

CITY of CARPINTERIA, CALIFORNIA



October 29, 2025

Carpinteria Group LLC
c/o Ben Eilenberg, Manager
1519 E Chapman Ave, #101
Fullerton, CA 92831

Via email to: carpinteriagroup@gmail.com

RE: Determination of Second Project Application Incompleteness
5115 Ogan Road Residential Project; Project #25-2358-DP/CDP/TPM/ARB
5115 Ogan Road; APN 003-161-022

Dear Mr. Eilenberg:

Thank you, for your September 29, 2025 submittal of the second (revised) application for 5115 Ogan Road Residential Project and responses to the Community Development Department's (CDD) first application incompleteness letter dated July 18, 2025 (collectively, the "Resubmittal").

We also acknowledge your response invoking Government Code Section 65589.5(h)(6)(D) alleging that the Carpinteria Group LLC ("Applicant") is not required to, and will not, submit any of the following: (1) Local Coastal Plan Amendment application, (2) Utility Plan, (3) Information regarding existing and necessary easements, and (4) a Coastal Development Permit application. Your application coversheet indicated you would apply for a Coastal Development Permit, but objected to California Coastal Commission review.

We have reviewed your Resubmittal 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 Checklist¹ 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

¹ Available starting on Page 11 at this link: https://carpinteriaca.gov/wp-content/uploads/2020/03/cd_development-permit-packet_2019.pdf.

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no further action be taken by you after 90 days from the receipt of this letter, your application will be considered withdrawn.

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A. REVIEW FOR APPLICATION COMPLETENESS

1. **Permits and Entitlements:** The Resubmittal checklist you submitted on September 29, 2025 includes a request for (1) Architectural Board of Review, (2) a Coastal Development Permit, (3) a Development Plan (4) a Subdivision (Tract/Parcel Map), and (5) a Fire Protection Certification Application. Please resubmit the Resubmittal signature pages with the updated date of submittal. Additionally, to ensure that the project can be reviewed in an efficient and cost-effective manner, please provide complete, consistent, and legible materials. In order to process a request for multifamily residential development, the application must reflect the revised date of submittal, have an original signature of the project owner, a complete project description (see A.3. below), and be revised to include the following entitlement requests:
 - a. **Local Coastal Plan Amendment:** The Coastal Act provides clearly that a coastal development permit may only be issued within the Coastal Zone if the proposed development is in conformity with the certified Local Coastal Plan ("LCP"). Pub. Res. Code, § 30604(b). As detailed in our incompleteness letter for this project dated July 18, 2025, pursuant to the City of Carpinteria Local Coastal Plan/General Plan and Municipal Code Title 14, Zoning, Multifamily Residential use is not allowed in the Public Facility (PF) Land Use Designation or the Public Utility (UT) Zone District applicable to the project site without approval of a Local Coastal Plan Amendment to change the site's land use and zoning designations to designations that would allow for multifamily residential use. Please submit a revised application that includes a Local Coastal Plan Amendment to comply with the relevant Coastal Land Use Plan policies and Local Coastal Plan zoning provisions. See also attached comment from California Coastal Commission staff dated October 15, 2025. Please submit a revised application and deposit in the amount of \$15,000.00, as requested in the July 18, 2025 letter for processing of the LCP Amendment.

2. **Tentative Parcel Map (TPM):** As discussed in the first incompleteness letter dated July 18, 2025, there is an in-progress application, case no. 24-2317 CDP/TPM, that is being processed by a different applicant/agent on behalf of the property owner. The TPM is a necessary precursor to, or component of the proposed residential project. As requested previously, please provide a letter from the TPM applicant and the property owner authorizing Carpinteria Group LLC to be substituted as applicant for this subdivision application. Alternatively, please submit a TPM and Parcel Map Application and supporting information, in compliance with the requirements of CMC Title 16, Subdivisions and listing Carpinteria Group LLC as the applicant/agent. An additional deposit of \$11,000 must accompany a TPM application.

3. **Plans:**

- a. The plan set cover sheet incorrectly identifies the existing land designation and zoning district applicable to the site. Please revise this information to reflect the correct information. Add the proposed land use and zoning under the existing zoning.
- b. Per the Application Submittal Checklist, provide a revised Landscape Plan using the City's Landscape Plan-Required Information Checklist. A New Plan Set was included in the Resubmittal that depicted partial planting and irrigation information. However, the plans did not include any information about the proposed hanging gardens. Please revise the plans to show all proposed landscaping including the proposed hanging gardens. Please revise the landscaping and irrigation plans to include at least one corresponding sheet for each floor that depicts a complete master planting plan and plant list along with quantities, container sizes and spacing.
- c. The previously provided Utility Plan Sheet has been removed from the plan sheet and a new Conceptual Architectural Site Plan (Sheet A0.01) has been added which now shows partial electrical and other utility information. You have also provided a new Conceptual Solar Utility Plan (Sheet A0.02) showing the proposed location of solar panels on the roof top, however the information remains incomplete. As requested previously, please provide a Utility Plan that identifies the locations of utility meters and equipment, including but not limited to, transformers, backflow prevention devices, and similar types of utility infrastructure. These items have not been provided as part of the Resubmittal. Per the letter from the Carpinteria Sanitary District previously provided as an attachment to our first letter of incompleteness, the applicant must also demonstrate whether the existing sanitary sewer network in the project area has sufficient capacity to serve the proposed project. If upgrades to the sanitary sewer system are required to serve the project, these improvements must be shown on the utility plans as well. See the attached comments from the Carpinteria Sanitary District and the recently submitted comments and application form from the Carpinteria Valley Water District.

