

# CITY of CARPINTERIA, CALIFORNIA



July 17, 2025

Spencer B. Kallick  
Allen Matkins Leck Gamble Mallory & Natsis, LLP  
1901 Avenue of the Stars, Ste 1800  
Los Angeles, CA 90067

Via email to [skallick@allenmatkins.com](mailto:skallick@allenmatkins.com)

RE: Determination of Application Incompleteness  
5885 Carpinteria Avenue Residential Project; Project #25-2356-DP/CDP/TTM/ARB  
5669 & 5885 Carpinteria Avenue; APNs 001-170-010 & -013

Dear Mr. Kallick:

Thank you for the June 17, 2025 submittal of the 5885 Carpinteria Ave. Residential Project. We have reviewed your application and found it to be incomplete pending submittal of additional information which is required before application processing can begin. The additional information is requested to ensure that the application contains all the required information in the City's Application Submittal Checklist<sup>1</sup> for staff's review under the Permit Streamlining Act (Government Code section 65920 et seq.).

Additionally, this letter includes recommendations to provide additional information that will be necessary to accurately assess the proposed project's consistency with applicable State and City regulations, including, but not limited to, the Carpinteria Municipal Code (CMC), the California Planning and Zoning Law (Government Code sections 65000 et seq.), and the California Coastal Act (Public Resources Code sections 30000 et seq.), as implemented by the City of Carpinteria General Plan/Coastal Land Use Plan (GP/CLUP) which contains the City's certified Local Coastal Program (LCP).

In order to facilitate review of your resubmittal, please include a letter detailing how each item was addressed by referencing where changes have been made in the plan sheets and supplemental documentation. Review of your project will pause until we receive from you the requested items listed below. When we receive the additional items, the review of your application for completeness will resume. During review of resubmittal items, staff may identify additional new or previously unknown issues that trigger additional requests for clarifications, corrections, or

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<sup>1</sup> Available starting on Page 11 of the City's Project Application at this link: [https://carpinteriaca.gov/wp-content/uploads/2020/03/cd\\_development-permit-packet\\_2019.pdf](https://carpinteriaca.gov/wp-content/uploads/2020/03/cd_development-permit-packet_2019.pdf) (Project Application).

supplemental information. Please be aware, should no further action be taken by you after 90 days from the receipt of this letter, your application may be considered withdrawn.

**A. REQUIRED ITEMS FOR APPLICATION COMPLETENESS**

1. **Permits and Entitlements:** The project site is designated as Planned Unit Development (PUD) on the City's General Plan Land Use Map. As stated in the Land Use Element of the General Plan (page 10), "Specific Plans are required for PUD land use designations." It goes on to state, "Density is determined through the Specific Plan process." Please amend your application and plan set to include the request for a Specific Plan, and provide the corresponding fee (currently \$15,000) in the City's fee schedule.
2. **Plans:**
  - a. Please include a Tentative Tract Map in the plan set.<sup>2</sup> See also attached letter from acting City Surveyor Christopher Vandrey regarding the CMC requirements for Tentative Tract Maps and his recommendations.
    - i. The Tentative Tract Map number for this project will be TTM #25207.
    - ii. Section 16.12.150.C.5 of the CMC requires that at the time a tentative map is submitted, letters to utilities that are to serve the subdivision must also be provided. Please provide copies of the letters that were sent to Southern California Edison, Southern California Gas Company, Frontier Communications, and Cox Communications notifying them of the proposed subdivision and requesting them to provide any easement requirements to the City.
  - b. The submitted plan set included a sheet depicting existing drainage patterns. Please include a Drainage Plan that shows proposed final drainage for the project.
  - c. Please provide renderings of the project, including, but not limited to, looking south from Carpinteria Avenue, looking north from the proposed Coastal Bluff trail, and looking east from the western trail in the Bluffs Nature Preserve Park.
  - d. Elevations do not appear to show scale, or application of [solar access guidelines](#).
  - e. The plans do not include photos with labels of immediately adjacent properties.
  - f. Please show the proposed solar panels on the applicable building elevations.
3. **Soils Report:** Please provide a soils report for the project prepared by a registered professional engineer or geologist that includes site preparation, grading, and foundation recommendations for the project.
4. **Story Pole Plan:** Please provide a Story Pole Plan for all of the proposed structures that will be two or more stories in height. At least two weeks prior to the first Architectural Review Board meeting, the story poles will need to be installed and certified per the enclosed City Story Pole Procedures.

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<sup>2</sup> CMC § 14.16.030.2.

