



LANDSCAPE PLAN – REQUIRED INFORMATION

Landscape Plans should include the following information:

1. Name of Applicant
2. Location of Project Site/Address
3. Name of Architect/Agent/Person drawing the plans
4. Landscape Plans must be drawn to scale and the scale shall be noted on the plan.
The scale of the plans shall be the same as the site plan and printed on the same size paper.
5. The location of the area to be landscaped on the property to be specified.
6. The location of all the new plants and trees, with existing trees and plants to remain noted on the plans.
7. All new plantings to be specified on plans, with the botanical and common names given along with the plant container sizes and plant quantities also specified on plans.
8. Description of the types of irrigation systems to be used, including but not limited to location of irrigation clocks, backflow preventers and irrigation valves.

*All applicants that are not single-family dwellings (residential)
must also include the following:*

1. A plant list with botanical and common names, quantities, sizes, recommended spacing of mass plantings, and any special planting notes. Planting details and tree stake details shall also be included.
2. A separate irrigation drawing with the location, type and size of the main hook-up, irrigation clocks, backflow preventer, irrigation valves, pressure lines, sleeves, sprinkler heads and nozzles, pipe sizes, and an irrigation legend showing symbols, manufacturer, model numbers, description of items, special installation notes, and installation details of all valves and heads.

City of Carpinteria

Story Poles Procedures



Updated February 15, 2024



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 surroundings. 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, story poles are required for all new buildings 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. Story Pole Plan Components – A story pole plan must be submitted to staff for approval prior to the installation. 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, including any anticipated grading or earthwork. The color and type of pole flagging material shall be indicated on the story pole plan.
2. Installation Timing – The installation shall occur at least two weeks prior to the scheduled Architectural Review Board meeting.
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 systems. Guy wires shall not be anchored to trees or other vegetation. 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 finished floor and finished grade elevations should be indicated on each pole as applicable. The idea is to achieve a silhouette of the structure or addition, clearly defining the maximum roof heights and building mass. 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 –Bright, contrasting colored (e.g. neon pink, orange or red) ribbons, flags, or construction safety mesh 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 maximum 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. At the Community Development Director’s discretion, story poles may be removed before a decision is rendered on the project.
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 and the story pole plan has been approved.**
8. Certification – Story pole heights and locations 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 or duplex, 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

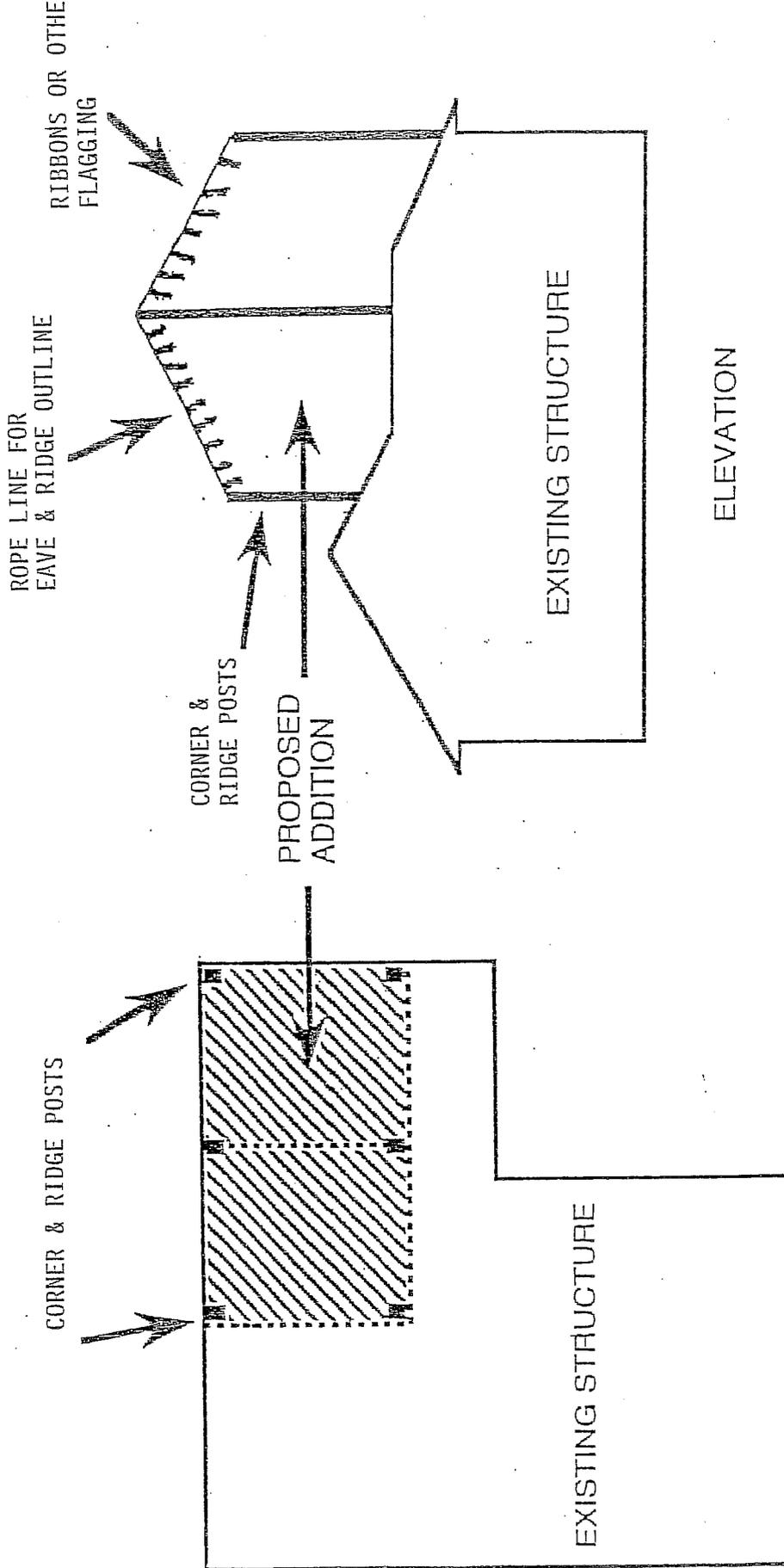
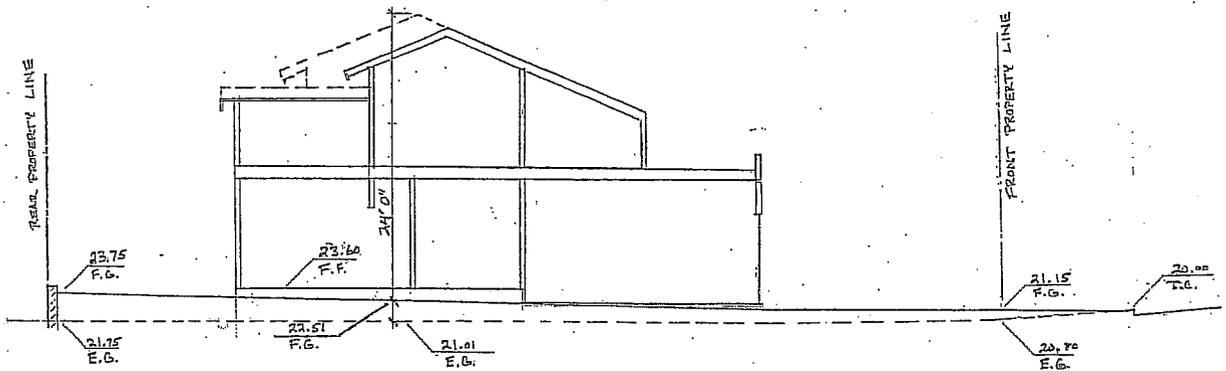
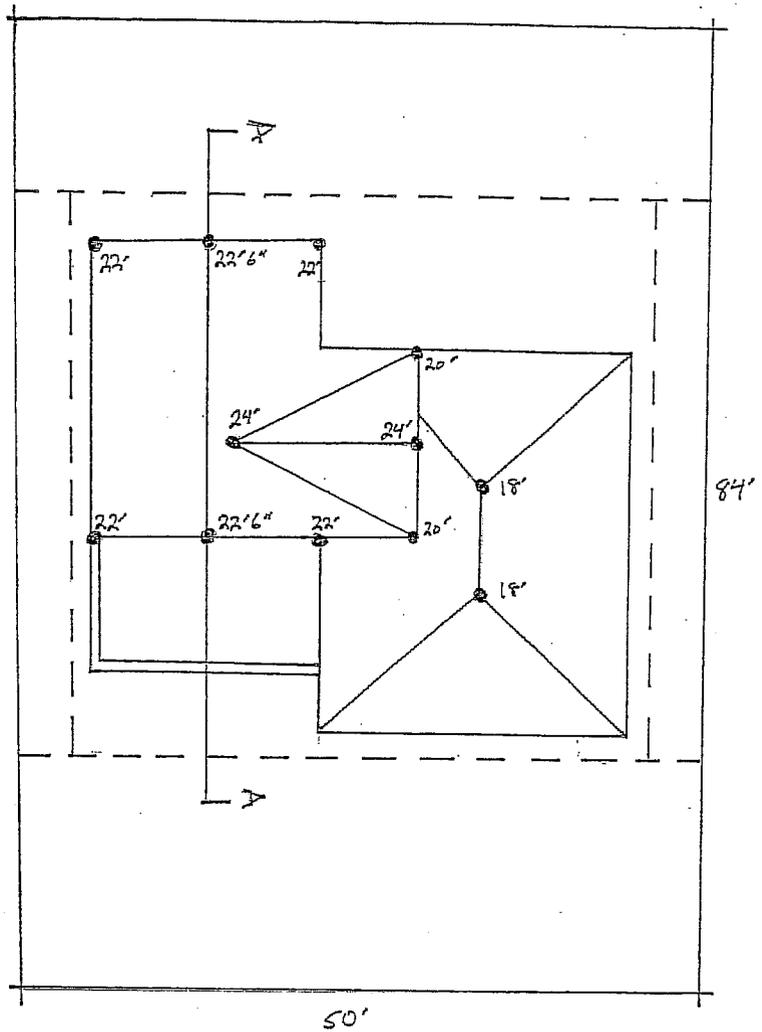
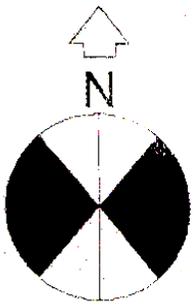


EXHIBIT A

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.



TEMPLATE

CITY OF CARPINTERIA
Department of Community Development

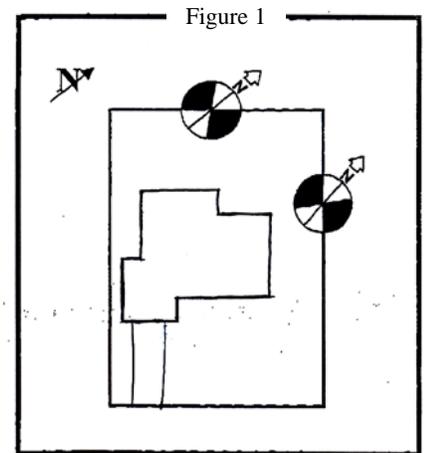


INSTRUCTIONS FOR DETERMINING SOLAR IMPACTS

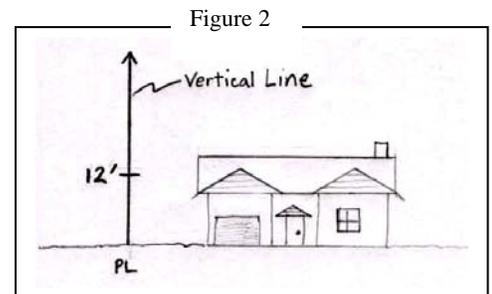
The sun shines from the south, therefore a building casts its shadow from the north. If your property is oriented towards one of the cardinal directions (North, East, South, or West) you will usually have one northern neighbor. If your property is located at an angle to the cardinal directions, you may have more than one northerly neighbor.

Use the following steps to determine whether your structure complies with the Solar Access Guidelines adopted by the City of Carpinteria. These guidelines apply only in residential zones within existing developed neighborhoods.