In your response letter, you state that we have asked for many items beyond the scope of a general utility plan. However, the requested information is objectively necessary for reviewing the project's utility requirements (required in Section B of the Submittal Checklist) as well as determining the scope of the complete project description (which is required in Section A of the Submittal checklist). In other words, the placement of utility installations or required sewer upgrades are components of a complete project description and thus the requested information is necessary for the City's review of the Project. Additionally, the City requires a discussion of any substantial change in the demand for public services.

- d. Per the Application Submittal Checklist, provide perspective color renderings of all four exterior building elevations. Thank you for providing revised plan sheets with the requested elevation drawings. However, the renderings are internally inconsistent and the reduced plan set has different versions of the renderings and shadow depictions than the full size set. Please revise the elevations sheets in both sets to ensure the proposed building colors and exterior materials are depicted.
- e. Per item E of the Application Submittal Checklist, provide a colors and materials board. The submitted plan set continues to show the proposed colors in some of the sheet legends, and the exterior colors continue to be applied inconsistently in the plan set sheets and remains incomplete. Please revise the plan set to ensure that the colors and materials board are applied consistently throughout.
- f. Per item I of the Application Submittal Checklist, please provide the required plans, checklists, and documentation for a Tier 4 Storm Water Management Program. The stormwater plan sheets should apply to the entire site (i.e., the proposed parcel and the remainder parcel) and be correlated to the Conceptual Grading Plan (see also items in Public Works letter in B.1 below). This item remains incomplete as the Tier 3 Stormwater Management Plan provided with the Resubmittal utilizes an incorrect threshold. Your response states the adjacent parcel should not be included in the calculations. Yet, the proposed building itself exceeds the threshold, and any offsite new impermeable surfaces serving the project should also be included in a revised Tier 4 Storm Water Management Program.
- g. The Conceptual Grading Plan needs to be revised to reflect the updated Preliminary Title report dated July 29, 2025. The County of Santa Barbara right of way is included. However, Sheet C-1 needs to be revised to include the City of Carpinteria's right of way easement located along the north boundary of the project parcel. All building components depicted within the City of Carpinteria right of way must be relocated.
- h. In our previous letter, we asked that you provide a determination for solar impacts per item J of the Application Submittal Checklist. This item remains incomplete as

the solar renderings are incorrectly drawn and show conflicting information regarding shadows and angles of light.

4. **Project Description:** Per item A on the Submittal Checklist, please provide an accurate and complete project description. We assume from the application materials that the project proposes an 18-story, 130-unit multifamily residential development project consisting of a mix of studio, 1-, 2-, and 3-bedroom units with shared amenities. It appears that the first three stories of the building would consist of up to 128-spaces of indoor parking and parking for 84 bicycles. However, the Resubmittal includes inconsistent calculations and information about the square foot calculations of the sizes of the residential units, parking, storage, amenities, elevators, trash chutes, outdoor areas, and circulation as well as inconsistent grading amounts. Please revise the project description and plan sheets to ensure the requested information is accurate and consistent.
5. **Easements:** Please provide a correct description of all easements existing and proposed which will impact the property. In order to process a DP request, CMC Sections 14.68.030(1)(o) and 16.12.140 (F) require a development plan and tentative map, respectively, to include the location of proposed easements or dedications. In your revisions, you provided existing easement information, however, this information remains incomplete. Please revise this information to include the width, nature and status of all existing and proposed easements, reservations, and rights-of-way, whether or not of record, to which the property within the subdivision is or will be subject, and where of record, each shall be clearly identified by reference to the accompanying preliminary report of title. The previously requested letters to utilities regarding potential future easements are also still required to determine the scope of a complete project description. Please send letters to Southern California Edison, Southern California Gas Company, Frontier Communications, and Cox Communications and request they provide any easement requirements to the City (CMC §16.12.150.C.5). Note: Southern California Edison provided their project submittal requirements on July 11, 2025 and their information was attached to first incompleteness letter.
6. **Grading/Drainage Plan:** Thank you for submitting the revised grading and drainage plan set. However, this item remains incomplete as the Resubmittal does not incorporate the foundation recommendations in the preliminary geotechnical report. Revise the conceptual grading plan to remove proposed private stormwater facilities from the public right-of-way or include a request to the City for a proposed encroachment into the public right of way.
7. **Carpinteria Valley Water District (CVWD) Letter of Intent to Serve:** Your Resubmittal included a Letter of Intent to Serve for case no. 24-2317 CDP/ TPM. This is not a will serve letter for this project. Please contact Spencer Seale at (805) 331-0087 or spencer@cvwd.net to obtain a will-serve letter for your project (Project No. 25-2358).

8. **Payment of Processing Fees:** Please note that per the Project Application, the Applicant is required to pay all costs associated with processing the application. Accordingly, the application will not be complete until all outstanding processing fees are paid.

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

As noted in our previous letter, please be advised that the following items would still 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. Additionally, to ensure that the project can be reviewed in an efficient and cost-effective manner, please provide complete, consistent, and legible materials.