- a. Story Pole Procedures are available at: [https://carpinteriaca.gov/wp-content/uploads/2025/05/StoryPoleProcedures\\_2024.pdf](https://carpinteriaca.gov/wp-content/uploads/2025/05/StoryPoleProcedures_2024.pdf)
- b. Per the Story Pole Procedures, please provide the signed waiver absolving the City of all liability associated with the the installation of, or damage by, the temporary story poles.
5. **Water Supply**: Per the attached email from the Carpinteria Valley Water District, demonstrate that you have submitted an intent to serve application and all required supplemental information necessary to obtain a “Can and Will Serve” letter from the District.
6. **Fire Protection Certificate Application**: A copy of the Fire Protection Certificate Application was included in the submittal package and routed to the Carpinteria-Summerland Fire Protection District (CSFPD) on June 23, 2025. In response, the CSFPD provided the attached email stating that the district’s plan review fee had not been paid. Please confirm that the \$343.00 fee was paid to the CSFPD for their review and comments

**B. RECOMMENDED INFORMATION / ITEMS NECESSARY TO REVIEW PROJECT FOR CONSISTENCY WITH LOCAL, STATE AND FEDERAL REGULATIONS**

As noted above, please be advised that the following items would be needed to accurately assess whether the proposed project is consistent, compliant and in conformity with applicable federal, State, and City laws, regulations, and policies.

1. Per the attached letter from the Public Works Department, please provide the following:
  - a. Engineer’s estimate (i.e. probable construction costs of improvements).
  - b. Stormwater Pollution Prevention Plan.
  - c. Stormwater Facilities Operation and Maintenance Plan.
  - d. Stormwater Runoff Best Management Practices (BMP) Access and Maintenance Agreement.
  - e. Traffic impact study or analysis, which should include:
    - i. An analysis of traffic, circulation, and Vehicle Miles Traveled (VMT).
    - ii. Level of Service (LOS) analysis at area intersections that will serve project, turning movements in/out of property, safety/line of sight considerations, etc.
    - iii. Coordination with Caltrans District 5 to determine any potential impacts and/or required improvements to the US 101 freeway as a result of the project.
  - f. Written correspondence from Caltrans confirming review of the project’s potential effects on Highway 101.
2. A biological resources report that evaluates the proposed project’s potential effects on sensitive biological resources is needed to assess the project’s consistency with local coastal policies. The report should include any applicable protocol surveys for special status species

and wetland delineations. See also the attached letter from California Coastal Commission staff.

3. A visual resources report is needed to assess the project's potential impacts to coastal views. See also the attached letter from California Coastal Commission staff.
4. Please update plans and project description to clearly show how the proposed project would comply with requirements in the *Carpinteria Bluffs Coastal Access, Recreation, and Open Space Master Program*, such as public access, vertical access, trails, open space, habitat management, etc. See also attached comments from Coastal Commission staff.
5. The City's GP/CLUP has policies that address potential impacts from a project's lighting (examples include, but are not limited to, CD-13a, CD-13b, CDS6-e). Please provide a Night Lighting Plan that includes all of the exterior light fixtures proposed for the project, including, but not limited to: street lights, pathway lights, residential exterior light fixtures, landscape lights, and security lights. The plan should include images and cut sheets for each of the proposed fixtures and a photometric plan.
6. The City's GP/CLUP has policies that address potential noise impacts from a development project as well as potentially adverse noise levels that may impact new residential projects (see Circulation and Noise Elements). Please provide a Noise Study that analyzes: (1) potential noise impacts to nearby sensitive resources that may result from the project, and (2) the impacts from both the US 101 transportation corridor and the Union Pacific Railroad on the project. The study should include proposed mitigation measures to reduce noise impacts within the residences.
7. Based on the preliminary grading plans, it appears that some slopes on the perimeter of the project would result in runoff being conveyed offsite. Please ensure drainage is retained on site and/or conveyed to stormwater control systems (CMC, § 8.10.200).
8. Please address the following comments and questions in the revised Plan Set and/or clarify in the Project Description to help staff understand the proposed project and review it for consistency with applicable regulations:
  - a. Per the attached letter from the from the Public Works Department, off-site road widening and improvements will be required in conformance with the Circulation Element of the GP/CLUP. Please review the requirements, and confer with Public Works staff as necessary, to show and describe all off-site improvements. If resulting improvements change other aspects of the proposed project, please update the plans and project description accordingly.
  - b. On the Utility Plan, please clearly depict and label all meters, transformers, pumps/lift stations, backflow preventers, etc. It should also clearly illustrate utility routing to all proposed lots/structures. Ideally, it should include a utility plan for each new lot/unit. Please also see attached comments from the Carpinteria Sanitary District, particularly regarding sewer system capacity evaluation.

