

# CITY of CARPINTERIA, CALIFORNIA



November 21, 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: Determination of Application Completeness  
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 October 16, 2023 resubmittal of the Carpinteria Farm Preserve & Bungalows Project. We have reviewed your application and found it to be complete. We can now begin to evaluate the proposed project's consistency with applicable State and City regulations and conduct a more detailed analysis of its environmental impacts. We have tentatively scheduled the project for preliminary review by the Architectural Review Board on January 25, 2024.

**Our review is based on the following project description:**

*Request for a Development Plan, Local Coastal Plan Amendment, Tentative Parcel Map, and a Coastal Development Permit to construct a 99-room resort with associated amenities, a 41-unit apartment complex, and recreational trail improvements. The Tentative Parcel Map would subdivide the existing 23.4-acre lot (APN 001-170-013) into three parcels:*

<b>Parcel</b>	<b>Size (gross acreage)</b>	<b>Use</b>
<i>Parcel 1</i>	<i>1.58 acres</i>	<i>Residential</i>
<i>Parcel 2</i>	<i>12.32 acres</i>	<i>Resort</i>
<i>Parcel 3</i>	<i>9.47 acres</i>	<i>Open Space</i>

*Proposed Parcel 1 would contain 40 income-restricted affordable apartment units, a manager's unit, a resident's community center, and a maintenance building. The apartments would be located in two buildings, and would include one-, two-, and three-bedroom units. The total square footage of the residential component would be 47,408 square feet. A total of 52 parking spaces would be provided on site for residents and visitors pursuant to the reduced parking ratios for 100% affordable housing projects per State Bonus Density Law.*

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

*Proposed Parcel 2 would contain the resort and associated amenities. The resort would include: a main retreat building, a 30-room lodge, a 29-room lodge, 40 bungalow cabins, two swimming pools, a pool cabaña, a restaurant, an event building, a spa/gym, a maintenance building, a greywater treatment center, and a farm including a maintenance barn, hoop house, and farm stand. The resort structures would encompass a total of 121,411 square feet of floor area. A total of 222 parking spaces are proposed for the resort: 154 spaces would be located in a subterranean parking garage, and 68 spaces would be provided in a parking lot near Carpinteria Avenue that would serve the restaurant, farm stand, events building, and as public parking. Bicycle parking areas and electric car charging stations would be provided. New access roadways and pathways are proposed for circulation within the resort. The event building would be available for both resort and community events. The farm stand and restaurant would be open to the general public.*

*Proposed Parcel 3 would contain approximately 5.87 acres of public open space and 3.6 acres of agricultural farm land. A network of new ADA accessible public trails would be constructed to connect the resort to the adjacent Carpinteria Bluffs Nature Preserve property.*

*The remaining 4.13-acre lot located south of the Union Pacific Railroad (APN 001-170-010) would remain as open space with the construction of a new 20-foot-wide ADA accessible trail, a second seal rookery overlook, and habitat restoration plantings. An at-grade railroad crossing is proposed at the northeastern corner of the parcel at the location of the existing informal trail crossing.*

*A significant landscaping and habitat restoration plan is proposed for the entire property which will include a palette of predominantly native trees, shrubs, herbs, and grasses. Approximately 108 trees will be removed to accommodate the proposal, of which the majority will be blue gum eucalyptus and tamarisks from the removal of the windrow along the western property line. Approximately 457 new trees would be planted as part of the landscaping improvements.*

*The earthwork for the proposed development would be approximately 47,000 cubic yards of cut (including 17,000 of cut for the underground parking garage) and 47,000 cubic yards of fill, which would be balanced on site. The residential and resort portions of the project would be accessed from Carpinteria Avenue. Water service would be provided by the Carpinteria Valley Water District. Sewer service would be provided by the Carpinteria Sanitary District upon annexation into the District.*

Please review this description carefully. If you believe the project description is incorrect or does not include components that you intend to include as part of the project, please contact us immediately. Further review of the project will be limited to this project description unless you provide us with corrections within one week of receipt of this letter. We reserve the right to request additional information to clarify any changes or additions that are made to the project description in response to this letter, as our completeness determination is based upon the material provided with your application.