1. **Public Works.** Per the attached letter from the Public Works Department (dated 7/14/2025), please provide the following items as part of the revised project application:
 - a. Engineer's estimate (i.e. probable construction costs of improvements) (CMC §§ 16.17.040, 8.36.130, and 12.04.110).
 - b. Hydraulic and hydrology report or study and/or calculations (CMC Chapter 8.10)
 - c. Stormwater Control Plan (CMC Chapter 8.10).
 - d. Stormwater Facilities Operation and Maintenance Plan (CMC Chapter 8.10).
 - e. Stormwater Runoff BMP Access and Maintenance Agreement (CMC Chapter 8.10).
 - f. Soils or geotechnical engineering report (2022 California Building Code Chapter 18 and Appendix J).
 - g. Engineering geology report for identified seismic and slope stability hazards (i.e. potential liquefaction) and soils hazards (i.e. potential expansive soils) (2022 California Building Code Chapter 18 and Appendix J).
 - h. Traffic impact study or analysis (CMC §10.12.010).
2. **Environmental Review.** The proposed project will be subject to the California Environmental Quality Act (CEQA). Once the project application has been deemed complete, a more in-depth review of the project's environmental effects can begin. depending on the level of environmental review, it may require contracting with a qualified environmental consultant to complete the necessary analysis and shall be funded by the applicant. Please be advised, several environmental topic areas have been identified that have a potential for being impacted by the project. These issues include aesthetics, biological resources, cultural resources, circulation and traffic, geological resources and soils, and public services, and will be studied in the CEQA analysis required for the project. Please note that as part of any environmental scoping effort, additional potential impacts may be identified that could require further study in support of the CEQA document.
3. **Biological Resources Report:** A biological resources report that evaluates the project's potential effects on sensitive biological resources is needed to assess the project's

consistency with local coastal policies. See also the attached email from California Coastal Commission staff.

4. **Lighting, Glare and Photometrics Study.** The scale of the proposed building, has the potential to emit light and glare effects over a wide area of the City and surrounding areas. Please submit a Lighting, Glare and Photometrics Study prepared a qualified consultant. The study must detail how the project will affect the area and identify mitigating actions. The report must identify and address potential impacts to residential single-family homes to the north and east, and beyond Linden Ave. to the west. It must also include the residential and commercial uses across Highway 101 to the south, the Linden Ave. downtown core, Carpinteria Beach and designated open space/nature preserves. Provide a cut sheet(s) for all exterior lighting fixtures. Provide information on the proposed window types including heat index, reflective and glare ratings. The proposed study and lighting sheets must be provided before scheduling your project for an ARB Preliminary Review meeting.
5. **Traffic Study:** As mentioned above, please provide a Traffic Study for the proposed development, prepared by a qualified traffic engineer The study should include an analysis of project-related traffic (including Level of Service analysis for area intersections), road segment volume to capacity analysis, circulation, safety/line of sight, parking, and Vehicle Miles Traveled (VMT) to inform the CEQA analysis.
6. **Inter-Departmental Agency Group (IDAG) Review and Comments/Conditions:** The second project submittal was routed to the IDAG members on 10/10/2025 for review, comments, and conditions. To date, we have received comments from the California Coastal Commission, the Carpinteria Valley Water District, the Carpinteria Sanitary District, the Santa Barbara Air Pollution Control District, the City of Carpinteria Public Works Department, and E.J. Harrison & Sons have been received. These letters are attached hereto. As other departments/agencies respond, additional information or conditions may be requested.
7. **Plan Notes/Corrections:** As noted in our first letter, a number of errors, omissions or inconsistencies are still found in the proposed plans as revised:
 - a. Incorporate information regarding the proposed road and hardscape surface materials in the project description and include a new plan sheet depicting the proposed access improvements and the proposed ingress and egress areas for vehicles, pedestrians, and deliveries for both the proposed parcel and the remainder parcel.
 - b. The submittal includes land use and zoning, from another jurisdiction. Please remove or correct all information not relevant to the land use policies and standards applicable to this application.
 - c. Please revise the net building area calculations on Sheet G-02 to separate the residential living space from the net of all other areas (pool and kitchen, deck,

exercise amenities and open areas, machinery, stairs, storage areas, and parking areas). Describe how private decks are being included in the net and gross calculations.

- d. The Resubmittal flood zone, climate zone, and fire zone information on the plan set coversheet is still incorrect. Please provide the correct information as requested in the previous incompleteness letter.
- e. Use distinguishable line weights to show proposed improvements. Provide a legend depicting each line and symbol and use lines and symbols consistently throughout the plan set.
- f. Prepare photo simulations of the project in context of the existing land uses and include views from the adjacent Linden Ave. mixed use commercial and residential downtown, Carpinteria Beach, the Bluffs Open Space, and Carpinteria Marsh Recreational areas that are adjacent to the project. In addition to the photo simulations described herein, the California Coastal Commission, South Central Coast District, comments require additional photo simulation perspectives. See their attached comments for details.
- g. Please revise the conceptual grading plan to show the proposed perimeter sidewalk, bike path, and driveway entries for the project, including both the proposed and remainder parcels.
- h. As discussed in the first incompleteness letter, the revised conceptual grading plan contains proposed circulation improvements that remain difficult to read. Provide a separate traffic design plan on smaller cut sheets for better legibility depicting the proposed circulation improvements for the project. The new sheets should be revised to depict locations and elevations of proposed ingress and egress, and internal driveways for vehicles and deliveries and paving and grassy paver driveways, as well as loading and unloading zones adequate to provide access to residents and trash collection vehicles, and containers required by E.J. Harrison & Sons. The Circulation Plan sheets must show and label proposed bicycle, pedestrian, and handicapped access, both streetside and internal to the new building and exterior to the new and the existing building. Streetside improvements for curb, gutter, curb cuts, wayfinding signs, sightline analyses, and proposed new perimeter sidewalk and bike path improvements must be shown. These plans should be integrated with the revised grading and landscaping plans (CMC §§ 10.12.010 and 14.54.050).
- i. All floor plans must be revised to include missing or inconsistently labeled proposed unit types, including number of bedrooms and bathrooms, living rooms, kitchens, bathrooms, laundry, closets, and utility rooms. Note: much of the requested information has been provided. However, the dimensions remain either inconsistent or missing. Please revise and provide the missing information.
- j. Buildings cannot extend over property lines. Decks and balconies need to be depicted consistently and no walls, balconies, decks or other protruding structures are to be placed across or outside of property lines or intrude into easements.