1. To find your northerly property lines: Find true north, then eliminate all lot lines which are obviously not on the northern edges of the property. To determine exactly which of the remaining lot lines are northerly lot lines, use the template located in the upper left hand corner of this page. Place the center of the circle on one of the remaining lot lines. Point the north arrow towards True North. If the lot line in question runs through the black area, it is defined as a northerly property line. In Figure 1, there are two northerly property lines.

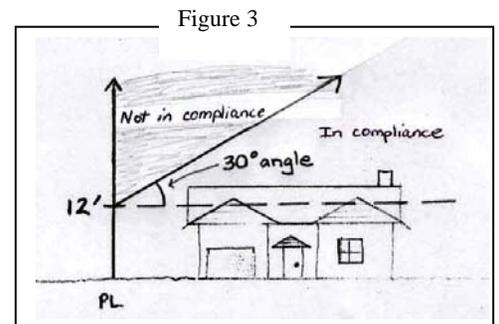


2. Draw the vertical extension of the northerly property line by drawing a vertical line at the northerly property line. On the vertical extension of the northerly property line, mark off a height of 12 feet above the ground. See Figure 2.
3. From the 12-foot mark drawn on the vertical extension of the northerly property line, draw a diagonal line toward the top of the proposed building. The diagonal line should be drawn at a 30-degree angle above horizontal. See Figure 3.



- ▶ If the building is **below** the 30-degree line, it is **in compliance** with the Solar Access Guidelines.
- ▶ If the building is **above** the 30-degree line, it is **not in compliance** with the Solar Access Guidelines.

Shadows cast by vegetation are not considered a permanent shading source and therefore a structure shall not be granted relief from the guidelines on the grounds that its shadow falls within that cast by existing vegetation.



Consultants List

**This list is updated on-line as changes are made.
Check our website to make sure you have the latest version.**

The department no longer maintains an Environmental Firms (Not Pre-approved) list effective August 2019. Specialty consultants (i.e. Arborists, Biologists, etc.) however, are pre-approved.

Although specialty consultants on this list are pre-approved, Planning and Development may require peer review of special studies as needed.

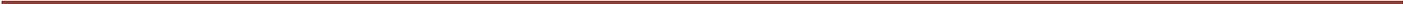
Please email Lila Spring (springl@countyofsb.org) with any updates or change requests.



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ECORP CONSULTING, INC. ROBERT RAMIREZ 2861 PULLMAN ST. SANTA ANA, CA 92705	Work Phone Fax Number Alt Phone Email Address Notes	(559) 368-1978 rramirez@ecorpconsulting.com PREHISTORIC ARCHAEOLOGY
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ENVIRONMENTAL SCIENCE ASSOCIATES (ESA) KYLE GARCIA 420 EXCHANGE, SUITE 260 IRVINE, CA 92602	Work Phone Fax Number Alt Phone Email Address Notes	(949) 412-4037 kgarcia@esassoc.com
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ENVIRONMENTAL SCIENCE ASSOCIATES (ESA) MONICA STRAUSS 626 WILSHIRE BLVD, SUITE 1100 LOS ANGELES, CA 90017	Work Phone Fax Number Alt Phone Email Address Notes	(213) 599-4300 (213) 599-4301 mstrauss@esassoc.com APPROVED WITH ADDITIONAL STAFF MADELEINE BRAY, BRAD BREWSTER
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ENVIRONMENTAL SCIENCE ASSOCIATES (ESA) ROBIN HOFFMAN 775 BAYWOOD DRIVE, SUITE 100 PETALUMA, CA 94954	Work Phone Fax Number Alt Phone Email Address Notes	(707) 494-3349 Rhoffman@esassoc.com
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GREENWOOD AND ASSOCIATES ROBERTA GREENWOOD 725 JACON WAY PACIFIC PALISADES, CA 90272	Work Phone Fax Number Alt Phone Email Address Notes	(310) 454-3091 rsgreenwoo@aol.com PREHISTORIC AND HISTORIC ARCH
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2. ARCHAEOLOGY

H.E.A.R.T. ROBERT WLODARSKI 8701 LAVA PLACE WEST HILLS, CA 91304	Work Phone Fax Number Alt Phone Email Address Notes	(818) 340-6676 (818) 340-6676 robanne@ix.netcom.com PREHISTORIC & HISTORIC ARCH (PHASES 1-3)
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HERITAGE DISCOVERIES, INC THOR CONWAY 836 MISSION STREET SAN LUIS OBISPO, CA 93405	Work Phone Fax Number Alt Phone Email Address Notes	(805) 545-0724 (805) 545-0724 thorconway@gmail.com PREHISTORIC AND HISTORIC ARCH
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LEFTWICH ARCHAEOLOGY BRENT LEFTWICH 7396 ELMHURST PLACE, UNIT A GOLETA, CA 93117	Work Phone Fax Number Alt Phone Email Address Notes	(805) 964-5529 brent@leftwicharchaeology.com PREHISTORIC ARCHAEOLOGY, FIELD SUPERVISOR AND PRINCIPAL INVESTIGATOR
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LSA ASSOCIATES ANDREW LEE PULCHEON 20 EXECUTIVE PARK, SUITE 200 IRVINE, CA 92614	Work Phone Fax Number Alt Phone Email Address Notes	(949) 553-0666 PREHISTORIC & HISTORIC ARCH
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MACFARLANE ARCHAEOLOGICAL CONSULTANTS HEATHER MACFARLANE 7290 MARMOTA STREET VENTURA, CA 93003	Work Phone Fax Number Alt Phone Email Address Notes	(805) 659-2657 h.macfarlane@roadrunner.com PREHISTORIC ARCH
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MICHAEL BAKER INTERNATIONAL MARGO NAYYAR 2729 PROSPECT PARK DRIVE, SUITE 220 RANCHO CORDOVA, CA 95670	Work Phone Fax Number Alt Phone Email Address Notes	(916) 231-2236 margo.nayyar@mbakerintl.com
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2. ARCHAEOLOGY

MICHAEL BAKER INTERNATIONAL NICK HEARTH 3536 CONCOURS STREET, SUITE 100 ONTARIO, CA 91764	Work Phone Fax Number Alt Phone Email Address Notes	(909) 974-4924 nicholas.hearth@mbakerintl.com PREHISTORIC AND HISTORIC ARCH
MICHAEL BRANDMAN ASSOCIATES AL MARTINEZ 220 COMMERCE, SUITE 200 IRVINE, CA 92602	Work Phone Fax Number Alt Phone Email Address Notes	(714) 508-4100 (714) 508-4110 amartinez@brandman.com PREHISTORIC AND HISTORIC ARCH
PADRE ASSOCIATES RACHAEL LETTER 5290 OVERPASS ROAD GOLETA, CA 93111	Work Phone Fax Number Alt Phone Email Address Notes	(805) 644-2220 (805) 644-2050 PREHISTORIC ARCHAEOLOGY
PanGIS DOUG MENGERS 6353 EL CAMINO REAL SUITE B CARLSBAD, CA 92009	Work Phone Fax Number Alt Phone Email Address Notes	(760) 683-8335
PROVENIENCE GROUP CAROLE DENARDO 1552 N. REFUGIO RD SANTA YNEZ, CA 93460	Work Phone Fax Number Alt Phone Email Address Notes	(805) 350-3134 cdenardo@proveniencegroup.com GENERAL ARCH
RINCON CONSULTANTS KEN VICTORINO 180 N. ASHWOOD AVENUE VENTURA, CA 93003	Work Phone Fax Number Alt Phone Email Address Notes	(805) 644-4455 (805) 850-9117 kvictorino@rinconconsultants.com

2. ARCHAEOLOGY

SAPPHOS ENVIRONMENTAL	Work Phone	(626) 683-3547
LESLIE HEUMANN	Fax Number	(626) 683-3548
430 N. HALSTEAD STREET	Alt Phone	
PASADENA, CA 91107	Email Address	lheumann@sapphosenvironmental.com
	Notes	PREHISTORIC AND HISTORIC ARCH

SOLANO ARCHAEOLOGICAL SERVICES	Work Phone	(530) 417-7007
BRIAN LUDWIG	Fax Number	(707) 451-4775
P.O. BOX 367	Alt Phone	
ELMIRA, CA 95625	Email Address	brian@solanoarchaeology.com
	Notes	

SOUTH ENVIRONMENTAL LLC	Work Phone	(818) 458-1162
SAMANTHA MURRAY	Fax Number	
2061 N. LOS ROBLES AVENUE, SUITE 205	Alt Phone	
PASADENA, CA 91104	Email Address	smurray@southenvironmental.com
	Notes	

STANTEC	Work Phone	(805) 963-9532
MICHELLE CROSS	Fax Number	
111 EAST VICTORIA STREET	Alt Phone	(916) 669-5992
SANTA BARBARA, CA 93101	Email Address	michelle.cross@stantec.com
	Notes	

STANTEC	Work Phone	(805) 928-7542
RACHAEL NIXON	Fax Number	
2646 SANTA MARIA WAY SUITE 107	Alt Phone	(951) 323-0603
SANTA MARIA, CA 93455	Email Address	rachael.nixon@stantec.com
	Notes	

STANTEC	Work Phone	(805) 794-1150
STEPHEN BRYNE	Fax Number	
4572 TELEPHONE ROAD, SUITE 916	Alt Phone	
VENTURA, CA 93003	Email Address	Stephen.Bryne@stantec.com
	Notes	

2. ARCHAEOLOGY

STRATA SCIENCE	Work Phone	(805) 455-2418
BRYON BASS	Fax Number	
3590 CERRITO STREET	Alt Phone	
SANTA YNEZ, CA 93460	Email Address	stratascience@hushmail.com
	Notes	PREHISTORIC ARCH

SWCA ENVIRONMENTAL CONSULTANTS	Work Phone	(805) 543-7095
AARON ELZINGA	Fax Number	
1422 MONTEREY STREET, SUITE C-200	Alt Phone	
SAN LUIS OBISPO, CA 93401	Email Address	
	Notes	

SWCA ENVIRONMENTAL CONSULTANTS	Work Phone	(805) 543-7095
CHRIS MILLINGTON	Fax Number	
1422 MONTEREY STREET, SUITE C-200	Alt Phone	
SAN LUIS OBISPO, CA 93401	Email Address	
	Notes	

SWCA ENVIRONMENTAL CONSULTANTS	Work Phone	(805) 543-7095
JOHN DIETLER	Fax Number	
1422 MONTEREY STREET, SUITE C-200	Alt Phone	
SAN LUIS OBISPO, CA 93401	Email Address	
	Notes	

UNIVERSITY OF OREGON, COLLEGE OF ARTS & SCIENCE	Work Phone	(541) 346-5102
JON ERLANDSON, PH.D.	Fax Number	
1218 UNIVERSITY OF OREGON	Alt Phone	
EUGENE, OR 97403-1218	Email Address	jerland@uoregon.edu
	Notes	PREHISTORIC & HISTORIC ARCH

CITY of CARPINTERIA, CALIFORNIA



December 12, 2024

Eric Allen, Project Manager
Blu Croix, Ltd.
3961 Blackbird Way
Calabasas, CA 91302

RE: Determination of Application Incompleteness
Frontier Lot Split; Project #24-2317-TPM/CDP
5115 Ogan Road; APN 003-161-022

Dear Mr. Allen:

Thank you for the November 14, 2024 submittal of the Frontier Lot Split 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:

- On-site Parking Requirements:** The proposed map shows that 10 parking spaces would be included on the proposed Parcel 1 to serve the existing 8,585 square-foot telecommunication switching facility. While our Carpinteria Municipal Code (CMC) does not have a specific parking ratio for utility facilities, the lowest parking ratio is one space per 500 square feet of floor area for industrial uses, which is the most similar use for this site. As such, per CMC §14.54.040, the Director has determined that 18 parking spaces are necessary to serve the existing Frontier facility ($8,585/500 = 17.17$, which rounds up to 18). Additionally, the parking spaces need to meet the size and back-up requirements specified in CMC §14.54.070. It appears that the existing parking lot may need to be re-striped to accommodate the new traffic flow pattern triggered by using the eastern driveway for the single access to proposed Parcel 1. Please revise the proposed map to include at least 18 parking spaces on proposed Parcel 1 with the appropriate size and back-up dimensions shown.
- Carpinteria Valley Water District (CVWD) Letter of Intent to Serve:** The project was routed to the CVWD on 11/22/2024; however, the City has not yet received any correspondence from the CVWD. Please confirm that a completed **CVWD Request for Letter of Intent to Serve application** was submitted to the CVWD for review. If you have any questions, please contact Spencer Seale at (805) 331-0087 or spencer@cvwd.net.