## 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 (DIFs). 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. The estimated City DIFs for the 2023-2024 fiscal year are \$1,507,124.47, per the attached DIF Estimate Worksheets.
2. **Architectural Review Board:** The project has been tentatively scheduled on the January 25, 2024 agenda for preliminary 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 and Density Bonus Law:** The proposal provides 274 of the 292 parking spaces required by the Zoning Code for the project. The project includes 52 parking spaces for the affordable residences at the reduced ratios prescribed per the State's Density Bonus Law (Government Code section 65915), rather than the 76 residential parking spaces required per the City's Zoning Code. However, the Density Bonus Law does not supersede the Coastal Act. As the project moves forward, the City will evaluate the project with the Density Bonus Law parking ratios requested in a manner consistent with both Density Bonus Law and the Coastal Act's public access policies.
4. **Underground Storm Drain Pipe:** Recently, the City has been made aware of an underground storm drain pipe that runs from the Carpinteria Bluffs Nature Preserve through the project site, the City Hall property, the Chevron property, and out to a swale along Dump Road. Little information is known about the size or location of the pipe, other than a catch basin located along the western boundary of the project site on the Chevron property near the Skate Park parking lot. The drain pipe could be impacted during future grading and construction activities, especially for the underground parking garage.
5. **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. Staff acknowledges that the applicant team would prefer to pay an in-lieu fee instead of providing the low-cost hotel rooms.

6. **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.
7. **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. Prior to the ARB meeting, staff will work with the applicant team to determine the optimal viewsheds for the additional renderings/perspective elevations.
8. **Railroad Crossing Alternatives:** 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. The plans now show an at-grade crossing with minimal details. Per our meeting on September 13, 2023, staff discussed reviewing different alternatives, including alternate locations, for the railroad crossing during the CEQA review of the project.
9. **Environmental Review:** The proposed project will be subject to the California Environmental Quality Act (CEQA). 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 the City to contract 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.
10. **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.
11. **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.

**12. 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 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, Senior 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, 3905 State Street, STE 7-456, Santa Barbara, CA 93105 (email)  
Case File, #23-2207-DP/LCP/TPM/CDP

Carpinteria Farm Preserve & Bungalows DIF Estimate	
Date:	11/21/2023
Project #:	23-2207-DP/LCPA/TPM/CDP
Address:	5669 & 5885 Carpinteria Avenue
Description:	99-room resort, restaruant, & 41 apartments
Streets and Thoroughfares Fees	\$123,473.81
Highway Interchanges and Bridges Fees	\$630,562.99
Traffic Control Fees	\$50,720.52
General Facilities and Equipment Fees	\$28,462.41
Storm Drainage Facilities Fees	\$141,340.68
Parkland Acquisition Fees	\$345,818.97
Quimby Fees	
Parks & Recreation Facilities Fees	\$89,444.04
Aquatic Facilities Fees	\$5,599.65
Parking Facilities Fee (\$25,768.33 per space)	\$0.00
Open Space Acquisition Fees	\$91,701.40
<b>Total City Development Impact Fees</b>	<b>\$1,507,124.47</b>
<b>Other Fees:</b>	
New Construction Tax Fees	\$0.00
Landscape Bond	\$0.00
Fire Protection Certificate Fee	\$8,473.00
School District Fee	\$178,442.32
<b>Total Fees</b>	<b>\$1,694,039.79</b>

Tran Code (office use only)

- 6414
- 6409
- 6413
- 6408
- 6411
- 6417
- 6416
- 6418
- 6419
- 6421
- 6140
- 6401

MULTIPLE FAMILY

Development Impact Fees Worksheet

FY23-24						
Proposed Land Use	Streets & Thoroughfares	Highway Interchanges & Bridges	Traffic Control	General Facilities	Storm Drainage	TOTAL
Multiple Family per dwelling units	957.06 21	4,886.60 21	392.75 21	1,068.68 21	1,174.11 21	
DIF Due	\$20,098.26	\$102,618.60	\$8,247.75	\$22,442.28	\$24,656.31	\$178,063.20
	6414	6409	6413	6408	6411	
City Of Carpinteria Parks and Recreation Fees						
Land Use	DIF Fee		Fee		Unit(s)	
Multiple Family	Land Acquisition/QUIMBY	\$16,467.57	(Quimby 6416 or Parkland 6417)	x dwelling units	21	\$345,818.97
	Parks/Rec Facilities	\$4,259.24	6418	x dwelling units	21	\$89,444.04
	Aquatics	\$266.65	6419	x dwelling units	21	\$5,599.65
					= Total	\$440,862.66
City of Carpinteria - New Construction Tax						
CMC 3.08.050/060	Multiple Family	\$500.00	per dwelling unit	Fee		\$500.00
If unit is part of a subdivision paying Park and Recreation Fees, the unit is exempt from New Construction Tax				x number units	0	
				= Total		\$0.00
Street/General DIF Fees						
						\$178,063.20
						\$440,862.66
						\$0.00
						\$618,925.86
Landscape Bond	(to be held for three years to ensure maintenance of landscaping)					\$0.00
Fire Protection Certificate Fee	\$229.00			Permits/Structures	4 x building	\$916.00
GRAND TOTAL DUE						\$619,841.86