- k. The plan cross sections and all referenced perspectives have been updated in your resubmittal and still need to provide references to the perspectives being shown and provide brief explanations as to what is being depicted (e.g., perspective). Also, in the Resubmittal, a new Plan Cross Section sheet has been added that provides no information about its purpose or reference to what other plan sheets it refers to (grading plan sheet). Please revise the sheet to clarify its purpose.
8. **Project Description Inconsistency Items:** As noted above, the project description in the application and plan set cover sheet has been updated. However, it still does not align with the information in the plan set. Both the project description and the plan set require revisions to resolve internal inconsistencies. These inconsistencies include, but are not limited to, inconsistencies related to the following items:
 - a. The proposed project density (units/acre).
 - b. The Building Floor Area net and gross building square footages on the plan sheets have been revised but still remain inconsistent with the summary tables.
 - c. The range of rents and sale prices being proposed for the project and the economic affordability levels for all the units.
 - d. The number of parking spaces provided conflicts with area needed for garbage collection and delivery areas.
 - e. The proposed parking ratio.
 - f. The proposed exterior and interior vehicular circulation, vehicle turn around, pedestrian, bicycle, and handicap access, building ingress and egress, driveways, loading areas, and circulation.
9. **Existing Land Use Information:** The existing onsite conditions and adjacent uses discussions in the application do not accurately portray the baseline land use condition as it exists today. Please address all inaccuracies including, but not limited to:
 - a. The incorrect dimensions of the property in its current configuration, prior to approval of the proposed subdivision.
 - b. The Resubmittal included the Land Title Survey from the in-progress application, for case no. 24-2317 CDP/TPM. Please confirm that this is the Land Title Survey for this project. The baseline condition in the project description must correspond to the Land Title Survey (Sheet V-01), as well as describe onsite conditions. Revise the application to discuss the existing site conditions and reference the Land Title Survey as the exhibit. Include a description of the existing building, driveways, number of parking spaces, equipment, drainage inlets, and storage tanks, and open space. The Site Survey must also provide the updated information from the Preliminary Title Report dated August 21, 2025 that includes information about all existing easements, including the City of Carpinteria's right of way easement.
 - c. Please correct the items that erroneously state the site is undeveloped. The site is currently developed with the existing Frontier Communications building, parking

- spaces, and storage areas and landscaping. Please list these on the application in the appropriate location.
- d. The circulation system surrounding the existing parcel is not discussed in the project setting description or on the site plans. Please include a summary of the existing adjacent roadways, including intersecting roads, dimensions and types, bike paths, sidewalks, lighting, and include the roundabout, highway entrance, and the streetside landscaping improvements installed during development of the adjacent roundabout.
 - e. It is unclear from reviewing the proposed plans how the project would affect circulation for the remainder parcel (Frontier Communications facility). Please describe and show any necessary improvements to the remainder parcel to maintain vehicular access to the site, including but not limited to, compliance with driveways, onsite parking, internal circulation, and emergency access requirements.
 - f. Describe the direction of existing site drainage and cite the Conceptual Grading Plan and clarify if Plan Sheet C-3 Cross Section is related to that information
 - g. The application provides inaccurate information about the onsite trees. Per application checklist Item 6, the existing site has a number of mature trees and specimen trees that must be assessed by a qualified arborist prior to any tree removals. Certain trees and nesting birds are protected under local and federal regulations. Please provide a report from a qualified arborist that includes recommendations for trees to be retained and removed as well as protections during construction of the project. The arborist report recommendations will inform the environmental review of the project, consistent with the requirements of the Carpinteria General Plan/Coastal Land Use Plan and CEQA. A list of qualified consulting biologists is provided as an attachment to this letter.
 - h. The search of the On-Site Hazardous Waste Substance List prepared by the State Office of Planning and Research is not included in your Resubmittal. Please include the Hazardous Waste Substance List with your next submittal. Please note, the On-site Hazardous Materials List must include the existing parcel and detailed information regarding the existing underground storage tank(s) at the Frontier Communications Building and permits.

C. ADVISORY INFORMATION

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

1. **Coastal Development Permit (CDP):** The revised application included a request for a CDP on the cover checklist. However, in response to the first incompleteness letter, you state that the local CDP will be processed solely through the City rather than through the California Coastal Commission. Pursuant to the California Public Resources Code (PRC) §30600, a Coastal Development Permit is required for this project. While the Project is not located within the Coastal Appeals Jurisdiction, a Local Coastal Program Amendment is

required for this Project (see above discussion) and therefore Coastal Commission approval will be required for the Project.

2. **Additional Studies:** Though not required as part of a complete application, additional studies will be needed as part of the environmental review process and to determine consistency with applicable State and City regulations. Based on staff's initial review of the proposed project, the following studies are anticipated to be required in order to assess the project's consistency with policies and regulations, and its potential environmental effects:
 - a. Air Quality and Greenhouse Gas Emissions
 - b. Cultural Resources, per Application Checklist Item 20.
 - c. Night Lighting Plan
 - d. Solar Shading Study
 - e. Noise Study
 - f. Photo Simulations

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

3. **Public Works:** 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. The advisory comments are not required to be addressed in the completeness review.
 - a. 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.
 - b. 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.
 - c. 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.
 - d. 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.
 - e. The project is located 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, Caltrans-owned facilities, overcrossings, etc.).
 - f. 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).

- g. 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.
- h. 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.
- i. Self-hauled disposal receipts from transfer stations shall be submitted to the City Engineer prior to the issuance of a Certificate of Occupancy.
- j. 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.
- k. 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.
- l. Provide a comprehensive plan that includes all existing easements. All proposed work shall be conducted without encroaching on any designated road easements.
- m. 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.
- n. Existing street lighting shall be safeguarded throughout the construction process. Should any damage occur, repairs will be promptly conducted.