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

3. **Carpinteria Sanitary District (CSD) Letter of Intent to Serve:** The project was routed to the CSD on 11/22/2024 and a “no comments” letter was received on 11/25/2024; however, the City has not received a Letter of Intent to Serve from the CSD. Please contact Lance Lawhon at (805) 684-7214 x113 or lancel@carpsan.com at the CSD regarding their procedure to obtain a Letter of Intent to Serve for the lot split.
4. **Tentative Parcel Map:** The Tentative Parcel Map number for this project will be TPM #25,205. The proposed Tentative Parcel Map is under review by the City Surveyor for compliance with Carpinteria Municipal Code Title 16- Subdivisions and the California Subdivision Map Act. If any corrections are necessary, they will be forwarded to the project team upon receipt.
5. **Legal Description vs. Tentative Map/Survey:** There are discrepancies between the legal description, the survey for the proposed tentative parcel map, and the Santa Barbara County Assessor’s Office map for the property boundaries and dimensions. The City Surveyor is reviewing the survey and preliminary title report in conjunction with other recorded documents to determine the correct property boundaries. As such, revisions to the tentative parcel map may be necessary depending on the outcome of his research.
6. **Inter-Departmental Agency Group (IDAG) Review and Comments/Conditions:** The project was routed to the IDAG members on 11/22/2024 for review, comments, and conditions. To date, only comments from the Carpinteria-Summerland Fire Protection District and the City Public Works Department have been received. As other departments/agencies respond, additional information may be requested.
7. **Electronic Copies:** Please provide a digital copy of the revised tentative parcel map and other requested items 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 one (1) full-sized copy of the tentative parcel map 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, 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

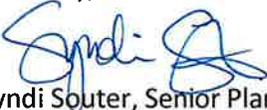
Based on our preliminary review of your application, we put forth the following advisory statements.

1. **Future Rezone/Local Coastal Plan Amendment (LCPA)**: The property is currently in the Public Utilities (UT) zone district and has a Public Facility (PF) land use designation. The allowed uses in the UT zone are limited to utility facilities. In the future, provided the lot split project is approved, a rezone and a Local Coastal Plan Amendment (subject to review and approval by both the City and the California Coastal Commission) would be necessary to allow other uses on site, such as residential development.
2. **Landscaping**: Given Advisory #2 above and pursuant to the UT zone landscaping requirements in CMC §14.36.070.2, “where any portion of a parcel subject to the requirements of this district abuts a parcel in a residential or commercial district, the first ten feet of the setback area shall be landscaped and a masonry wall not less than six feet in height shall be provided,” the project team may want to consider this requirement now and adjust the proposed property division line to accommodate the potential future wall and landscaping buffer strip.
3. **Discretionary Review**: This project will require review and approval of a Tentative Parcel Map and a Coastal Development Permit by the Planning Commission, and the City Council on appeal. Additionally, provided the lot split is approved, the final parcel map will need to be accepted by the City Council prior to recordation.
4. **Department/Agency Letters**: The following departments/agencies have submitted the attached comments and/or condition letters to date:
 - Carpinteria-Summerland Fire Protection District, dated November 25, 2024, and
 - City of Carpinteria Public Works Department, dated December 9, 2024.

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 Souter, Senior Planner
Community Development Department

Cc: Project File, 24-2317-TPM/CDP
Kelly Stewart, Director of Facilities and Real Estate Services, Frontier California, Inc.,
1919 McKinney Avenue, Dallas, TX 75201



CARPINTERIA ~ SUMMERLAND FIRE PROTECTION DISTRICT

5115 Ogan Rd Carpinteria CA 93013, Planning, Proposed subdivision of property into two lots, no change of used proposed

Location 34.401079, -119.515086
Status ■ Planning Submittal
Submittal Date: November 25, 2024
Project Address/Location: 5115 Ogan Rd
Carpinteria CA 93013
APN: 003-161-022
Project Description: Proposed subdivision of property into two lots, no change of used proposed
Applicant: Frontier California, INC.
Applicant Address: 1919 McKinney Ave
Dallas Texas 75201
Applicant Phone Number: (469)913-5186
Applicant Email: Kelley.Stewart@FTR.com
Submittal Type: Planning

Planning/Conceptual Design

Permit Number: 24-2317-TPM/CDP
Planner: Syndi Souter

PROJECT CONDITIONS:

Access Requirements:

Additional Comments: Future development will require address submittal

Water Requirements:

Fire Protection Systems Requirements:

Additional Requirements:

Fees:

“Community First”

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



CARPINTERIA~SUMMERLAND FIRE PROTECTION DISTRICT

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. Cash payment will not be accepted. Credit and debit cards can be used online. The link can be found at Carpfire.com

Inspector's Signature

Signed 11/25/2024, 8:21:22 AM PST

The above conditions apply to this project as submitted. 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

CITY OF CARPINTERIA, CALIFORNIA



Public Works Department Memorandum

To: Syndi Souter, Senior Planner
Community Development Department

From: Josefina Arechiga, Assistant Engineer /s/

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

Date: December 9, 2024

Subject: 5115 Ogan Road, Project No. 24-2317-TPM/CDP

The Public Works Department has reviewed the project submittal dated November 22, 2024, 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. All improvements within the public right-of-way shall be completed to the satisfaction of the City Engineer prior to the issuance of a Certificate of Occupancy.
3. 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.
4. 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.
5. All existing private property encroachments shall be removed from the City of Carpinteria public right-of-way.
6. 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.
7. Improvements shall include sidewalks, curbs, and gutters along the property frontage on Ogan Road.

8. Improvements shall include upgrading curb ramps along the property frontage on Ogan Road to ensure compliance with current standards established by the Americans with Disabilities Act (ADA).
9. Stormwater control plans shall be in conformance with the County of Santa Barbara Technical Guide for Low Impact Development.
10. 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.
11. 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).
12. 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.
13. 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.
14. Self-hauled disposal receipts from transfer stations shall be submitted to the City Engineer prior to the issuance of a Certificate of Occupancy.
15. 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

CITY of CARPINTERIA, CALIFORNIA



July 14, 2025

Frontier Communications
c/o Carpinteria Group, LLC
1519 E. Chapman Avenue, #101
Fullerton, California 92831

**SUBJECT: 130 Unit Multi-Family Residential Apartment Project
5115 Ogan Road, Carpinteria, California 93013
(Assessor Parcel No. 003-161-022)**

Greetings:

The Public Works Department was forwarded the project application of the subject proposed project. The Public Works Department understands the project is requesting for review of the project application's completeness (i.e. completeness review). The intent of the completeness review by the Public Works Department is to advise the project applicant concerning initial project application materials or submittals in order to start the entitlement process. The completeness review is not a formal review or plan check of an Engineering Permit Application. The formal review or plan check in the Engineering Permit Application process typically involves a detailed examination of engineering plans, specifications, estimates, calculations, reports, and/or studies and requires a separate payment of a deposit to the Public Works Department. With that, the discussion that follows is the completeness review comments from the Public Works Department.

Completeness Review Comments

The following items are to be submitted as a part of the project application:

- Engineer's estimate (i.e. probable construction costs of improvements)¹
- Hydraulic and hydrology report or study and/or calculations²
- Stormwater Control Plan²
- Stormwater Facilities Operation and Maintenance Plan²
- Stormwater Runoff BMP Access and Maintenance Agreement²
- Soils or geotechnical engineering report³
- Engineering geology report for identified seismic and slope stability hazards (i.e. potential liquefaction) and soils hazards (i.e. potential expansive soils)³
- Traffic impact study or analysis⁴

¹ Carpinteria Municipal Code Sec. 2.17.040, 8.36.130, and 12.04.110

² Carpinteria Municipal Code Ch. 8.10

³ 2022 California Building Code Ch. 18 and Appendix J

⁴ Carpinteria Municipal Code Sec. 10.12.010

- The project is within one mile of U.S. Highway 101. As such, the California Department of Transportation (Caltrans) is also to be consulted with by the project. Written correspondence from Caltrans is to be submitted concerning Caltrans' review of any effect on U.S. Highway 101 (e.g. freeway on- and off-ramps, overcrossings, etc.)⁵.

At this time, the project application is deemed **incomplete** by the Public Works Department until the aforementioned items are received and verified as complete by the Public Works Department.

Advisory Comments

The advisory comments below are cursory in context by the Public Works Department in order to provide for information to the project applicant regarding anticipated conditions of approval by the Public Works Department. The advisory comments are not exhaustive and depends on the entitlement process including negotiations with the City of Carpinteria. The advisory comments are not required to be addressed in the completeness review.

1. An Engineering Permit is to be obtained from the City Engineer for the grading, onsite, and offsite improvements and other encroachment work within the City's public right-of-way and/or public property.
2. A Transportation Permit is to 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.
3. As a component of the off-site improvements associated with the project, microsurfacing is to be applied for the entire pavement width along the frontages of Ogan Road and Via Real, respectively.
4. All new and existing utility services are to 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 are to be installed.
5. The project is within one mile of U.S. Highway 101. As such, the California Department of Transportation (Caltrans) is also to be consulted with by the project. Written correspondence from Caltrans is to be submitted concerning Caltrans' review of any effect on U.S. Highway 101 (e.g. freeway on- and off-ramps, overcrossings, etc.).
6. 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).
7. 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.
8. 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.
9. Self-hauled disposal receipts from transfer stations shall be submitted to the City Engineer prior to the issuance of a Certificate of Occupancy.
10. 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.

⁵ Subdivision Map Act (Government Code Sec. 66410 et seq.)

130 Unit Multi-Family Residential Apartment Project
July 14, 2025

11. As part of the off-site improvements associated with the project, new sidewalks, curbs, and gutters shall be placed along the Ogan Road property frontage.
12. Provide a comprehensive plan that includes all existing easements. All proposed work shall be conducted without encroaching on any designated road easements.
13. All proposed infrastructure, including storm drains and irrigation systems, is required to be submitted for evaluation and shall adhere to the standards established by the city engineer.
14. Existing street lighting shall be safeguarded throughout the construction process. Should any damage occur, repairs will be promptly conducted.

If you have any questions regarding this matter, please contact Assistant Engineer Josefina Arechiga at (805) 755-4441 or josefinaa@carpinteriaca.gov or me at (805) 880-3402 or johni@carpinteriaca.gov.

Sincerely,



John L. Ilasin, P.E.
Public Works Director/City Engineer

cc: Community Development Department



July 11, 2025

Bret McNulty
City of Carpinteria
Community Development Department
5775 Carpinteria Avenue
Carpinteria, California 93013

**Subject: Project No. 25-2358 – DP/CDP/TTM /ARB
5115 Ogan Road Apartments
5115 Ogan Road (APN 003-161-022)**

Thank you for the opportunity to provide comments on the subject project. The proposed project will construct one hundred and thirty (130) new apartments on a 0.59-acre parcel. The Carpinteria Sanitary District (District) recommends that the following preliminary conditions be incorporated into the review/approval process to address sewer system improvements:

1. The District has an 8-inch public sewer main that runs east-west in Ogan Road. The District will 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 requirements for sewer system capacity evaluation.
2. At this time, the District's wastewater treatment facility has sufficient capacity to treat wastewater generated by this project. However, sewer service is extended on a first come, first served basis and we cannot guarantee availability in the future.
3. All sewer improvements shall conform to approved District construction standards for materials and methods.
4. A sewer construction permit is required for any and all work on the building sewer or lateral sewers serving the property. The permit shall be procured and applicable fees paid prior to issuance of Building permits. The applicant shall submit engineered drawings to the District showing any and all proposed sewer connections, alterations or additions. During the construction phase, it is the applicant's and contractor's responsibility to notify the District of any sewer improvements or modifications not noted on the approved plans.
5. The District shall inspect all installed sewer pipes and fittings prior to placing trench backfill. Failure to request or obtain an inspection will require complete re-excavation

July 11, 2025
Bret McNulty
Page 2 of 2

and reconstruction of the work. All sewer improvements shall be pressure tested in accordance with District standard procedures prior to final acceptance.