- c. City staff understands that three waivers are requested under State Density Bonus Law, which is implemented within the City under CMC Chapter 14.77:
  - i. The 300-foot setback required under Implementation Policy 20 (Page 165) of the City's General Plan (Safety Element).
  - ii. The 300-foot view corridor as required in the *Bluffs, Coastal Access, Recreation, and Open Space Master Program* (Page 17) of the City's Local Coastal Program.
  - iii. The 30-foot height limit set by the Carpinteria Municipal Code (CMC, §14.16.090).

Please provide detailed justifications for each waiver explaining how the project would not be feasible without the waiver.

- d. Please show all fencing locations on the plans and provide an elevation and details of the proposed fence style(s) (CMC, §8.44, §14.50.050, §16.16.180).
- e. Please confirm that only one sewer tie-in proposed from Carpinteria Avenue. See also the attached letter from Carpinteria Sanitary District.
- f. Please provide information related to the proposed affordable housing units that demonstrates the proposed project's consistency with the City's "Inclusionary Housing Requirements" in CMC Chapter 14.75.
- g. Please confirm whether the entry will be gated. If the entry is proposed to be gated, be advised it must be designed in a manner that complies with Fire District and Public Works standards.
- h. Please confirm existing and proposed overhead utilities (e.g., powerlines, etc.) will be undergrounded. (Please also see the GP/CLUP Community Design Element Page 62 and Public Facilities & Services Element Page 182.)
- i. On Sheet C.400, preliminary cut/fill map, it is difficult to tell from the shading which zones from the legend (delineating elevation) are on the areas of the map. Please clarify by adding the number of the zone on the map or differentiating the colors with more contrast.
- j. Minor Notes/Corrections:
  - i. The Project Description states a different unit mix of single family dwellings (SFDs) than shown in the site summary on Sheet A.03.
  - ii. The Project Description, plans and application form do not cite the same number of uncovered parking spaces.
  - iii. The number of bicycle and handicapped parking spaces is not clear from the application form.
  - iv. The vicinity map on Sheet C.001 only shows the northern parcel; please show entire site.

- v. It would be helpful if streets and pocket parks were labeled (i.e., Street A, Park 1, etc.).

### C. ADVISORY INFORMATION

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

1. **Local Coastal Plan Amendment:** Based on our initial review and pursuant to the attached communication from the California Coastal Commission, the proposed project has potential inconsistencies with the City's LCP, and by extension, the California Coastal Act. Thus, a LCP Amendment may be required. Potential amendments to the LCP, including to the Carpinteria Bluffs Coastal Access, Recreation, and Open Space Master Program, will be thoroughly reviewed once the application is deemed complete for processing.
2. **Anticipated Processing:** Unless an LCP Amendment is required as noted above and in the Coastal Commission comments, the proposed project requires review and approval of a Development Plan, Coastal Development Permit, and Tentative Tract Map. The Planning Commission approves Development Plans and Coastal Development Permit, subject to an appeal to the City Council. The City Council approves Tentative Tract Maps, following an advisory hearing by the Planning Commission. The proposed project site also is located in an area within the appealable jurisdiction of the California Coastal Commission. Accordingly, any final local action taken on this project by the City will be appealable to the California Coastal Commission.
3. **Additional Studies:** Though not required as part of a complete application, additional studies will be needed as part of the environmental review process under the California Environmental Quality Act (CEQA). Based on staff's initial review of the proposed project, the studies anticipated to be needed to evaluate potential environmental effects include, but are not limited to, the following:
  - Agricultural Resources
  - Air Quality and Greenhouse Gas Emissions
  - Cultural Resources
  - Energy Consumption
  - Coastal Hazards related to Wave Runup / Bluff Erosion / Sea Level Rise

Additional information and studies may be requested as needed to complete environmental review of the proposed project under CEQA. (See Gov. Code, § 65944(c).)

4. **Submitted Reports and Studies:** Several reports and studies were submitted with the initial application package. As the proposal moves through the environmental review process, the submissions will be reviewed in detail and may need modifications or revisions.