4. 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.

5. Architectural Review Board: Once 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. Since use of story poles is problematic due to the scale of this project, and in order to accommodate review, we are requiring visual simulations. This item remains incomplete. The elevations that are provided in the Resubmittal are inaccurate representations of the project

within the context of the existing setting. Please provide visual simulations of the project separate from the elevations. Staff will ask for ARB input on massing and placement, architecture, neighborhood compatibility, landscaping, signs, fencing, and other design considerations.

6. Anticipated Processing: The proposed project requires review and approval of a Development Plan, Coastal Development Permit, and Parcel Map. The Planning Commission is the review authority for the Development Plan, Coastal Development Permit, and Parcel Map, subject to an appeal to the City Council. Additionally, the proposed project requires an LCPA which requires review and approval by the Planning Commission, the City Council, and the California Coastal Commission, followed by an adoption hearing by the City Council. Certification and adoption of the LCPA must be completed prior to granting of any entitlements for the proposed project.

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. Department/Agency Letters: The following departments/agencies have submitted the attached comments and/or condition letters to date. Additional letters and conditions will be forwarded to you when we receive them.

- California Coastal Commission, South Central Coast District, Comments email, dated October 15, 2025
- Carpinteria Valley Water District Comments/Intent to Serve Requirements and Application Form Email, dated October 21, 2025
- Carpinteria Sanitary District Comments/Conditions Letter, dated July 11, 2025 and October 22, 2025
- City of Carpinteria Public Works Department Conditions Letter, dated July 14, 2025
- Santa Barbara County Air Pollution Control District Comments/Requirements emails, dated July 14, 2025, and
- E.J. Harrison & Sons Comments/Conditions/Application emails, dated July 2, 2025 and October 12, 2025

9. SB 330 Preliminary Application Timeline: Pursuant 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.

10. Builder's Remedy: We understand from your application that you may wish to rely on the protections of the so-called Builder's Remedy. 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. Additionally, as noted above in item A.2, please provided one half-sized set, two 11" x 17" sets, and two full-sized sets of plans with your resubmittal. If we do not receive the information requested above within 90 days of the date of this letter, the City will consider the application withdrawn. 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) 755-4414 or email me at bretm@carpinteriaca.us.

Sincerely,



Bret McNulty, Principal Planner
Community Development Department

Encl: Landscape Plan – Required Information
City of Carpinteria Story Poles Procedures
Instructions for Determining Solar Impacts
IDAG Revised Application Second Submittal Review Request
Department/Agency Letters and Communications

- City Public Works Department
- California Coastal Commission
- Carpinteria Valley Water District (2 attachments)
- Carpinteria Sanitary District (2 attachments)
- Santa Barbara County Air Pollution Control District (2 attachments)
- E.J. Harrison & Sons (3 attachments)

Cc: Case File, #25-2358-DP/TTM/CDP/ARB

Kelley Stewart, Frontier California, Inc.
IDAG Members

From: Fearer, Sam@Coastal
To: [Bret McNulty](#)
Cc: Phelps, Jacqueline@Coastal; Carey, Barbara@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, October 15, 2025 12:48:19 PM
Attachments: [image002.png](#)

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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 October 13, 2025 Revised Application – 2nd Submittal 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 October 13, 2025 Revised Application – 2nd Submittal 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, additional application materials are needed. Staff would like to reiterate concerns with the proposed project previously shared in our comments submitted to the City on July 9, 2025 and September 24, 2025. Staff continues to recommend that the applicant submit all requested informational items as previously shared with the City, including 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.

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.

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 final geotechnical survey, foundation plans, 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.

Grading and Stormwater Management

Application materials should provide complete stormwater management and grading plans for the proposed project that include all proposed pre- and post-construction best management practices (BMPs) for the protection of water quality.

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.

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, October 13, 2025 2:28 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: 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,

The City of Carpinteria Community Development Department respectfully requests your review of the Revised Application for the proposed 18-story, 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. If the link does not open immediately, please right click on the link and select "Open Hyperlink."

Please email your comments and development conditions to me by October 21, 2025. Please let me know if you will have no comments on the project at this time.

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

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/dplq9zyrpcrrwgaqvrlpp/AGRhAEj6azQU-b1g6aPA1SE?rlkey=aofpc2y5u44qxcmf5okxmzIhi&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.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

From: [Spencer Seale](#)
To: [Bret McNulty](#)
Cc: [Brian King](#)
Subject: RE: [External] 5115 Ogan Incompleteness Letter - Applicant Housing Accountability Act Notice / City Response Letter
Date: Tuesday, October 21, 2025 2:46:18 PM
Attachments: [image002.png](#)
[Request-For-Letter-of-Intent-to-Serve_Fillable-PDF_03012024.pdf](#)

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Hi Bret,

Brian and I reviewed the 5115 Ogan project application and supporting materials. We appreciate you sending these over for our review. After going through the submittal, the District has the following comments:

- A completed **Intent to Serve Application** will be required. The application should include:
 - Water utility plan set
 - Demand calculations for residential, irrigation, and fire flows

These materials are essential for the District to fully evaluate the project's water service needs and confirm system capacity and connection requirements. Having the complete package allows us to provide more accurate and helpful feedback.

Please don't hesitate to reach out if you'd like to discuss any of the requirements or need clarification on what to include. We're happy to coordinate as needed to keep things moving smoothly.