6. A Development Impact Fee (DIF) shall be paid to the District for each newly constructed residential "equivalent dwelling unit" (EDU) and commercial structure. The DIF has increased on July 1, 2025 to **\$6,806** per residential EDU. Annual adjustments are made on July 1st of each year based on a construction cost index. One hundred and thirty (130) apartments are proposed for the project. The current total DIF for the proposed project will be **\$ 884,780**. The DIF payment is due at the time a sewer construction permit is issued.
7. District sewer service charges (SSC's) are collected through the County of Santa Barbara property tax rolls on an annual basis. Prior to obtaining a Certificate of Occupancy, the applicant shall pay District applicable SSC's due for the period between building occupancy and the following June 30th. If you have any questions regarding the comments provided by the District, please contact me at (805) 684-7214, ext. 113, or lancel@carpsan.com.

Sincerely,
CARPINTERIA SANITARY DISTRICT

Lance Lawhon

Lance Lawhon
Engineering Technician

From: [FirePrevention](#)
To: [Bret McNulty](#); [John Ilasin](#); [Mitchell Perkins](#); [LanceL@Carpsan.com](#); [craigm@carpsan.com](#); [LoMonaco, Mike](#); [mfitzgerald@cusd.net](#); [Brian@cvwd.net](#); [vsemonsen@gmail.com](#); [ingrid.mcroberts@dot.ca.gov](#); [ramon.h.espinoza@sce.com](#); [Storee.Valenzuela@sce.com](#); [tmahoney@semprautilities.com](#); [nand@ejharrison.com](#); [davidh@ejharrison.com](#); [Christopher Vandrey \(cvandrey@mnsengineers.com\)](#); [APCD CEQA Group \(ceqagroup@sbcapcd.org\)](#); [FirePrevention](#); [Natalie.Yanez@sce.com](#); [Marcus.Obregon@sce.com](#)
Cc: [Nick Bobroff](#); [Mindy Fogg](#)
Subject: RE: IDAG Review Request, Proposed 130 Unit Housing Development Application, 5115 Ogan Road, Carpinteria, Project 25-2358-DP-CDP-TPM-ARB
Date: Monday, July 14, 2025 7:23:31 AM

****EXTERNAL EMAIL****

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Mr. Bret McNulty

The applicant has yet to pay their fees for this plan review. We will not complete the review/upload LOC until payment has been received.

Thank You



Van Joy | Fire Inspector
Carpinteria-Summerland Fire Protection District
805.618.8848

From: Bret McNulty <bretm@carpinteriaca.gov>
Sent: Friday, July 11, 2025 10:32 AM
To: John Ilasin <JohnI@carpinteriaca.gov>; Mitchell Perkins <mitchellp@carpinteriaca.gov>; LanceL@Carpsan.com; craigm@carpsan.com; LoMonaco, Mike <m.lomonaco@csfd.net>; mfitzgerald@cusd.net; Brian@cvwd.net; vsemonsen@gmail.com; ingrid.mcroberts@dot.ca.gov; ramon.h.espinoza@sce.com; Storee.Valenzuela@sce.com; tmahoney@semprautilities.com; nand@ejharrison.com; davidh@ejharrison.com; Christopher Vandrey (cvandrey@mnsengineers.com) <cvandrey@mnsengineers.com>; APCD CEQA Group (ceqagroup@sbcapcd.org) <ceqagroup@sbcapcd.org>; FirePrevention <FirePrevention@csfd.net>; Natalie.Yanez@sce.com; Marcus.Obregon@sce.com
Cc: Nick Bobroff <nickb@carpinteriaca.gov>; Mindy Fogg <mindyf@carpinteriaca.gov>
Subject: RE: IDAG Review Request, Proposed 130 Unit Housing Development Application, 5115 Ogan Road, Carpinteria, Project 25-2358-DP-CDP-TPM-ARB
Importance: High

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Hello,

I am reaching out to respectfully remind you of our request for your review and comments on the Proposed 130-unit housing development project, located at 5115 Ogan Road (APN 003-161-022) in the City of Carpinteria. The attached request includes a link to the project application materials.

Please email your comments and development conditions to me by this Monday, July 14, 2025. Please let me know if you will have no comments on the project at this time or if you have any questions.

If you have already replied to this request, let me know if you did not receive a response email.

Thank you,



Bret McNulty
Principal Planner
City of Carpinteria
5775 Carpinteria Ave, Carpinteria, CA 93013
Direct Line: (805) 755-4414 | bretm@carpinteriaca.gov

From: Bret McNulty

Sent: Monday, June 30, 2025 12:22 PM

To: John Ilasin <JohnI@carpinteriaca.gov>; Mitchell Perkins <mitchellp@carpinteriaca.gov>; 'Lancel@Carpsan.com' <Lancel@Carpsan.com>; 'craigm@carpsan.com' <craigm@carpsan.com>; 'LoMonaco, Mike' <m.lomonaco@csfd.net>; 'mfitzgerald@cusd.net' <mfitzgerald@cusd.net>; 'Brian@cvwd.net' <Brian@cvwd.net>; 'vsemonsens@gmail.com' <vsemonsens@gmail.com>; 'ingrid.mcroberts@dot.ca.gov' <ingrid.mcroberts@dot.ca.gov>; 'ramon.h.espinoza@sce.com' <ramon.h.espinoza@sce.com>; 'Storee.Valenzuela@sce.com' <Storee.Valenzuela@sce.com>; 'tmahoney@semprautilities.com' <tmahoney@semprautilities.com>; 'nand@ejharrison.com' <nand@ejharrison.com>; 'davidh@ejharrison.com' <davidh@ejharrison.com>; 'Christopher Vandrey (cvandrey@mnsengineers.com)' <cvandrey@mnsengineers.com>; 'APCD CEQA Group (ceqagroup@sbcapcd.org)' <ceqagroup@sbcapcd.org>; 'sam.fearer@coastal.ca.gov' <sam.fearer@coastal.ca.gov>; 'Jacqueline.Phelps@coastal.ca.gov' <Jacqueline.Phelps@coastal.ca.gov>; 'fireprevention@csfd.net' <fireprevention@csfd.net>; 'Natalie.Yanez@sce.com' <Natalie.Yanez@sce.com>; 'Marcus.Obregon@sce.com' <Marcus.Obregon@sce.com>; carpinteriagroup@gmail.com

Cc: Nick Bobroff <nickb@carpinteriaca.gov>; Mindy Fogg <mindyf@carpinteriaca.gov>

Subject: RE: IDAG Review Request, Proposed 130 Unit Housing Development Application, 5115 Ogan Road, Carpinteria, Project 25-2358-DP-CDP-TPM-ARB

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<https://www.dropbox.com/scl/fo/dplq9zyrccrrwgaqvrlpp/AGRhAEj6azQU-b1g6aPA1SE?rlkey=aofpc2y5u44qxcmf5okxmzlhs&e=1&st=ky0q8hc4&dl=0>

Let me know if you still have an issue.

Thank you,



Bret McNulty

Principal Planner

City of Carpinteria

5775 Carpinteria Ave, Carpinteria, CA 93013

Direct Line: (805) 755-4414 | bretm@carpinteriaca.gov

From: Bret McNulty

Sent: Friday, June 27, 2025 3:14 PM

To: John Ilasin <JohnI@carpinteriaca.gov>; Mitchell Perkins <mitchellp@carpinteriaca.gov>; 'Lancel@Carpsan.com' <Lancel@Carpsan.com>; 'craigm@carpsan.com' <craigm@carpsan.com>; 'LoMonaco, Mike' <m.lomonaco@csfd.net>; 'mfitzgerald@cusd.net' <mfitzgerald@cusd.net>; 'Brian@cvwd.net' <Brian@cvwd.net>; 'vsemonsens@gmail.com' <vsemonsens@gmail.com>; 'ingrid.mcroberts@dot.ca.gov' <ingrid.mcroberts@dot.ca.gov>; 'ramon.h.espinosa@sce.com' <ramon.h.espinosa@sce.com>; 'Storee.Valenzuela@sce.com' <Storee.Valenzuela@sce.com>; 'tmahoney@semprautilities.com' <tmahoney@semprautilities.com>; 'nand@ejharrison.com' <nand@ejharrison.com>; 'davidh@ejharrison.com' <davidh@ejharrison.com>; 'Christopher Vandrey (cvandrey@mnsengineers.com)' <cvandrey@mnsengineers.com>; 'APCD CEQA Group (ceqagroup@sbcapcd.org)' <ceqagroup@sbcapcd.org>; 'sam.fearer@coastal.ca.gov' <sam.fearer@coastal.ca.gov>; 'Jacqueline.Phelps@coastal.ca.gov' <Jacqueline.Phelps@coastal.ca.gov>; 'fireprevention@csfd.net' <fireprevention@csfd.net>; 'Natalie.Yanez@sce.com' <Natalie.Yanez@sce.com>; 'Marcus.Obregon@sce.com' <Marcus.Obregon@sce.com>

Cc: Nick Bobroff <nickb@carpinteriaca.gov>; Mindy Fogg <mindyf@carpinteriaca.gov>

Subject: IDAG Review Request, Proposed 130 Unit Housing Development Application, 5115 Ogan Road, Carpinteria, Project 25-2358-DP-CDP-TPM-ARB

Hello,

The City of Carpinteria Community Development Department respectfully requests your review of the Proposed 130-unit housing development project, located at 5115 Ogan Road (APN 003-161-022). The attached request includes a link to the project application materials.

Please email your comments and development conditions to me by July 14, 2025. Please let me know if you will have no comments on the project at this time.



Bret McNulty

Principal Planner

City of Carpinteria

5775 Carpinteria Ave, Carpinteria, CA 93013

Direct Line: (805) 755-4414 | bretm@carpinteriaca.gov

From: [Carly V. Barham](#)
To: [Bret McNulty](#)
Subject: RE: IDAG Review Request, Proposed 130 Unit Housing Development Application, 5115 Ogan Road, Carpinteria, Project 25-2358-DP-CDP-TPM-ARB
Date: Monday, July 14, 2025 1:32:39 PM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[07-14-25 Carp 5115 Ogan Road Housing Dev Comments.pdf](#)

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Good afternoon Bret,

Attached please find the APCD's comments on the proposed housing development at 5115 Ogan Road in Carpinteria. Please let me know if you have any questions or want to discuss.

For more context on our first item in the letter, we're thinking that the elevators in the building could have a back-up generator but we didn't see this mentioned one way or another on the plans or in the description. If so and diesel-fueled rated at 50 bhp or greater, this equipment will require an APCD permit and health risk assessment (HRA).

Sincerely,
Carly



Carly Barham
Planning Division
Air Pollution Control District
Santa Barbara County

BarhamC@sbcapcd.org
805.979.8337

ourair.org [@OurAirSBC](https://twitter.com/OurAirSBC)  

[Sign Up for Air Alerts](#) →

From: Bret McNulty <bretm@carpinteriaca.gov>
Sent: Monday, June 30, 2025 12:22 PM
To: John Ilasin <JohnI@carpinteriaca.gov>; Mitchell Perkins <mitchellp@carpinteriaca.gov>; LanceL@Carpsan.com; craigm@carpsan.com; LoMonaco, Mike <m.lomonaco@csfd.net>; mfitzgerald@cusd.net; Brian@cvwd.net; vsemonsen@gmail.com; ingrid.mcroberts@dot.ca.gov; ramon.h.espinoza@sce.com; Storee.Valenzuela@sce.com; tmahoney@semprautilities.com;

nand@ejharrison.com; davidh@ejharrison.com; Christopher Vandrey
(cvandrey@mnsengineers.com) <cvandrey@mnsengineers.com>; CEQAGroup
<CEQAGroup@sbcapcd.org>; sam.fearer@coastal.ca.gov; Jacqueline.Phelps@coastal.ca.gov;
fireprevention@csfd.net; Natalie.Yanez@sce.com; Marcus.Obregon@sce.com;
carpinteriagroup@gmail.com

Cc: Nick Bobroff <nickb@carpinteriaca.gov>; Mindy Fogg <mindyf@carpinteriaca.gov>

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Let me know if you still have an issue.