5. **Development Impact Fees:** Your project, if approved, will be subject to the payment of development impact fees. The total amount of these fees will be estimated during the processing of this application. If you feel that the project should not be subject to such fees, based on the absence of a reasonable relationship between the impacts of the proposed project and the fee category for which fees have been assessed, you may appeal to the City Council for a reduction, adjustment, or waiver of any of those fees. The appeal must be in writing and must state the factual basis on which the particular fee or fees should be reduced, adjusted, or waived. The actual amount of the required fees shall be determined in accordance with ordinances and resolutions in effect when the fees are paid except as may be modified by state law. Fees may not be paid prior to project approval. The fee amounts are subject to yearly adjustments.
6. **Architectural Review Board:** After the project application is deemed complete, we will schedule the project for review by the Architectural Review Board (ARB) during application processing. At least two weeks prior to the ARB hearing date, story poles must be installed and certified. Staff will ask for the Board's input on massing and placement, architecture, neighborhood compatibility, and other design considerations.
7. **Tribal Cultural Resources Consultation:** Once the project application is deemed complete, the City will initiate the Assembly Bill (AB) 52 consultation process with local Tribal representatives for their input on any Tribal Cultural Resources that may be impacted by the project. If the proposed project requires an LCP Amendment, it also may require tribal consultation under Senate Bill (SB) 18 (2004).
8. **Union Pacific Railroad (UPRR):** Since grading is proposed in close proximity to the railroad lines, UPRR will require submittal of the plans with a fee to their engineers for review. This may occur before or after environmental review.
9. **Annexation to Sanitary District:** The property is not located within the Carpinteria Sanitary District service area boundary. Please submit an application to the Santa Barbara Local Agency Formation Commission (LAFCO) to annex the property into the Carpinteria Sanitary District. See also the attached letter from the Carpinteria Sanitary District dated July 8, 2025.
10. **Department/Agency Letters:** The following departments/agencies have submitted the attached comments/condition letters or emails to date:
  - Santa Barbara Air Pollution Control District, letter dated July 1, 2025
  - Christopher Vandrey, City Surveyor, letter dated July 8, 2025
  - Sam Fearer, Coastal Commission, email dated July 8, 2025
  - Carpinteria Sanitary District, letter dated July 8, 2025
  - Carpinteria Valley Water District, email chain dated July 9, 2025
  - Carpinteria-Summerland Fire Protection District, email dated July 9, 2025
  - City of Carpinteria Public Works Department, letter dated July 10, 2025

- 11. SB 330 Preliminary Application Timeline:** Pursuant to Government Code section 65941.1(e)(2), you must submit the specific information needed to complete the proposed project application within 90 days of receiving this letter. If you do not submit this information within the 90-day period, then your preliminary application shall expire and have no further force or effect.
- 12. Builder's Remedy:** We understand from your application that you may wish to rely on the protections of the so-called Builder's Remedy. As you have previously been advised, the City will continue to evaluate whether the Project complies with the requirements of Government Code Section 65941.1 and the qualifications for a Builder's Remedy project under the Housing Accountability Act (Gov. Code, § 65589.5) throughout the entitlement process. Please be advised that the Housing Accountability Act also states that "[n]othing in this section shall be construed to relieve the local agency from complying with . . . the California Coastal Act of 1976 (Division 20 (commencing with Section 30000) of the Public Resources Code)." (Gov. Code, § 65589.5(e).)

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 provide a digital copy of all revised plans, renderings, documents, and requested reports in PDF format with your resubmittal. 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 may 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) 755-4408 or email me at [mindyf@carpinteriaca.gov](mailto:mindyf@carpinteriaca.gov).

Sincerely,



Mindy Fogg, Principal Planner  
Community Development Department

Enc: Department and Agency Comments:

- Santa Barbara Air Pollution Control District, letter dated July 1, 2025
- Christopher Vandrey, City Surveyor, letter dated July 8, 2025
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- City of Carpinteria Public Works Department, letter dated July 10, 2025

July 17, 2025

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Cc: Amarveer Brar, [abrar@allenmatkins.com](mailto:abrar@allenmatkins.com)  
Central Coast Ventures, LLC, 240 SE 2<sup>nd</sup> Ave, Unit 200, Portland, OR 97214  
Case File, #25-2356-DP/CDP/TTM/ARB  
Departmental / Agency Commenters

July 1, 2025

Mindy Fogg  
City of Carpinteria  
Community Development Department  
5775 Carpinteria Avenue  
Carpinteria, CA 93013

Sent Via Email: [mindyf@carpinteriaca.gov](mailto:mindyf@carpinteriaca.gov)

**Re: Santa Barbara County Air Pollution Control District Comments on 5669-5885 Carpinteria Avenue Residential Housing Development Project, 25-2356-DP/CDP/TTM/ARB**

Dear Ms. Fogg:

The Santa Barbara County Air Pollution Control District (District) has reviewed the referenced project, which consists of a 191 unit residential housing development comprised of 94 townhomes and 97 single family dwellings. The project site is currently developed with limited agricultural and recreational uses and no existing structures. The northern portion of the project site is within 500 feet of Highway 101. The southern parcel will not be developed and will consist of open space. Residential development on the northern parcel will be set back 200 feet north of the existing railroad line. Grading anticipated for the project consists of 40,000 cubic yards of cut and fill balanced onsite. The subject property, consisting of two parcels totaling 27.53 acres zoned PUD – Planned Unit Development and identified in the Assessor Parcel Map Book as APN 001-170-013 and APN 001-170-010, is located at 5669-5885 Carpinteria Avenue in the City of Carpinteria.