Thank you,



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

From: Brian King <Brian@cvwd.net>

Sent: Tuesday, September 16, 2025 2:44 PM

To: Spencer Seale <spencer@cvwd.net>

Subject: FW: [External] 5115 Ogan Incompleteness Letter - Applicant Housing Accountability Act Notice / City Response Letter

From: Bret McNulty <bretm@carpinteriaca.gov>

Sent: Monday, September 15, 2025 3:06 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 King <Brian@cvwd.net>; vsemonsens@gmail.com; ingrid.mcroberts@dot.ca.gov; ramon.h.espinosa@sce.com; Storee.Valenzuela@sce.com; tmahoney@semprautilities.com; nand@ejharrison.com; davidh@ejharrison.com; cvandrey@mnsengineers.com; APCD CEQA Group <ceqagroup@sbcapcd.org>; fireprevention@csfd.net; Natalie.Yanez@sce.com; Marcus.Obregon@sce.com; Jacqueline.Phelps@coastal.ca.gov; Fearer, Sam@Coastal <sam.fearer@coastal.ca.gov>

Subject: [External] 5115 Ogan Incompleteness Letter - Applicant Housing Accountability Act Notice / City Response Letter

Caution: This email originated from outside of CVWD. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear IDAG Members,

Thank you, for your review of the application materials for 5115 Ogan Road Residential Project (No. 25-2358-DP/CDP/TPM/ARB) (Project), dated June 26, 2025. The Project application proposes an 18 story, 130-unit multifamily housing development project that would be located at 5115 Ogan Road on land designated for Public Facility (PF) use in the City of Carpinteria General Plan/Coastal Land Use Plan. On July 18, 2025, the City notified the applicant that the application had been deemed incomplete. The attached letter provides an update on the status of the application and links to the incomplete letter and recent communication from the applicant disagreeing with the determination.

If you have any objections, comments, evidence, or concerns about the project or the applicant's written notice, please submit them to me at bretm@carpinteriaca.gov by **October 3, 2025**.

Sincerely,



Bret McNulty

Principal Planner

City of Carpinteria

5775 Carpinteria Ave, Carpinteria, CA 93013

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

Request For

Letter of Intent to Serve



After completing form, save or print, and submit to
Carpinteria Valley Water District
Attention: Engineering
1301 Santa Ynez Ave, Carpinteria, CA 93013
or info@cvwd.net

Date:

1. Account Number:

If there is an existing meter on site this should not be blank

2. Assessor's Parcel Number:

3. City/ County project number: REQUIRED, Request Incomplete Without.

4. Project Address:

5. Type of Project: Select type of project

6. Owner Information:

a. Name:

b. Mailing Address:

7. Project Manager Information:

a. Name:

b. Mailing Address:

c. E-mail:

d. Phone:

8. Project Description:



9. Attach your full plan set. **No exceptions.** Attach your fire sprinkler demand calculations, if required. The District will use these documents to size new meters and to determine whether you need to increase your meter or fire sprinkler capacity. Before you can get a building permit, the District must finalize your meter size(s) and fire service line size(s).
10. All projects must complete the tables below with the specific project information the District needs to estimate indoor and outdoor water demand. Only complete the tables relevant to your project. Leave all other tables blank.

All information you provide in these tables should reflect the finished project, not current conditions on the parcel. Further, make sure you are representing the full finished project, not just the proposed changes. For example, if there are two dwelling units on your property and you are proposing to add one dwelling unit then you should report three dwelling units in the table below.
11. After completing the form, print and submit to info@cvwd.net



Only complete the tables relevant to your project. Leave the other tables blank. All information provided should **reflect the finished project**, not what currently exists on the parcel and not just the specific proposed changes.

INDOOR information

Commercial

The categories in the table come from the City of Santa Barbara's Updated Water Demand Factors 2021.

(<https://santabarbaraca.gov/sites/default/files/documents/Public%20Works/Water%20Supply/Water%20Demand%20Factor%20Report%20-%202021.pdf>)

Business Category	Units (sqft or # of hotel rooms)	Quantity
Select a category	Select units based on land use category	
Select a category	Select units based on land use category	
Select a category	Select units based on land use category	
Select a category	Select units based on land use category	
Select a category	Select units based on land use category	
Select a category	Select units based on land use category	

Residential (includes residences on agricultural properties)

Report the total number of dwelling units when the **project is finished**. Make sure to include the number of **accessory dwelling units and junior accessory**.

Type of dwelling unit	Is this unit attached to another unit?	Number of dwelling units
Select type dwelling unit	Yes or No	
Select type dwelling unit	Yes or No	
Select type dwelling unit	Yes or No	

WELL information

Identify all private wells that will provide water to the proposed project.

Well name	Well number	Year well was drilled	Parcels served by well (<i>list all</i>)	Average annual well production in AF (<i>if known</i>)

OUTDOOR information

Agricultural

Report all agricultural crop types and crop acreage on the parcel(s) when the **project is finished**.

Crop type	Proposed area	Proposed structure
Select crop type	Acres	Select type of structure
Select crop type	Acres	Select type of structure
Select crop type	Acres	Select type of structure

Continued on next page

OUTDOOR information

Non-Agricultural (residential, commercial, public authority, or industrial)

Complete the MWELo table below. This table should capture **all irrigated area on your property after the proposed project is complete**. Include fruit trees and edible gardens that are part of the residential or commercial landscaping as long as they cover **less than 1 acre**. If the property has fruit trees or edible gardens that cover more than one acre use the "Agricultural" table above.

Follow the guidance below if you are completing this worksheet *without the aid of a professional landscaping service*,

Plant descriptions: Use the categories very low, low, medium, and high water use as shown in the example planting descriptions below. You do not need to report each plant type. We recommend identifying the most common plant types on your property and looking them up in the WUCOLs list on our website.

Plant factors: Assume the high end of the plant factor range for each category or use the WUCOLS list to determine the appropriate plant factor.

Irrigation method: Select the most common irrigation method for each planting description row. Categorize hand watering as overhead spray.