Thank you,



Bret McNulty

Principal Planner
City of Carpinteria

5775 Carpinteria Ave, Carpinteria, CA 93013

Direct Line: (805) 755-4414 | bretm@carpinteriaca.gov

From: Bret McNulty

Sent: Friday, June 27, 2025 3:14 PM

To: John Ilasin <JohnI@carpinteriaca.gov>; Mitchell Perkins <mitchellp@carpinteriaca.gov>; 'Lancel@Carpsan.com' <Lancel@Carpsan.com>; 'craigm@carpsan.com' <craigm@carpsan.com>; 'LoMonaco, Mike' <m.lomonaco@csfd.net>; 'mfitzgerald@cusd.net' <mfitzgerald@cusd.net>; 'Brian@cvwd.net' <Brian@cvwd.net>; 'vsemonsen@gmail.com' <vsemonsen@gmail.com>; 'ingrid.mcroberts@dot.ca.gov' <ingrid.mcroberts@dot.ca.gov>; 'ramon.h.espinoza@sce.com' <ramon.h.espinoza@sce.com>; 'Storee.Valenzuela@sce.com' <Storee.Valenzuela@sce.com>; 'tmahoney@semprautilities.com' <tmahoney@semprautilities.com>; 'nand@ejharrison.com' <nand@ejharrison.com>; 'davidh@ejharrison.com' <davidh@ejharrison.com>; 'Christopher Vandrey (cvandrey@mnsengineers.com)' <cvandrey@mnsengineers.com>; 'APCD CEQA Group (ceqagroup@sbcapcd.org)' <ceqagroup@sbcapcd.org>; 'sam.fearer@coastal.ca.gov' <sam.fearer@coastal.ca.gov>; 'Jacqueline.Phelps@coastal.ca.gov'

<Jacqueline.Phelps@coastal.ca.gov>; 'fireprevention@csfd.net' <fireprevention@csfd.net>;
'Natalie.Yanez@sce.com' <Natalie.Yanez@sce.com>; 'Marcus.Obregon@sce.com'
<Marcus.Obregon@sce.com>

Cc: Nick Bobroff <nickb@carpinteriaca.gov>; Mindy Fogg <mindyf@carpinteriaca.gov>

Subject: IDAG Review Request, Proposed 130 Unit Housing Development Application, 5115 Ogan Road, Carpinteria, Project 25-2358-DP-CDP-TPM-ARB

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Please email your comments and development conditions to me by July 14, 2025. Please let me know if you will have no comments on the project at this time.



Bret McNulty

Principal Planner

City of Carpinteria

5775 Carpinteria Ave, Carpinteria, CA 93013

Direct Line: (805) 755-4414 | bretm@carpinteriaca.gov



air pollution control district
SANTA BARBARA COUNTY

July 14, 2025

Bret McNulty
City of Carpinteria
Community Development Department
5775 Carpinteria Avenue
Carpinteria, CA 93013

Sent Via Email: bretm@carpinteriaca.gov

Re: Santa Barbara County Air Pollution Control District Comments on 5115 Ogan Road, 25-2358-DP/CDP/TPM/ARB

Dear Bret:

The Santa Barbara County Air Pollution Control District (District) has reviewed the referenced project, a proposed 130-unit housing development. The proposed 218-foot structure would include three levels of covered parking garage, providing 128 parking spaces and 84 bicycle parking spaces, and 15 levels of habitable floor area containing a mix of studio, one-bedroom, two-bedroom and three-bedroom rental apartment units. The proposed structure would include approximately 155,468 net square feet of residential living space. The total building area would be 263,998 gross square feet (256,242 net square feet), and includes lobbies, corridors, mechanical spaces, gym, swimming pool, and other residential amenities. The project includes a tentative parcel map to subdivide the existing parcel into two separate lots as follows: Proposed Lot 1- 27,927 square feet; Proposed Lot 2- 25,651 square feet. The proposed development would be located upon Proposed Lot 2. Proposed Lot 1 would remain in its current public utility use. Grading for the project includes 190 cubic yards (CY) of cut and 150 CY of fill, with 40 CY of export. The subject property, a 1.2-acre parcel zoned Public Utility (UT), and identified in the Assessor Parcel Map Book as APN 003-161-022, is located at 5115 Ogan Road in the City of Carpinteria.

Below the District has identified our recommendations for information/reports the City should obtain to facilitate an evaluation of potential air quality impacts under CEQA, consistency with City standards and policies, and applicability of District permit requirements, prohibitory rules, and other regulatory programs. Additionally, we have provided potentially applicable regulatory requirements, public health advisories and best practices that should be incorporated into the conditions of approval for the proposed project (as appropriate) to reduce emissions of criteria air pollutants, toxic air contaminants, greenhouse gases, dust and odors.

Please address the following items **prior to the City's consistency/CEQA determination:**

1. **Combustion Equipment:** If any combustion equipment will be installed and/or operated onsite to support the proposed project, such as large water heaters, boilers, and engines (e.g. emergency generators) to supply power to equipment, facilities, or operations, a description of the equipment should be provided to local agency planning staff. The description should include:

Aeron Arlin Genet, Air Pollution Control Officer

 (805) 979-8050 |  ourair.org |   @OurAirSBC

 260 N. San Antonio Road, Suite A, Santa Barbara, CA 93110
1011 West McCoy Lane, Santa Maria, CA 93455

- Use (emergency/prime),
 - Sizing (Btu/HP/kW rating),
 - Fuel type (diesel/natural gas/gasoline/propane/other),
 - Make and model and/or manufacturer specifications if available.
2. **Health Risk Assessment:** If the project has the potential to emit toxic or hazardous air pollutants, or is located in close proximity to sensitive receptors, the project should prepare a Health Risk Assessment (HRA) to determine the potential level of risk associated with their operations. If a District permit is required for the project, as part of District permit issuance, the proposed project will require that a HRA be performed. The District will not issue a permit if an HRA shows that a significant impact will occur. Therefore, an HRA should be performed as part of the land use process to ensure that project-related will not result in a significant impact under the Lead Agency's health risk threshold and that the project as proposed will be permissible by the District. If an HRA is warranted, the applicant should conduct the HRA in accordance with the latest District's *Modeling Guidelines for Health Risk Assessments*, Form-15i, available at www.ourair.org/wp-content/uploads/apcd-15i.pdf, and submit for review and approval by the District. Please contact David Harris, Manager of the District's Engineering Division, at HarrisD@sbcapcd.org or (805) 979-8311 for HRA-related inquiries and refer to the District's webpage www.ourair.org/air-toxics-for-business for general information on HRAs.
3. **Construction Impacts:** Construction of the project may involve a substantial use of off-road equipment, heavy-duty diesel trucks, and earth-movement within close proximity to existing sensitive receptors, including residences. As such, the District recommends that the project commits to the following project design measures for the reduction of equipment exhaust (and diesel particulate matter):
- Exhaust emissions shall be minimized during construction activities with the use of off-road equipment engines that meet or exceed CARB's Tier 4 Final engine emissions standards for off-road equipment exceeding 50 horsepower (hp). At a minimum, all construction equipment shall be certified as compliant with the Tier 4 Final engine emissions standards as provided in CCR, Title 13, section 2423(b)(1)(B). Engines can achieve these standards through the use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, aftertreatment products, add-on devices such as particulate filters, or other options as they become available. Where available, off-road construction equipment should be zero-emission.
 - All portable generators shall be powered by a source other than diesel fuel or gasoline (i.e. battery, natural gas, propane etc.).

Absent commitment to these measures, the District recommends that the City require an evaluation of potential health risk associated with construction of the project on proximate receptors by performing a construction health risk assessment (HRA). If significant construction-related impacts are identified, the applicant should propose project design changes and/or mitigation measures that will avoid, reduce, or mitigate those impacts to the maximum extent feasible.

Regardless of the significance of impacts, the measures in the attached *Fugitive Dust Control Measures* and *Construction Diesel Particulate and NOx Emission Reduction Measures* should be implemented to the maximum extent feasible to reduce construction-related impacts.

Regulatory Requirements

4. Prior to the construction, installation or use of the operations or equipment subject to District permitting requirements, rules, and regulations, the applicant is required to obtain an **Authority to Construction (ATC) permit** from the District. Proof of receipt of the required ATC permit shall be submitted by the applicant to planning staff prior to building/grading permit issuance.
Advisories: (1) If the project has the potential to emit toxic or hazardous air pollutants, or is located in close proximity to sensitive receptors, the project may be required to prepare a **Health Risk Assessment** as part of District permit issuance to determine the potential level of risk associated with their operations. (2) The District permit process can take several months. To avoid delay, the applicant is encouraged to submit their Authority to Construct permit application to the District as soon as possible, see www.ourair.org/permit-applications/ to download the necessary permit application(s).
5. All portable diesel-fired construction engines rated at 50 brake horsepower or greater must have either statewide Portable Equipment Registration Program (PERP) certificates or District permits prior to grading/building permit issuance. Generally, construction engines with PERP certificates are exempt from the District permit, provided they will be on-site for less than 12 months.. If a District permit is required, proof of receipt of the District permits shall be submitted by the applicant to planning staff.
6. The application of architectural coatings, such as paints, primers, and sealers that are applied to buildings or stationary structures, shall comply with District Rule 323.1, *Architectural Coatings* that places limits on the VOC-content of coating products.
7. Asphalt paving activities shall comply with District Rule 329, *Cutback and Emulsified Asphalt Paving Materials*.
8. Construction/demolition activities are subject to District Rule 345, *Control of Fugitive Dust from Construction and Demolition Activities*. This rule establishes limits on the generation of visible fugitive dust emissions at demolition and construction sites, includes measures for minimizing fugitive dust from on-site activities, and from trucks moving on- and off-site. Please see www.ourair.org/wp-content/uploads/rule345.pdf. Activities subject to Rule 345 are also subject to Rule 302 (*Visible Emissions*) and Rule 303 (*Nuisance*).
9. Natural gas-fired fan-type central furnaces with a rated heat input capacity of less than 175,000 British thermal units per hour (Btu/hr) and water heaters rated below 75,000 Btu/hr must comply with the emission limits and certification requirements of District Rule 352. See www.ourair.org/wp-content/uploads/rule352.pdf for more information.
10. Boilers, water heaters, and process heaters rated between 75,000 and 2.0 million British thermal units per hour (Btu/hr) must comply with the emission limits and certification requirements of District Rule 360. Note: Units fired on fuel(s) other than natural gas still need to be certified under Rule 360. See www.ourair.org/wp-content/uploads/rule360.pdf for more information.
11. Boilers, water heaters, and process heaters rated between 2 million to 5 million British thermal units per hour (Btu/hr) must comply with the emission limits and certification requirements of District Rule 361. See www.ourair.org/wp-content/uploads/Rule361.pdf for more information.

12. If contaminated soils are found at the project site, the District must be contacted to determine if an Authority to Construct, Permit to Operate and/or a written permit exemption approval will be required. District permits are required for all soil vapor extraction activities. District permits are also required for the excavation ("dig-and-haul") of more than 1,000 cubic yards of contaminated soil. Excavation projects less than or equal to 1,000 cubic yards are eligible for a written permit exemption. Proof of receipt of the required District permit or permit exemption shall be submitted by the applicant to planning staff prior to grading/building permit issuance.
13. If the project area to be disturbed: a) is located in a geographic ultramafic rock unit; b) has naturally-occurring asbestos, serpentine, or ultramafic rock as determined by the owner/operator; or c) is discovered by the owner/operator, a registered geologist, or the Air Pollution Control Officer to have naturally-occurring asbestos, serpentine, or ultramafic rock after the start of any construction or grading; then appropriate abatement measures must be undertaken pursuant to the requirements of the Air Resources Board Air Toxic Control Measure (ATCM) for Construction, Grading, Quarrying and Surface Mining Operations (see www.arb.ca.gov/toxics/asbestos/asbestos.htm).
14. Newly enacted California housing bill, Assembly Bill (AB) 130, exempts certain housing development projects from CEQA if the housing development project meets various conditions. One of these conditions is the requirement for housing on sites located within 500 feet of a freeway to apply various project design features to reduce exposure to freeway-related air pollutants. The land use agency is advised to review and consider the requirements of AB 130 in its evaluation of new housing development projects.