The District offers the following public health advisory, along with potentially applicable regulatory requirements and best practices that should be incorporated into the conditions of approval for the proposed project to reduce emissions of criteria air pollutants, toxic air contaminants, greenhouse gases, dust and odors.

#### **Public Health Advisory**

1. **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 filters<sup>1</sup> that have a minimum efficiency reporting value (MERV) of 13 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/](http://www.ourair.org/land-use/).

### **Regulatory Requirements**

2. Prior to the construction, installation or use of any operations or equipment subject to District permitting requirements, rules, and regulations, the applicant must 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.
3. 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.
4. 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.
5. 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.
6. Asphalt paving activities shall comply with District Rule 329, *Cutback and Emulsified Asphalt Paving Materials*.
7. 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

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<sup>1</sup> 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.

[www.ourair.org/wp-content/uploads/rule345.pdf](http://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*).

8. 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. Please see [www.ourair.org/wp-content/uploads/rule352.pdf](http://www.ourair.org/wp-content/uploads/rule352.pdf) for more information. 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 need to be certified under Rule 360. Please see [www.ourair.org/wp-content/uploads/rule360.pdf](http://www.ourair.org/wp-content/uploads/rule360.pdf) for more information.

### **Best Practices**

9. 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.
10. 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.
11. 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)

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](mailto:BarhamC@sbcapcd.org).

Sincerely,



Carly Barham,  
Planning Division

Attachments: Fugitive Dust Control Measures  
Diesel Particulate and NO<sub>x</sub> 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<sub>x</sub> 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)<sup>1</sup> 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 Regulation<sup>2</sup>. 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.<sup>3</sup>
- **Idling:** Drivers of diesel-fueled commercial motor vehicles are subject to the Airborne Toxic Control Measure to Limit Diesel-Fueled Commercial Motor Vehicle Idling.<sup>4</sup> 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.

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

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

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

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



Committed to improving  
people's lives every day

July 8, 2025

**Mindy Fogg**  
Principal Planner  
City of Carpinteria  
Community Development Department

**SUBJECT: Acting City Surveyor Review: Tentative Tract Map 5885 Carpinteria Ave**

Hi Mindy,  
We received the request to review the plan set for City Project 25-2356-DP/CDP/TTM/ARB at 5669 and 5885 Carpinteria Avenue (APNs 001-170-010 and 013).

We understand that this review is not full Tentative Tract Map (TTM) review and that the City is requesting comments, questions, or requests for any additional information needed to begin processing a TTM review.

After reviewing the files, the applicant shall prepare a Tentative Tract Map in accordance with City of Carpinteria Municipal Code Section 16.12.100 through 16.12.230. The City Surveyor review will focus primarily on 16.12.140 and 160.

**Recommendation**

Prepare separate plan sheets for existing and proposed conditions  
Ensure all maps used in the preparation of the TTM are included in the submittal  
Provide copies of all title documents (deeds, easements, etc.) or a title report with links to the documents  
Plot all existing easements as well as denote locations of proposed easements  
Provide all documentation necessary for the existing right of way

Please feel free to call or email if you would like to discuss any of this in greater detail.

Sincerely,

**MNS Engineers, Inc.**

A handwritten signature in black ink, reading "CG Vandrey", is written over a large, light gray stylized arrow graphic pointing towards the bottom right.

Christopher G Vandrey, PLS – CFedS  
[cvandrey@mnsengineers.com](mailto:cvandrey@mnsengineers.com)  
(805) 722-2179 cell (805) 719-9818 office



**From:** [Mindy Fogg](#)  
**To:** [Mindy Fogg](#)  
**Subject:** FW: IDAG Routing -- Housing Project at 5885 Carp Ave  
**Date:** Wednesday, July 16, 2025 7:52:50 PM

---

**From:** Fearer, Sam@Coastal <sam.fearer@coastal.ca.gov>  
**Sent:** Tuesday, July 8, 2025 3:07 PM  
**To:** Mindy Fogg <mindyf@carpinteriaca.gov>  
**Cc:** Phelps, Jacqueline@Coastal <Jacqueline.Phelps@coastal.ca.gov>; Nick Bobroff <nickb@carpinteriaca.gov>  
**Subject:** RE: IDAG Routing -- Housing Project at 5885 Carp Ave

**\*\*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 Mindy,

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

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Dear Mr. Bobroff,

Commission staff has received the June 23, 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 the proposed construction of a new 191-unit housing development located at 5669 & 5885 Carp Avenue.