Area estimate: Roughly estimate the total area associated with each planting description row. You may use Google Earth which is free to download and has tools for measuring areas. See this guidance document: <https://support.google.com/earth/answer/9010337?hl=en&co=GENIE.Platform%3DDesktop>

MWELo Table

Planting Description ^a	Plant Factor (PF) ^b	Irrigation Method ^c	Irrigation Efficiency (IE) ^d	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	ETWU <i>44.9 x 0.62 x ETAF x Area</i>
TOTAL - Estimated Total Water Use (ETWU)							

^a EXAMPLE Planting Descriptions

^b Plant Factor

^c Irrigation method

^d Irrigation Efficiency

Very low water use plants

0-0.1

Overhead spray

0.75

Low water use plants

0.1-0.3

Drip

0.81

Medium water use plants

0.4-0.6

High water use plants

0.7-1.0

Water features (e.g., pools, fountains)

1.0

From: [Lance Lawhon](#)
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: Wednesday, October 22, 2025 11:46:44 AM
Attachments: [image002.png](#)
[image003.png](#)

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Hi Bret, The Carpinteria Sanitary District's (District) comments on this project are included in the District's comment letter dated July 11, 2025. The District has no additional comments at this time. Please contact me with any questions. Thank you

Lance Lawhon

Engineering Technician

5300 Sixth Street, Carpinteria, CA 93013

Phone: (805) 684-7214 ext. 113 Fax: (805) 684-7213

Email: lancel@carpsan.com Web: www.carpsan.com

Join us on [Facebook](#)

From: Bret McNulty <bretm@carpinteriaca.gov>
Sent: Monday, October 13, 2025 3:03 PM
To: John Ilasin <JohnI@carpinteriaca.gov>; Mitchell Perkins <mitchellp@carpinteriaca.gov>; Lance Lawhon <lancel@carpsan.com>; Craig Murray <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.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>; sam.fearer@coastal.ca.gov; Jacqueline.Phelps@coastal.ca.gov; fireprevention@csfd.net; Natalie.Yanez@sce.com; Marcus.Obregon@sce.com; carpinteriagroup@gmail.com
Subject: RE: IDAG Review Request, Proposed 130 Unit Housing Development Application, 5115 Ogan Road, Carpinteria, Project 25-2358-DP-CDP-TPM-ARB

Hello,
One clarification to the comments due date:

We are requesting your comments by Tuesday, October 21, 2025.



CARPINTERIA
Sanitary District

5300 Sixth Street
Carpinteria, CA 93013

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

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

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: [Bret McNulty](#)
To: ["Carly V. Barham"](#)
Subject: RE: IDAG Review Request, Proposed 130 Unit Housing Development Application, 5115 Ogan Road, Carpinteria, Project 25-2358-DP-CDP-TPM-ARB
Date: Tuesday, October 14, 2025 10:31:00 AM
Attachments: [image002.png](#)

Hi Carly,

Your previous letter works fine.

Thank you, for your time looking at the revisions.

All the best,



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

From: Carly V. Barham <BarhamC@sbcapcd.org>
Sent: Tuesday, October 14, 2025 10:29 AM
To: Bret McNulty <bretm@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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Hi Bret,

From my initial review of the resubmittal, the comments we provided in our letter dated July 14, 2025 remain applicable to the project. Can our previously letter stand, or would you like us to prepare a new letter that specifically references the resubmittal?

Thanks,
Carly

Carly Barham



Planning Division
Air Pollution Control District
Santa Barbara County
BarhamC@sbcapcd.org
805.979.8337

From: Bret McNulty <bretm@carpinteriaca.gov>

Sent: Monday, October 13, 2025 3:03 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; vsemonsens@gmail.com; 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>; 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

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

Hello,

One clarification to the comments due date:

We are requesting your comments by Tuesday, October 21, 2025.

Let me know if you have any questions.

Thank you,



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

From: Bret McNulty

Sent: Monday, October 13, 2025 2:28 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'



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](https://www.instagram.com/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



air pollution control district
SANTA BARBARA COUNTY

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>

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,

A handwritten signature in blue ink, appearing to read "John L. Ilasin".

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

cc: Community Development Department

From: [Mike Harrison](#)
To: [Bret McNulty](#)
Cc: [David Harrison](#)
Subject: RE: IDAG Review Request, Proposed 130 Unit Housing Development Application, 5115 Ogan Road, Carpinteria, Project 25-2358-DP-CDP-TPM-ARB
Date: Tuesday, October 14, 2025 12:02:46 PM

****EXTERNAL EMAIL****

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Bret:

Please provide a plan showing the size of the enclosure, with dimensions, and the path of travel to serve the containers. There does not appear to be adequate clearance between the elevator and parking stall 34. This project will require pull-out service.

On the architectural site plan and plans P1-P3, there appears to be solid waste material chutes that run in an easterly/westerly direction adjacent and in line with the elevators. But on floor plans R1-R15 those chutes are rotated 90 degrees. Please provide a section of the chutes between P3 and R1 showing how the transition will work without creating a blockage of material.

This project is required to provide organic service for food and green materials. How will this be accomplished without a chute for food material, for the residents, and what will happen with the landscape material?

Once we have this information we can provide an estimate for the required containers. Thank you



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, October 13, 2025 3:28:24 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>; Nan Drake <nand@ejharrison.com>; David Harrison <davidh@ejharrison.com>; Christopher Vandrey <cvandrey@mnsengineers.com>; APCD CEQA Group <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 <carpinteriagroup@gmail.com>

Cc: 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,

The City of Carpinteria Community Development Department respectfully requests your review of the Revised Application for the proposed 18-story, 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. If the link does not open immediately, please right click on the link and select "Open Hyperlink."

Please email your comments and development conditions to me by October 21, 2025. Please let me know if you will have no comments on the project at this time.