Public Health Advisories/Best Practices

15. **Proximity to Highway 101:** The District recommends that sensitive land uses, such as residential, should not be sited within 500 feet of the highway. This is based on guidance from the California Resources Board (*Air Quality and Land Use Handbook: A Community Health Perspective*, CARB, April 2005). Numerous studies have demonstrated a correlation between proximity to high-traffic roads, respiratory illness, and cardiovascular disease. Many studies have shown that living in proximity to freeways and other high traffic roads leads to respiratory and other non-cancer health effects such as reduced lung function, reduced heart health, increased asthma and bronchitis, and increased medical visits. The proximity-based studies do not identify specific pollutants nor do they utilize dose-response relationships to discern an acceptable level of a pollutant or pollutants that adequately protect public health. Although various mitigation strategies are currently being researched and implemented, the consensus to date is that the best way to protect human health is to retain a distance of 500 feet or greater between the sensitive receptors and the roadway. Commercial or visitor-serving land uses, with less long-term health implications, should be considered for locations closer to the freeway.

If, after consideration of the health concerns and other alternatives, sensitive uses are still planned within 500 feet of a freeway or a high traffic roadway, we recommend that future development projects be required to adopt design features to minimize exposure to roadway-related pollutants and mitigate potential impacts to the maximum extent feasible. Design features/mitigation measures may include maximizing the distance between the roadway and sensitive receptors, locating vents and other air intake at the non-roadway facing sides of buildings, incorporating dual-pane windows on all windows to make the building exterior as "airtight" as possible to minimize air infiltration, installing and maintaining mechanical

ventilation systems with fresh air particulate filters¹ that have a minimum efficiency reporting value (MERV) of 16 or better, and/or constructing a physical barrier between the roadway source and receptors of pollutants (e.g., sound wall or vegetative planting). For additional guidance refer to “APCD Guidance for Development near Busy Roadways in Santa Barbara County” under the “Air Quality & Roadways” dropdown at www.ourair.org/land-use/.

16. **Proximate, Existing Sources of Air Pollutants:** The District maintains a [Permitted Facilities Map](#) that identifies the location of all of the facilities permitted and regulated by the District. The map is a tool that can be utilized by land use agencies and the general public to obtain information about the location, types, and emissions from regulated sources of air pollution. A variety of information is available for download including active District permits, annual reports of usage and operational data, compliance history, emissions, inspections, and notices of violation. We encourage land use staff and the general public to become familiar with existing, proximate sources of air pollution when evaluating new land use developments, particularly land uses that will introduce sensitive receptors to a site (e.g. residential, childcare facilities, schools, senior living communities).
17. **Fugitive Dust Reduction Measures:** To reduce the potential for violations of District Rule 345 (*Control of Fugitive Dust from Construction and Demolition Activities*), Rule 302 (*Visible Emissions*), and Rule 303 (*Nuisance*), standard dust mitigations (**Attachment A**) are recommended for all construction and/or grading activities. The name and telephone number of an on-site contact person must be provided to the District prior to grading/building permit issuance.
18. **Diesel Exhaust Reduction Measures:** The State of California considers particulate matter emitted by diesel engines carcinogenic. Therefore, during project grading, construction, and hauling, construction contracts must specify that contractors shall adhere to the requirements listed in **Attachment B** to reduce emissions of particulate matter (as well as of ozone precursors) from diesel equipment. Recommended measures should be implemented to the maximum extent feasible. Prior to grading/building permit issuance and/or map recordation, all requirements shall be shown as conditions of approval on grading/building plans, and/or on a separate sheet to be recorded with the map. Conditions shall be adhered to throughout all grading and construction periods. The contractor shall retain the Certificate of Compliance for CARB’s In-Use Regulation for Off-Road Diesel Vehicles onsite and have it available for inspection.
19. **Greenhouse Gas Reduction Measures:** At a minimum, prior to occupancy, any feasible greenhouse gas reduction measures from the following sector-based list should be applied to the project:
 - Energy use (energy efficiency, low carbon fuels, renewable energy)
 - Water conservation (improved practices and equipment, landscaping)
 - Waste reduction (material re-use/recycling, composting, waste diversion/minimization)
 - Architectural features (green building practices, cool roofs)
 - Transportation (pedestrian- and bicycle-friendly features, transit services or enhancements to existing services and schedules to serve the proposed community)
 - Electric Vehicle Infrastructure (EV charger installation, pre-wiring for future EV chargers)

¹ The facility should be required to perform filter life monitoring, annual maintenance, and training for conducting maintenance and reporting. Residents should receive brochures or be notified of the need for regular maintenance and replacement of air filters to maintain the long-term effectiveness of the air filtration system.

Please forward us responses to the items identified in the first section of this letter and the District will provide further feedback on the project as needed. Additionally, please ensure that the District is on the public noticing list if/when a CEQA document is released for public review.

If you or the project applicant have any questions regarding these comments, please feel free to contact me at (805) 979-8337 or via email at BarhamC@sbcapcd.org.

Sincerely,

A handwritten signature in cursive script that reads "Carly Barham".

Carly Barham,
Planning Division

Attachments: Fugitive Dust Control Measures
Diesel Particulate and NO_x Emission Measures

cc: Planning Chron File



ATTACHMENT A
FUGITIVE DUST CONTROL MEASURES

Projects involving earthmoving activities are expected to manage fugitive dust emissions such that emissions do not exceed APCD's visible emissions limit (APCD Rule 302), create a public nuisance (APCD Rule 303), and are in compliance with the APCD's requirements and standards for visible dust (APCD Rule 345). The following measures should be implemented to reduce fugitive dust emissions and impacts.

- During construction, use water trucks, sprinkler systems, or dust suppressants in all areas of vehicle movement to prevent dust from leaving the site and from exceeding the APCD's limit of 20% opacity for greater than 3 minutes in any 60-minute period. When using water, this includes wetting down areas as needed but at least once in the late morning and after work is completed for the day. Increased watering frequency should be required when sustained wind speed exceeds 15 mph. Reclaimed water should be used whenever possible. However, reclaimed water should not be used in or around crops for human consumption.
- Onsite vehicle speeds shall be no greater than 15 miles per hour when traveling on unpaved surfaces.
- Install and operate a track-out prevention device where vehicles enter and exit unpaved roads onto paved streets. The track-out prevention device can include any device or combination of devices that are effective at preventing track out of dirt such as gravel pads, pipe-grid track-out control devices, rumble strips, or wheel-washing systems.
- If importation, exportation, and stockpiling of fill material is involved, soil stockpiled for more than one day shall be covered, kept moist, or treated with soil binders to prevent dust generation. Trucks transporting fill material to and from the site shall be tarped from the point of origin. The amount of excavated material or waste materials stored at the site should be minimized.
- Minimize the amount of disturbed area. After clearing, grading, earthmoving, or excavation is completed, or if previously graded areas remain inactive for more than 10 calendar days, treat the disturbed area by watering, OR using roll-compaction, OR revegetating or hydroseeding, OR by applying non-toxic soil binders until the area is paved or otherwise developed so that dust generation will not occur. All roadways, driveways, sidewalks etc. proposed to be paved should be completed as soon as possible.
- Schedule clearing, grading, earthmoving, and excavation activities during periods of low wind speed to the extent feasible. During periods of high winds (>25 mph) clearing, grading, earthmoving, and excavation operations shall be minimized to prevent fugitive dust created by onsite operations from becoming a nuisance or hazard.
- The contractor or builder shall designate a person or persons to monitor and document the dust control program requirements to ensure any fugitive dust emissions do not result in a nuisance and to enhance the implementation of the mitigation measures as necessary to prevent transport of dust offsite. Their duties shall include holiday and weekend periods when work may not be in progress.

All measures required by the Lead Agency shall be shown on grading and building plans and/or as a separate information sheet listing the conditions of approval to be recorded with the map prior to grading/building permit issuance and/or map recordation. Conditions shall be adhered to throughout all grading and construction periods. The name and telephone number of a dust control contact shall be provided to the APCD prior to grading/building permit issuance and/or map clearance. The Lead Agency shall ensure measures are on project plans and/or recorded with maps. The Lead Agency staff shall ensure compliance onsite. APCD inspectors will respond to nuisance complaints.

ATTACHMENT B
CONSTRUCTION DIESEL PARTICULATE AND NO_x EMISSION REDUCTION MEASURES

Particulate emissions from diesel exhaust are classified as carcinogenic by the state of California. The following is a list of regulatory requirements and control strategies that should be implemented to the maximum extent feasible.

The following measures are required by state law:

- **Portable Engines:** All portable diesel-powered construction equipment greater than 50 brake horsepower (bhp) shall be registered with the state's portable equipment registration program (PERP)¹ OR shall obtain an APCD permit.
- **Off-Road Equipment:** Fleet owners of diesel-fueled mobile construction equipment greater than 25 hp are subject to the California Air Resource Board (CARB) In-Use Off-Road Diesel-Fueled Fleets Regulation². All off-road vehicles subject to this regulation must use renewable diesel fuel, with some limited exceptions.
- **Diesel Trucks:** Fleet owners of on-road diesel-fueled heavy-duty trucks and buses are subject to CARB's Heavy-Duty (Tractor-Trailer) Greenhouse Gas Regulation, Periodic Smoke Inspection Program (PSIP), the Statewide Truck and Bus Regulation, and the Advanced Clean Fleets Regulation to reduce emissions from trucks and buses.³
- **Idling:** Drivers of diesel-fueled commercial motor vehicles are subject to the Airborne Toxic Control Measure to Limit Diesel-Fueled Commercial Motor Vehicle Idling.⁴ Idling restrictions for off-road equipment are set forth in CARB's In-Use Off-road Diesel-Fueled Fleets Regulation.

The following measures are recommended:

- At a minimum, off-road diesel equipment should be equipped with engines compliant with, or certified to meet or exceed, CARB Tier 4 emission standards. Where available, off-road construction equipment should be zero-emission. Alternative/renewable fuels such as compressed natural gas (CNG), liquefied natural gas (LNG), or propane should be utilized to the maximum extent feasible when zero-emission is not available. Electric auxiliary power units should be used. The Lead Agency should require commitments to Tier 4 and/or zero-emission equipment in applicable bid documents, purchase orders, and contracts; successful contractors should demonstrate the ability to supply the compliant construction equipment for use prior to any ground-disturbing and construction activities.
- On-road heavy-duty equipment with model year 2014 or newer engines, or powered by zero- or near zero-emission technology, should be used whenever feasible.
- All portable generators should be powered by a source other than diesel or gasoline (i.e., battery, natural gas, propane, etc.)
- All construction equipment should be maintained in tune per the manufacturer's specifications.
- The number of construction equipment operating simultaneously should be minimized through efficient management practices to ensure that the smallest practical number is operating at any one time.
- Proposed truck routes should minimize impacts to residential communities and sensitive receptors.
- Construction staging areas should be located away from sensitive receptors such that exhaust and other construction emissions do not enter the fresh air intakes to buildings, air conditioners, and windows. Construction activity schedules and hours should be planned and adjusted as feasible to maximize distance from existing sensitive receptors and minimize exposure to air pollution.

Prior to grading/building permit issuance and/or map recordation, all measures required by the Lead Agency shall be shown as conditions of approval on grading/building plans, and/or on a separate sheet to be recorded with the map. Conditions shall be adhered to throughout grading and construction periods. The contractor shall retain onsite the Certificate of Compliance for CARB's In-Use Regulation for Off-Road Diesel Vehicles and have it available for inspection. The Lead Agency shall ensure measures are on project plans and/or recorded with maps and ensure compliance onsite. APCD inspectors will respond to nuisance complaints.