The June 23, 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) and Density Bonus law (DB). Both of these laws contain 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) and Gov. Code, § 65915(m)), meaning that projects utilizing HAA or DB should be consistent with the Certified LCP/Coastal Act. Where feasible, these laws should be harmonized.

Height Policies

- The proposed maximum building height (31.5ft) exceeds the LCP height limit (30ft) for the site. Application materials should provide an alternatives analysis assessing the feasibility of compliance with the existing height limit for the subject site.

#### LCP Policy Consistency and Alternatives Analyses

- Application materials should provide a comprehensive consistency analysis for all applicable LCP policies (and associated implementation policies), including but not limited to, the following:
  - Bluffs Area.
    - LCP Policy OSC-2h, CDS6-a through CDS6-f, and all implementation policies.
  - Windrows.
    - LCP Policy OCS-2i.
  - Grading.
    - LCP Policy OSC-13i.
  - Impervious area.
    - LCP Policy OSC-6e.

#### Public Access

- Application materials should provide description of all public access and public open space improvements – including a "shoreline park" on the northern parcel, a vertical beach access on the southern parcel, and an at-grade designated railroad crossing – and easements proposed with the subject project, as consistent with the requirements of the *Bluffs Area Implementation Measures* set forth in the authorized *Carpinteria Bluffs Access, Recreation & Open Space Master Program*. The materials should also depict how the proposed public access improvements connect to existing access amenities adjacent to the project site.

#### Visual Resources

- Application materials should also provide a visual analysis with photosimulations of the proposed development from multiple locations and perspectives along existing and proposed public areas. 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).

#### 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, and identify any areas where the proposed development would encroach within ESHA or ESHA buffer areas. Lastly, the survey should include an analysis of ESHA that may have historically existed on the project site.

### 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.

-

Thank you for your consideration of our comments. We look forward to our continued coordination, and 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](mailto:sam.fearer@coastal.ca.gov) | (805) 585-1800



**CARPINTERIA**  
Sanitary District

5300 Sixth Street  
Carpinteria, CA 93013

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

July 8, 2025

Ms. Mindy Fogg  
Community Development Department  
City of Carpinteria  
5775 Carpinteria Avenue  
Carpinteria, California 93013

**RE: Project No. 25-2356 DP/CDP/TIM/ARB**  
**5669 & 5885 Carpinteria Avenue (APN 001-170-013)**  
**Applicant: Central Coast Ventures**

Dear Ms. Fogg:

Thank you for the opportunity to provide comments on the subject project. The Carpinteria Sanitary District (District) has reviewed preliminary plans dated June 12, 2025 proposing construction of a 191 unit residential development at the subject location. The District offers the following comments to provide the applicant with direction and information related to the provision of sanitary sewer service for the proposed development.

1. The subject parcel is outside of the District's service area boundaries. The parcel is within the District's sphere of influence (SOI); however, the parcel will have to be annexed into the District's boundaries through Santa Barbara LAFCO.
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. The District has a 12-inch public sewer main that fronts the project in Carpinteria Avenue. The District will require the applicant to perform modeling of the District sewer network to identify potential capacity limitations in the downstream collection system. The District suggests a meeting on this topic with the applicant and/or their agent to discuss the requirements for sewer system capacity evaluation.
4. The Owner of Record shall enter into an Agreement for Dedication of Wastewater Conveyance Facilities with the District. This agreement will establish specific requirements for proposed improvements and subsequent dedication of infrastructure. All fees and performance bonds required by this agreement are due to the District prior to construction.
5. All sewer improvements shall conform to approved District construction standards for materials and methods. A sewer construction permit is required for any work on the

sewer improvements for the proposed project. 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 proposed sewer connections, extensions, alterations or additions. During construction, it is the applicant's and contractor's responsibility to notify the District for inspection and of any sewer improvements or modifications not noted on the approved plans.

