 15 & Carpinteria Municipal Code Chapter 8.26 Section 8.26.030 - Imposition of fire protection mitigation fees: The applicant will be required to pay a fee for the purpose of mitigating the increased fire protection needs generated by the development. The amount of the fee is as follows: , D. Multiple Family Residential Development. A fee of \$2004.76 per Dwelling Unit will be assessed on all Multiple Family Residential development.

, G. Commercial Lodging Development. A fee of \$1946.72 per Lodging Unit will be assessed on all new Commercial Lodging development., H. Retail/Service/Office Use Development. A fee of \$4.35 per square foot of floor space will be assessed on all new Retail/ Commercial/ Office Uses development., PURSUANT to CSFPD Ordinance 2019-01 imposition of fire protection fees for service: The applicant may be required to pay fees for additional plans reviews and/or additional field inspections. The amount of the fee is as follows:

A. Two Hundred Twenty-Four (\$224.00) Dollars for Additional Plan Review Fees will be assessed as additional plan reviews are completed.

B. Two Hundred Ten (\$210.00) Dollars per hour for Field Inspections will be assessed for additional inspections.

Checks shall be made payable to: Carpinteria-Summerland Fire Protection District (CSFPD) and delivered to Fire District Headquarters at 1140 Eugenia Place, Suite A Carpinteria, California 93013. Money orders and cashiers' checks will be accepted. Credit and debit cards can be used online. The link can be found at [Carpfire.org](http://Carpfire.org) Note: Cash payment will not be accepted. PLEASE NOTE: The conditions that are checked apply to this project as currently described. Future changes including, but not limited, to further division intensification of use or increase in hazard classification, may require additional conditions in order to comply with applicable development standards in effect at the time of the change. If you have questions please do not hesitate to contact this office at (805) 684-4591.

**"Community First"**

1140 Eugenia Place, Suite A • Carpinteria, California 93013 • (805) 684-4591



# CARPINTERIA ~ SUMMERLAND FIRE PROTECTION DISTRICT

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Inspector's Signature:

Signed 3/9/2023, 4:26:36 PM UTC

# **CITY OF CARPINTERIA, CALIFORNIA**

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## **Public Works Department Memorandum**

To: Syndi Souter, Associate Planner  
Community Development Department

From: John L. Ilasin, Public Works Director/City Engineer /s/

Date: May 31, 2023

Subject: 5669 and 5885 Carpinteria Avenue, Project No. 23-2207-DP/TPM/LCP/CDP

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The Public Works Department has reviewed the project submittal dated February 8, 2023, and has the following conditions of approval:

### **CONDITIONS OF APPROVAL**

1. An Engineering Permit shall be obtained from the City Engineer for any improvements or other encroachment work within the public right-of-way.
2. Record drawings or as-built plans shall be submitted to the City Engineer at time of final inspection for all work covered by an Engineering Permit. The record drawings or as-built plans shall be the original construction tracings or permanent mylar copies of a quality acceptable by the City Engineer.
3. A Transportation Permit shall be obtained from the City Engineer for operating or moving any vehicle or combination of vehicles or special mobile equipment in any of the acts as listed in Carpinteria Municipal Code Section 12.12.010.
4. All existing private property encroachments shall be removed from the City of Carpinteria public right-of-way.
5. Improvements shall include street widening of the entirety of Carpinteria Avenue along the frontage of Assessor Parcel Number 001-170-013.
6. Improvements shall include placement of concrete sidewalk at southside Carpinteria Avenue along the frontage of Assessor Parcel Number 001-170-013.
7. Improvements shall include installation of eastbound Carpinteria Avenue Class II Bikeway (Bike Lane) at southside Carpinteria Avenue along the frontage of Assessor Parcel Number 001-170-013.
8. Improvements shall include installation of street lights at southside Carpinteria Avenue along the frontage of Assessor Parcel Number 001-170-013.

9. Improvements shall include installation of storm drain system in Carpinteria Avenue from Assessor Parcel Number 001-170-013 to existing drainage inlet adjacent to west property line of Assessor Parcel Number 001-170-018. Storm drain system shall also include upgrade of said drainage inlet and/or modification of the existing downstream storm drain system.
10. Improvements shall include full depth reclamation with cement (FDR-C) base pavement rehabilitation for the entirety of Carpinteria Avenue along the frontage of Assessor Parcel Number 001-170-013.
11. All new and existing utility services shall be installed underground from the closest point of connection or utility pole and completed prior to any paving required for the project. No new utility poles shall be installed.
12. Stormwater control plans shall be in conformance with the County of Santa Barbara Technical Guide for Low Impact Development.
13. A Maintenance Agreement for permanent stormwater quality best management practices shall be submitted to the City Engineer for review and approval. The Maintenance Agreement shall include, at minimum, the following elements: (1) Operations and Maintenance Plan; (2) Legal description and plat of property; (3) Site plan of all permanent stormwater quality best management practices; (4) Property owner's printed name, signature, and date of signing; and (5) Notary public acknowledgement.
14. Improvements in areas of special flood hazards as shown in the latest effective flood insurance rate map shall be constructed in conformance with the City floodplain management regulations (Carpinteria Municipal Code Chapter 15.50).
15. Construction and demolition debris generated shall be reported in conformance with the Construction and Demolition Debris Recycling Program. Sixty-five percent (65%) or more of all construction and demolition debris shall be diverted from the landfill. The Construction and Demolition Debris Recycling Program forms shall be completed and submitted to the City Engineer prior to the issuance of a Certificate of Occupancy.
16. Construction and demolition debris shall be separated on site into reuse, recycling, or disposal. Separate bins or containers for recycling of construction and demolition debris shall be provided on site.
17. Self-hauled disposal receipts from transfer stations shall be submitted to the City Engineer prior to the issuance of a Certificate of Occupancy.

Page 3

5669 and 5885 Carpinteria Avenue, Project No. 23-2207-DP/TPM/LCP/CDP

Conditions of Approval

May 31, 2023

18. Any self-hauled construction and demolition debris shall be reported in writing to the City Engineer. A contract waste hauler may be allowed for disposal of construction and demolition debris subject to the approval of the City Engineer.

**End of Comments**