¹ <https://ww2.arb.ca.gov/our-work/programs/portable-equipment-registration-program-perp>

² <https://ww2.arb.ca.gov/our-work/programs/use-road-diesel-fueled-fleets-regulation>

³ <https://ww2.arb.ca.gov/our-work/programs/truckstop-resources/truckstop>

⁴ <https://ww2.arb.ca.gov/our-work/programs/atcm-to-limit-vehicle-idling/about>

From: [Fearer, Sam@Coastal](mailto:Fearer_Sam@Coastal)
To: [Bret McNulty](#)
Cc: [Phelps, Jacqueline@Coastal](#); [Nick Bobroff](#)
Subject: RE: IDAG Review Request, Proposed 130 Unit Housing Development Application, 5115 Ogan Road, Carpinteria, Project 25-2358-DP-CDP-TPM-ARB
Date: Wednesday, July 9, 2025 10:27:17 AM
Attachments: [image002.png](#)

****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.

Hi Bret,

Thank you for your email. The message below comprises our comments on the subject proposal:

Dear Mr. Bobroff,

Commission staff has received the June 27, 2025 Initial Project Review Request and has reviewed all submittal materials linked therein. We appreciate this opportunity to provide comments for your consideration. The subject project would require a Development Plan (DP), Coastal Development Permit (CDP), and a Vesting Tentative Parcel Map (TPM) for a proposed lot split and the construction of a new 130-unit housing development located at 5115 Ogan Road.

The June 27, 2025 Initial Project Review Request provided a general project description and included certain supporting materials. However, in order to evaluate the subject project's consistency with both the Coastal Act and LCP, future application materials for the subject project should also include the following:

Density

- It appears that the subject application includes a request to waive development standards pursuant to the Housing Accountability Act (HAA). This law contains a Coastal Act savings clause stating that nothing in the law shall be construed to relieve the local agency from complying with the Coastal Act (Gov. Code Section 65589.5(e), meaning that projects utilizing HAA should be consistent with the Certified LCP/Coastal Act. Where feasible, these laws should be harmonized.

Height, Visual Resources, and Community Character

- The LCP and Coastal Act require that the scenic and visual qualities of coastal areas are protected and that permitted development is compatible with the character of surrounding areas. In order to determine consistency of the subject project, the following materials should be included within the application materials:
 - A visual analysis with photosimulations of the proposed development from multiple

locations and perspectives. The analysis should clearly describe and depict all proposed impacts to protected long-range views (e.g. mountain, foothill, ocean, horizon) and short-range views (e.g. natural open space, beach, windrows, native grass lands, coastal scrub, coastal bluffs).

- An alternatives analysis assessing potential visual impacts (nighttime lighting, daytime glare) of proposed building construction (majority glass exterior) compared to alternative construction.

Hazards

- The Coastal Act requires that new development minimize adverse impacts, including through the assurance of structural stability and minimization of risks to life and property. Application materials should include a geotechnical survey, confirmation of Fire Department review and approval, and a description of proposed evacuation and emergency response plans for the proposed project.

Traffic, Parking, and Circulation

- Application materials should include traffic and parking studies for the proposed project, analyzing impacts of the proposed development upon local traffic patterns, circulation, and street parking availability.
- Application materials should also provide reference to the specific legal code utilized to justify the proposed reduced parking standards.

Biological Surveys

- Application materials should provide current and comprehensive biological surveys for the subject parcels. Surveys should include mapping and description of ESHA, streams, wetland, sensitive species, native communities, raptors, nesting birds, or monarch butterflies. Surveys should analyze impacts of proposed development (grading, construction, noise, light) upon biological resources, including an analysis of potential impacts of the proposed building construction (majority glass exterior) upon avian populations. Furthermore, the survey should identify any areas where the proposed development would encroach within ESHA or ESHA buffer areas and include an analysis of ESHA that may have historically existed on the project site.

Stormwater Management

- Application materials should provide a stormwater management plan for the proposed project.

Archaeological Surveys

- Application materials should provide current and comprehensive archaeological surveys for the subject parcels. Surveys should analyze impacts of proposed grading upon such resources.

LCP Amendments

- Where applicable, application materials should provide a list of all LCP amendments that would be required to ensure conformance of the proposed project with the certified LCP. This includes, but is not limited to, land use and zoning designations and height restrictions.

Thank you for your consideration of our comments. We look forward to reviewing this project in whole, upon receipt of a final project application. Please feel free to contact me if you have any questions.

Best,

Sam Fearer

Coastal Program Analyst

California Coastal Commission | South Central Coast District

[89 South California Street, Ventura, CA 93001](#)

sam.fearer@coastal.ca.gov | (805) 585-1800



From: Bret McNulty <bretm@carpinteriaca.gov>

Sent: Monday, June 30, 2025 12:22 PM

To: John Ilasin <JohnI@carpinteriaca.gov>; Mitchell Perkins <mitchellp@carpinteriaca.gov>; LanceL@Carpsan.com; craigm@carpsan.com; LoMonaco, Mike <m.lomonaco@csfd.net>; mfitzgerald@cusd.net; Brian@cvwd.net; vsemonsen@gmail.com; Mcroberts, Ingrid@DOT <Ingrid.Mcroberts@dot.ca.gov>; ramon.h.espinosa@sce.com; Storee.Valenzuela@sce.com; tmahoney@semprautilities.com; nand@ejharrison.com; davidh@ejharrison.com; Christopher Vandrey (cvandrey@mnsengineers.com) <cvandrey@mnsengineers.com>; APCD CEQA Group (ceqagroup@sbcapcd.org) <ceqagroup@sbcapcd.org>; Fearer, Sam@Coastal <sam.fearer@coastal.ca.gov>; Phelps, Jacqueline@Coastal <Jacqueline.Phelps@coastal.ca.gov>; fireprevention@csfd.net; Natalie.Yanez@sce.com; Marcus.Obregon@sce.com; carpinteriagroup@gmail.com

Cc: nickb@carpinteriaca.gov; Mindy Fogg <mindyf@carpinteriaca.gov>

Subject: RE: IDAG Review Request, Proposed 130 Unit Housing Development Application, 5115 Ogan Road, Carpinteria, Project 25-2358-DP-CDP-TPM-ARB

Hello,

A couple of recipients had issues with the link in the attachment to this email. You may need to right click on the link and select "Open Hyperlink." Here is the verified link.

<https://www.dropbox.com/scl/fo/dplq9zyrccrrwgaqvrlpp/AGRhAEj6azQU-b1g6aPA1SE?>

[rlkey=aofpc2y5u44qxcmf5okxmzhi&e=1&st=ky0q8hc4&dl=0](https://www.carpinteria.gov/DocumentCenter/View/12345?documentid=12345&documenttype=12345&documentcategory=12345&documentsubcategory=12345&documentid=12345&documenttype=12345&documentcategory=12345&documentsubcategory=12345)

Let me know if you still have an issue.

Thank you,



Bret McNulty

Principal Planner

City of Carpinteria

5775 Carpinteria Ave, Carpinteria, CA 93013

Direct Line: (805) 755-4414 | bretm@carpinteriaca.gov

From: Bret McNulty

Sent: Friday, June 27, 2025 3:14 PM

To: John Ilasin ; Mitchell Perkins ; 'LanceL@Carpsan.com' ; 'craigm@carpsan.com' ; 'LoMonaco, Mike' ; 'mfitzgerald@cusd.net' ; 'Brian@cvwd.net' ; 'vsemonsen@gmail.com' ; 'ingrid.mcroberts@dot.ca.gov' ; 'ramon.h.espinoza@sce.com' ; 'Storee.Valenzuela@sce.com' ; 'tmahoney@semprautilities.com' ; 'nand@ejharrison.com' ; 'davidh@ejharrison.com' ; 'Christopher Vandrey (cvandrey@mnsengineers.com)' ; 'APCD CEQA Group (ceqagroup@sbcapcd.org)' ; 'sam.fearer@coastal.ca.gov' ; 'Jacqueline.Phelps@coastal.ca.gov' ; 'fireprevention@csfd.net' ; 'Natalie.Yanez@sce.com' ; 'Marcus.Obregon@sce.com'

Cc: Nick Bobroff ; Mindy Fogg

Subject: IDAG Review Request, Proposed 130 Unit Housing Development Application, 5115 Ogan Road, Carpinteria, Project 25-2358-DP-CDP-TPM-ARB

Hello,

The City of Carpinteria Community Development Department respectfully requests your review of the Proposed 130-unit housing development project, located at 5115 Ogan Road (APN 003-161-022). The attached request includes a link to the project application materials.

Please email your comments and development conditions to me by July 14, 2025. Please let me know if you will have no comments on the project at this time.

Bret McNulty

Principal Planner

City of Carpinteria



5775 Carpinteria Ave, Carpinteria, CA 93013

Direct Line: (805) 755-4414 | bretm@carpinteriaca.gov

From: [Mike Harrison](#)
To: [Bret McNulty](#)
Cc: [John Ilasin](#)
Subject: FW: IDAG Review Request, Proposed 130 Unit Housing Development Application, 5115 Ogan Road, Carpinteria, Project 25-2358-DP-CDP-TPM-ARB
Date: Thursday, July 3, 2025 10:02:11 AM
Attachments: [enclosure demand.pdf](#)

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From: Mike Harrison
Sent: Wednesday, July 2, 2025 7:54 AM
To: bretm@carpinteria.gov; johni@carpinteria.gov
Cc: David Harrison <davidh@ejharrison.com>
Subject: RE: IDAG Review Request, Proposed 130 Unit Housing Development Application, 5115 Ogan Road, Carpinteria, Project 25-2358-DP-CDP-TPM-ARB

The attached file documents the container quantities, sizes and frequencies we would require for this project. Please provide a layout of the enclosure, with dimensions, that will encompass these containers. And a waste management plan describing how multiple containers will be rotated between chutes on a weekly basis. The green material container can be removed if we are provided documentation that a landscape contractor will haul that material separately. Additional fees will be required if we have to pull the containers out of the enclosure to be serviced.



Mike Harrison, P.E.,
CPSWQ
Engineering Manager

E.J. Harrison & Sons, Inc.
P.O. Box 4009
Ventura, California 93007
(805) 647-1414 x 4125
(805) 659-9656 fax
(805) 904-5634 mobile
mikeh@ejharrison.com
www.ejharrison.com

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From: Bret McNulty <bretm@carpinteriaca.gov>

Sent: Monday, June 30, 2025 12:22 PM

To: John Ilasin <JohnI@carpinteriaca.gov>; Mitchell Perkins <mitchellp@carpinteriaca.gov>; LanceL@Carpsan.com; craigm@carpsan.com; LoMonaco, Mike <m.lomonaco@csfd.net>; mfitzgerald@cusd.net; Brian@cvwd.net; vsemonsen@gmail.com; ingrid.mcroberts@dot.ca.gov; ramon.h.espinoza@sce.com; Storee.Valenzuela@sce.com; tmahoney@semprautilities.com; Nan Drake <nand@ejharrison.com>; David Harrison <davidh@ejharrison.com>; Christopher Vandrey (cvandrey@mnsengineers.com) <cvandrey@mnsengineers.com>; APCD CEQA Group (ceqagroup@sbcapcd.org) <ceqagroup@sbcapcd.org>; sam.fearer@coastal.ca.gov; Jacqueline.Phelps@coastal.ca.gov; fireprevention@csfd.net; Natalie.Yanez@sce.com; Marcus.Obregon@sce.com; carpinteriagroup@gmail.com

Cc: Nick Bobroff <nickb@carpinteriaca.gov>; Mindy Fogg <mindyf@carpinteriaca.gov>

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Let me know if you still have an issue.