6. The Owner of Record shall also cause a registered Civil Engineer, licensed in the State of California, to furnish the District with their certification in writing that they have determined the estimated cost of constructing the sewer facilities, in accordance with the approved plans and specifications, the amount of such cost, and that the engineer's determination is based upon accepted current building costs for the Carpinteria area. The estimated costs shall be subject to revision and approval by District's Manager in his sole discretion.
7. Prior to construction, the developer shall record all necessary easements for public sewer facilities. Such easements shall be centered on all public sewers and not be less than twenty (20) feet in width unless a lesser width is approved by the District. All easement rights for access and services including indemnification for the District from all other parties sharing the same easement shall be provided in the recorded easements. Preparation of required easement documents shall be the sole responsibility of the applicant, reviewed, and approved by the District.
8. Pursuant to District Ordinance No. 9, Developer shall pay applicable fees as a deposit to cover the cost of plan review, construction observation and inspection by District staff or District contractor(s) as necessary to ensure the work is performed to established District standards and in conformance with the approved plans. The final charges will be calculated on a time and material basis.
9. Pursuant to District Ordinance No. 18, Developer shall pay a Development Impact Fee (DIF) to the District. The total DIF shall be based on the actual number of residential dwelling units proposed. The current DIF for residential construction is Six Thousand, Eight Hundred and Six Dollars (\$6,806) per dwelling unit. The 191 units subject to a DIF fee amounts to One Million, Two Hundred and Ninety Nine Thousand, Nine Hundred and Forty Six Dollars (\$1,299,946.00). The actual DIF shall be based on the Board approved DIF at the time of payment.
10. In addition to the DIF and permit fees, a performance bond, or letter of credit, in the amount of 100% of the cost of the public improvements will be required before a sewer construction permit is issued. The performance bond or letter of credit will be in the amount of the total engineers estimated construction cost. The bond or letter of credit shall guarantee faithful performance of the required sewer improvements per District standards and specifications and per approved construction plans.
11. Following issuance of a Sewer Construction Permit by the District, Developer shall promptly thereafter at its sole expense cause the sewer facilities to be built and installed in full compliance with the final plans and specifications. If any changes in plans or specifications are made, they are to be made only after advance approval by District's

Manager. In such case, Developer at its sole expense shall furnish District with a revision of plans showing such modification. Developer will promptly remove and replace any portion of the work which does not pass the inspection of District or which is not satisfactory to District in its sole discretion.

12. District sewer service charges (SSCs) are collected through the County of Santa Barbara property tax rolls on an annual basis. Prior to obtaining a certificate of occupancy, the applicant may be required to pay District applicable SSCs due for the period between building occupancy and the following June 30<sup>th</sup>.

Thank you for the opportunity to provide comments on this proposed development project. If you have questions or comments regarding any of the conditions provided, please contact me at (805) 684-7214 x113, or by email at [lancel@carpsan.com](mailto:lancel@carpsan.com).

Sincerely,  
CARPINTERIA SANITARY DISTRICT

*Lance Lawhon*

Lance Lawhon  
Engineering Technician

**From:** [Mindy Fogg](#)  
**To:** [Mindy Fogg](#)  
**Subject:** FW: [External] RE: IDAG Routing -- Housing Project at 5885 Carp Ave  
**Date:** Wednesday, July 16, 2025 7:55:19 PM  
**Attachments:**

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**From:** Brian King <[Brian@cvwd.net](mailto:Brian@cvwd.net)>  
**Sent:** Wednesday, July 9, 2025 8:23 AM  
**To:** Mindy Fogg <[mindyf@carpinteriaca.gov](mailto:mindyf@carpinteriaca.gov)>; Spencer Seale <[spencer@cvwd.net](mailto:spencer@cvwd.net)>  
**Subject:** RE: [External] RE: IDAG Routing -- Housing Project at 5885 Carp Ave

Hello Mindy

Another comment

- Applicant will need to enter into District Main Extension Agreement.

---

**From:** Spencer Seale <[spencer@cvwd.net](mailto:spencer@cvwd.net)>  
**Sent:** Tuesday, July 8, 2025 9:33 AM  
**To:** Mindy Fogg <[mindyf@carpinteriaca.gov](mailto:mindyf@carpinteriaca.gov)>; Brian King <[Brian@cvwd.net](mailto:Brian@cvwd.net)>  
**Subject:** RE: [External] RE: IDAG Routing -- Housing Project at 5885 Carp Ave

Hi Mindy,

CVWD has the following comments:

- Applicant must submit intent to serve application with District
- Utility map displaying water system layout
- Water demand calculations for residential, irrigation, and fire
- Each unit shall be individually metered

[@Brian King](#) – let me know if you have any additional comments.