1 manager unit + 40 affordable @ 50% per Reso. 5238

COMMERCIAL/RETAIL

Development Impact Fees Worksheet							FY23-24
Proposed Land Use	Streets & Thoroughfares	Highway Interchanges & Bridges	Traffic Control	General Facilities	Storm Drainage	TOTAL	
Retail Commercial	2.12	10.84	0.87	0.39	0.99		
per sq. ft.	7,303	7,303	7,303	7,303	7,303.000		
DIF Due	\$15,482.36	\$79,164.52	\$6,353.61	\$2,848.17	\$7,229.97	\$111,078.63	
	6414	6409	6413	6408	6411		
City Of Carpinteria Parks and Recreation Fees For Open Space {Only}							
Open Space Land Acquisition Fee	DIF Fee						
Land Use	\$6.04	per sq. ft. of pad (=footprint)			Fee	\$6.04	
Retail Commercial					x sq. ft.	7,303	
					= Total	\$44,110.12	
City of Carpinteria - New Construction Tax							
CMC 3.08.080	Retail Commercial	\$0.0450 per sq. ft.			Fee	\$0.0450	
					x sq. ft.	0	
					= Total	\$0.00	
If unit is part of a subdivision paying Park and Recreation Fees, the unit is exempt from New Construction Tax							
Street/General DIF Fees							\$111,078.63
Open Space/Parks DIF Fees							\$44,110.12
New Construction Tax							\$0.00
Parking Development Impact Fee	\$25,768.33	per space				\$155,188.75	
Landscape Bond	(to be held for three years to ensure maintenance of landscaping)			0 x spaces		\$0.00	
Fire Protection Certificate	\$229.00			1 x building		\$229.00	
GRAND TOTAL DUE							\$155,417.75

Restaurant @ 7,303 sq gross floor area



# RESORT - HOTEL

Development Impact Fees Worksheet							FY23-24
Proposed Land Use	Streets & Thoroughfares	Highway Interchanges & Bridges	Traffic Control	General Facilities	Storm Drainage (per sq ft)	TOTAL	
Resort - Hotel	887.81	4,533.13	364.84	32.04	0.99		
per room	99	99	99	99	110,560		
DIF Due	\$87,893.19	\$448,779.87	\$36,119.16	\$3,171.96	\$109,454.40	\$685,418.58	
	6414	6409	6413	6408	6411		
City Of Carpinteria Parks and Recreation Fees For Open Space {Only}							
Open Space Land Acquisition Fee							
Land Use							
Resort - Hotel	\$480.72	per room			Fee	\$480.72	
					x per room	99	
					= Total	\$47,591.28	
City of Carpinteria - New Construction Tax							
CMC 3.08.080	Resort - Hotel	\$0.0450 per sq. ft.			Fee	\$0.0450	
					x sq. ft.	0	
					= Total	\$0.00	
If unit is part of a subdivision paying Park and Recreation Fees, the unit is exempt from New Construction Tax							
Street/General DIF Fees							\$685,418.58
Open Space/Parks DIF Fees							\$47,591.28
New Construction Tax							\$0.00
							\$733,009.86
Landscape Bond	(to be held for three years to ensure maintenance of landscaping)						\$0.00
Fire Protection Certificate Fee	\$229.00				32 x building	\$7,328.00	
GRAND TOTAL DUE							\$733,009.86

110,560 sf = 121,411 sf - 10,851 sf  
 (total resant) (restaurant)



# 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\*\***

**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.**

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)  

**Sign Up for Air Alerts** 

**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.

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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.

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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.

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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.

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Inspector's Signature:

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

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# **CITY OF CARPINTERIA, CALIFORNIA**

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## **Public Works Department Memorandum**

To: Syndi Souter, Associate Planner  
Community Development Department

From: John L. Iasin, 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.

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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**