Thank you,



Bret McNulty

Principal Planner

City of Carpinteria

5775 Carpinteria Ave, Carpinteria, CA 93013

Direct Line: (805) 755-4414 | bretm@carpinteriaca.gov

From: Bret McNulty

Sent: Friday, June 27, 2025 3:14 PM

To: John Ilasin <JohnI@carpinteriaca.gov>; Mitchell Perkins <mitchellp@carpinteriaca.gov>; 'LanceL@Carpsan.com' <LanceL@Carpsan.com>; 'craigm@carpsan.com' <craigm@carpsan.com>; 'LoMonaco, Mike' <m.lomonaco@csfd.net>; 'mfitzgerald@cusd.net' <mfitzgerald@cusd.net>; 'Brian@cvwd.net' <Brian@cvwd.net>; 'vsemonsen@gmail.com' <vsemonsen@gmail.com>;

'ingrid.mcroberts@dot.ca.gov' <ingrid.mcroberts@dot.ca.gov>; 'ramon.h.espinoza@sce.com' <ramon.h.espinoza@sce.com>; 'Storee.Valenzuela@sce.com' <Storee.Valenzuela@sce.com>; 'tmahoney@semprautilities.com' <tmahoney@semprautilities.com>; 'nand@ejharrison.com' <nand@ejharrison.com>; 'davidh@ejharrison.com' <davidh@ejharrison.com>; 'Christopher Vandrey (cvandrey@mnsengineers.com)' <cvandrey@mnsengineers.com>; 'APCD CEQA Group (ceqagroup@sbcapcd.org)' <ceqagroup@sbcapcd.org>; 'sam.fearer@coastal.ca.gov' <sam.fearer@coastal.ca.gov>; 'Jacqueline.Phelps@coastal.ca.gov' <Jacqueline.Phelps@coastal.ca.gov>; 'fireprevention@csfd.net' <fireprevention@csfd.net>; 'Natalie.Yanez@sce.com' <Natalie.Yanez@sce.com>; 'Marcus.Obregon@sce.com' <Marcus.Obregon@sce.com>

Cc: Nick Bobroff <nickb@carpinteriaca.gov>; Mindy Fogg <mindyf@carpinteriaca.gov>

Subject: IDAG Review Request, Proposed 130 Unit Housing Development Application, 5115 Ogan Road, Carpinteria, Project 25-2358-DP-CDP-TPM-ARB

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Bret McNulty

Principal Planner

City of Carpinteria

5775 Carpinteria Ave, Carpinteria, CA 93013

Direct Line: (805) 755-4414 | bretm@carpinteriaca.gov

Enclosure/Staging Size Estimate

Material Generation Worksheet

Development Name

MFD Project

Development Address

5115 Ogan Road

Enclosure/Staging Location

Step 1: List each development type using the enclosure and input development size based on units that appear when you choose a development type.

Development Type	Development Size		Food (yd ³ /week)	Green (yd ³ /week)	Recycle (yd ³ /week)	Refuse (yd ³ /week)
multi-family residential	307.0	residents	2.2	2.2	15.5	24.4

Step 2: Propose container sizes and quantities appropriate for the total generation of each material.

		Food	Green	Recycle	Refuse
total generation	(yd ³ /week)	2.2	2.2	15.5	24.4
	(gallons/wk)	448.0	448.0	3,139.0	4,935.0
container size		1.5 yd3 bin	3 yd3 bin	3 yd3 bin	3 yd3 bin
quantity		1	1	2	2
service frequency (pickups per week)		2	1	3	4

size & quantity requirements subject to change based on regulatory modifications, field audits, or land use modifications

Container	Clearance Dimension (inches)			Volume (yd ³)	Equivalent Container(s)	Notes
	Length	Width	Height			
32 gallon cart	24	20	38	0.16		
64 gallon cart	32	25	42	0.32	2-32 gallon carts	
96 gallon cart	36	30	44	0.48	3-32 gallon carts	not available for food material
1.5 yd ³ bin	81	36	46	1.50	3-96 gallon carts	
2 yd ³ bin	81	40	52	2.00	4-96 gallon carts	
3 yd ³ bin	81	48	60	3.00	6-96 gallon carts	not available for food material
4 yd ³ bin	81	55	67	4.00	8-96 gallon carts	not available for food material

Enclosure/Staging Size Estimate

Material Generation Worksheet

Development Name

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5115 Ogan Road

Enclosure/Staging Location

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3 yd ³ bin	81	48	60	3.00	6-96 gallon carts	not available for food material
4 yd ³ bin	81	55	67	4.00	8-96 gallon carts	not available for food material

From: [Richard Aaron Peacock](#)
To: [Bret McNulty](#); [ADMINSCESB](#)
Cc: [Storee Valenzuela](#); [Nick Bobroff](#)
Subject: IDAG Review Request, Proposed 130 Unit Housing Development Application, 5115 Ogan Road, Carpinteria, Project 25-2358-DP-CDP-TPM-ARB
Date: Monday, July 14, 2025 12:17:27 PM

****EXTERNAL EMAIL****

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Thank you, Bret for the heads up about the project.

Starting next month, we are supposed to have an online project submittal app, for all projects within SCE territory. Until then the customer can submit their power request in Carpinteria to ADMINSCESB@sce.com to start the process.

Thanks again and let me know if you have any questions.

Richard Peacock
Planning Advisor
Santa Barbara District Planning / North Coast Region
 310.909.4784
103 David Love Pl, Santa Barbara, CA 93117

From: Bret McNulty <bretm@carpinteriaca.gov>
Sent: Friday, July 11, 2025 6:51 PM
To: Richard Aaron Peacock <Richard.Peacock@sce.com>
Cc: Storee Valenzuela <Storee.Valenzuela@sce.com>; Nick Bobroff <nickb@carpinteriaca.gov>
Subject: (External):RE: (External):RE: IDAG Review Request, Proposed 130 Unit Housing Development Application, 5115 Ogan Road, Carpinteria, Project 25-2358-DP-CDP-TPM-ARB

Hi Richard,

I greatly appreciate your email.

I can email you the owner's application as a PDF on Monday. Currently, we are providing preliminary review of the applicant's proposed project. They still need to provide a detailed utility plan. We will forward your plan requirements with our comments to them next week so they can address them with you directly.

I am new with the city and look forward to working with you both in the future!

All the best,



Bret McNulty
Principal Planner
City of Carpinteria
5775 Carpinteria Ave, Carpinteria, CA 93013
Direct Line: (805) 755-4414 | bretm@carpinteriaca.gov

From: Richard Aaron Peacock <Richard.Peacock@sce.com>
Sent: Friday, July 11, 2025 2:31 PM
To: Bret McNulty <bretm@carpinteriaca.gov>
Cc: Storee Valenzuela <Storee.Valenzuela@sce.com>
Subject: RE: (External):RE: IDAG Review Request, Proposed 130 Unit Housing Development Application, 5115 Ogan Road, Carpinteria, Project 25-2358-DP-CDP-TPM-ARB

****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 afternoon, Bret,

Storee included me for your project below. I see you are proposing 130- unit housing. To assign this project to the correct design group here within SCE, I am going to need additional information. Please see attachments and list of needed documents. It appears you may have most of this information in the drop box link you provided but I was not able to gain access due to security features. If you can email the documents, it would be much appreciated.

- 3rd party authorization
- Site plan
- Cad file (CAD requirements attached)
- Load Schedule/ E-sheets – future load
- Single line
- Address list
- Assessor's Parcel map / Tract or Plot map
- Street Improvement Plans or conditions for construction
- Grant Deed

Will there be any removal of SCE facilities?

Any Street lights?

If you have any questions or concerns, please reach out and I will do my best to assist you.

I hope you have a great weekend!

Richard Peacock
Planning Advisor

Santa Barbara District Planning / North Coast Region

☎ 310.909.4784

103 David Love Pl, Santa Barbara, CA 93117

From: Bret McNulty <bretm@carpinteriaca.gov>

Sent: Friday, July 11, 2025 10:32 AM

To: John Ilasin <JohnI@carpinteriaca.gov>; Mitchell Perkins <mitchellp@carpinteriaca.gov>; LanceL@Carpsan.com; craigm@carpsan.com; LoMonaco, Mike <m.lomonaco@csfd.net>; mfitzgerald@cusd.net; Brian@cvwd.net; vsemons@gmail.com; ingrid.mcroberts@dot.ca.gov; Ramon H Espinoza <Ramon.H.Espinoza@sce.com>; Storee Valenzuela <Storee.Valenzuela@sce.com>; tmahoney@semprautilities.com; nand@ejharrison.com; davidh@ejharrison.com; Christopher Vandrey (cvandrey@mnsengineers.com) <cvandrey@mnsengineers.com>; APCD CEQA Group (ceqagroup@sbcapcd.org) <ceqagroup@sbcapcd.org>; fireprevention@csfd.net; Natalie N Yanez <NATALIE.YANEZ@SCE.COM>; Marcus Obregon <Marcus.Obregon@sce.com>

Cc: Nick Bobroff <nickb@carpinteriaca.gov>; Mindy Fogg <mindyf@carpinteriaca.gov>

Subject: (External):RE: IDAG Review Request, Proposed 130 Unit Housing Development Application, 5115 Ogan Road, Carpinteria, Project 25-2358-DP-CDP-TPM-ARB

Importance: High

Hello,

I am reaching out to respectfully remind you of our request for your review and comments on the Proposed 130-unit housing development project, located at 5115 Ogan Road (APN 003-161-022) in the City of Carpinteria. The attached request includes a link to the project application materials.

Please email your comments and development conditions to me by this Monday, July 14, 2025. Please let me know if you will have no comments on the project at this time or if you have any questions.

If you have already replied to this request, let me know if you did not receive a response email.

Thank you,



Bret McNulty

Principal Planner

City of Carpinteria

5775 Carpinteria Ave, Carpinteria, CA 93013

Direct Line: (805) 755-4414 | bretm@carpinteriaca.gov

California Department of Transportation

CALTRANS DISTRICT 5
50 HIGUERA STREET
SAN LUIS OBISPO, CA 93401-5415
(805) 549-3101 | FAX (805) 549-3329 TTY 711
www.dot.ca.gov



July 11, 2025

Attn: Bret McNulty, Principal Planner
City of Carpinteria
5775 Carpinteria Ave, Carpinteria, CA 93013
Via email: bretm@carpinteriaca.gov

Dear Mr. McNulty,

Caltrans District 5 staff has reviewed the 6/20/2025 project plans for the Proposed 130-unit housing development project, located at 5115 Ogan Road (APN 003-161-022) and has the following comments:

Any proposed work within or under State right of way (sidewalks, curbs, driveway, drainage, utility connections, traffic control, etc.) will require a Caltrans encroachment permit, and may be included in the same permit application. All right of way issues must be resolved prior to submission of the encroachment permit application. Plans submitted in the encroachment permit application package must have the State right of way line clearly labeled.

Any proposed driveways and sidewalks within State right of way must meet current ADA standards, [Design Information Bulletin \(DIB\) 82-06](#), [Caltrans Standard Plans](#) (see A87A), and [Highway Design Manual](#) (HDM) Section 205.3. Submitted driveway plans must include a construction detail for each driveway showing all relevant dimensions and elevations (conforms, grade breaks, driveway flares, flowlines, back of sidewalk, etc.). ADA certification by a California civil engineer will be required for the completed design and after construction.

Should landscaping and irrigation proposed in State right of way, a completed maintenance agreement between Caltrans and the City of Carpinteria would be required prior to encroachment permit submission.

Proposed utilities installed or relocated in State right of way must obtain separate Caltrans encroachment permits (unless the utilities are laterals). The applicant for utility work shall be the utility owner, the developer's consultant may be the authorized agent if a letter of authorization is provided. Utility plans shall include engineered plans and profiles showing all existing utilities, State right of way lines, and proposed minimum clearances. By policy, all underground utilities shall be installed using trenchless technology.

Should any storm drain connections to the State system be proposed, it will require further review from Caltrans District Hydraulics and a drainage report would be required. Any proposed permanent best management practices (BMP's) (such as the proposed modular systems wetlands unit) shall be removed from State right of way unless covered under the above-mentioned maintenance agreement.

The encroachment permit application form, directions to complete the form and plan requirements can be found at the following web address: <https://dot.ca.gov/programs/traffic-operations/ep/applications>. When the application package is complete, it may either be emailed to d5.permits@dot.ca.gov or submitted through the [Caltrans Encroachment Permit System \(CEPS\)](#) public portal.

Caltrans Traffic Operations Division has reviewed the June 20, 2025 project plans and compared them with the ITE trip generation rates for high-rise buildings and does not request to review any further studies or analysis such as a traffic impact analysis.

Sincerely,



Shelby Fredrick
Local Development Review Coordinator
Caltrans District 5