Thank you,



**Spencer Seale, P.E.**  
Associate Engineer  
Carpinteria Valley Water District  
1301 Santa Ynez Ave.  
Carpinteria, CA 93013  
(805) 331-0087

**From:** [Mindy Fogg](#)  
**To:** [Mindy Fogg](#)  
**Subject:** FW: IDAG Routing -- Housing Project at 5885 Carp Ave  
**Date:** Wednesday, July 16, 2025 7:59:54 PM

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**From:** LoMonaco, Mike <m.lomonaco@csfd.net>

**Sent:** Wednesday, July 9, 2025 8:51 AM

**To:** Mindy Fogg <mindyf@carpinteriaca.gov>; Brian King (Brian@cvwd.net) <Brian@cvwd.net>; 'CEQAGroup@sbcapcd.org' <CEQAGroup@sbcapcd.org>; Engineering Tech <Engrtech@carpinteriaca.gov>; DeLayni Millar <DeLayniM@carpinteriaca.gov>; FirePrevention <FirePrevention@csfd.net>; John Ilasin <JohnI@carpinteriaca.gov>; Josefina Arechiga <JosefinaA@carpinteriaca.gov>; Lance Lawhon (lancel@carpsan.com) <lancel@carpsan.com>; Shay Darrington <shayd@carpinteriaca.gov>; Spencer Seale <spencer@cvwd.net>; Fearer, Sam@Coastal <sam.fearer@coastal.ca.gov>; Mitchell Perkins <mitchellp@carpinteriaca.gov>; vsemonsen@gmail.com; Jason.kaff@cusd.net; hiromi.dugan@sbcphd.org; drigby@cusd.net; cvandrey@mnsengineers.com; Jacqueline.Phelps@coastal.ca.gov; kimg@carpsan.com

**Subject:** RE: IDAG Routing -- Housing Project at 5885 Carp Ave

Mindy,

The fire district's plan review fee has not been paid. We will not provide our conditions prior to payment.



**Michael LoMonaco | Fire Marshal**

Carpinteria-Summerland Fire Protection  
District  
805.698.0816

# CITY of CARPINTERIA, CALIFORNIA



July 10, 2025

Central Coast CA Ventures, LLC  
240 SE 2nd Avenue, Unit 200  
Portland, Oregon 97214

**SUBJECT: Carpinteria Bluffs Project  
5669 and 5885 Carpinteria Avenue, Carpinteria, California 93013  
(Assessor Parcel Nos. 001-170-010 and 001-170-013)**

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)<sup>1</sup>
- ☐ Stormwater Pollution Prevention Plan<sup>2</sup>
- ☐ Stormwater Facilities Operation and Maintenance Plan<sup>3</sup>
- ☐ Stormwater Runoff BMP Access and Maintenance Agreement<sup>3</sup>
- ☐ Traffic impact study or analysis<sup>4</sup>
- ☐ 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.)<sup>5</sup>.

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<sup>1</sup> Carpinteria Municipal Code Sec. 2.17.040, 8.36.130, and 12.04.110

<sup>2</sup> NPDES General Permit for Stormwater Discharges Associated with Construction and Land Disturbances

<sup>3</sup> Carpinteria Municipal Code Ch. 8.10

<sup>4</sup> Carpinteria Municipal Code Sec. 10.12.010

<sup>5</sup> Subdivision Map Act (Government Code Sec. 66410 et seq.)

Carpinteria Bluffs Project  
July 10, 2025

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 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 offsite improvements associated with the project, the street is to be widened along the entire frontage of Assessor Parcel Number 001-170-013 for conformance with the Circulation Element of the General Plan and Local Coastal Plan.
4. As a part of the aforementioned street widening, offsite improvements are to include concrete curbs, gutters, and sidewalks along the entire frontage of Assessor Parcel Number 001-170-013.
5. As a part of the aforementioned street widening, offsite improvements are to include a Class II Bikeway (Bike Lane) for eastbound and westbound travels along the frontage of Assessor Parcel Number 001-170-013.
6. As a part of the aforementioned street widening, offsite improvements are to include street lights along the entire frontage of Assessor Parcel Number 001-170-013.
7. As a component of the offsite improvements associated with the project, a new storm drainage system is to be installed within Carpinteria Avenue. New storm drainage system is to encompass essential upgrades or modifications to the existing downstream storm drainage system of Carpinteria Avenue for enhancing its overall functionality.
8. As a component of the offsite improvements associated with the project, pavement rehabilitation is to be constructed with the full-depth reclamation with cement (FDR-C) method for the entire pavement width along the frontages of Assessor Parcel Numbers 001-170-013, 001-170-018, and 001-170-005, respectively.
9. 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.

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

Sincerely,



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

cc: Community Development Department