Thank you,



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](#)

****EXTERNAL EMAIL****

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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
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Enclosure/Staging Size Estimate

Material Generation Worksheet

Development Name
Development Address
Enclosure/Staging Location

MFD Project
5115 Ogan Road

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

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Development Name
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MFD Project
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4 yd ³ bin	81	55	67	4.00	8-96 gallon carts	not available for food material



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.

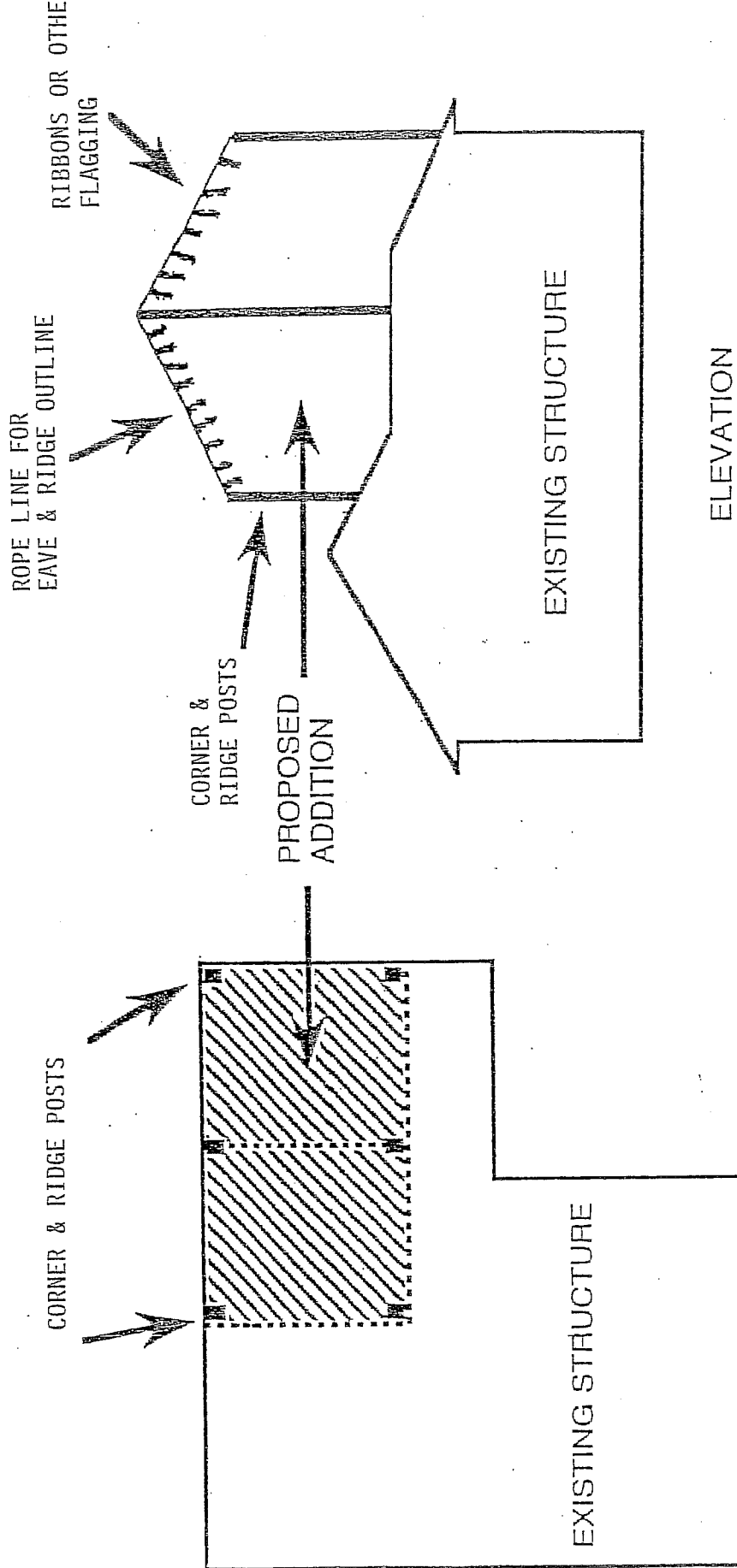
Story Poles Waiver

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.

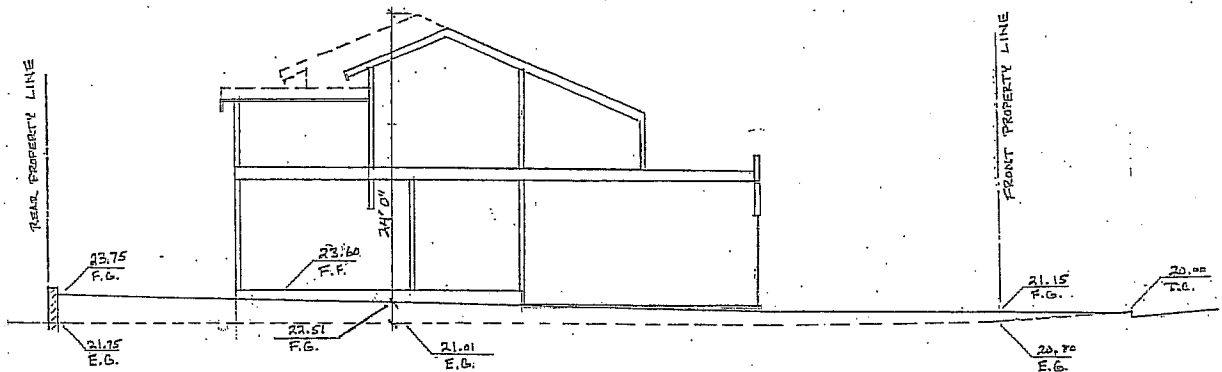
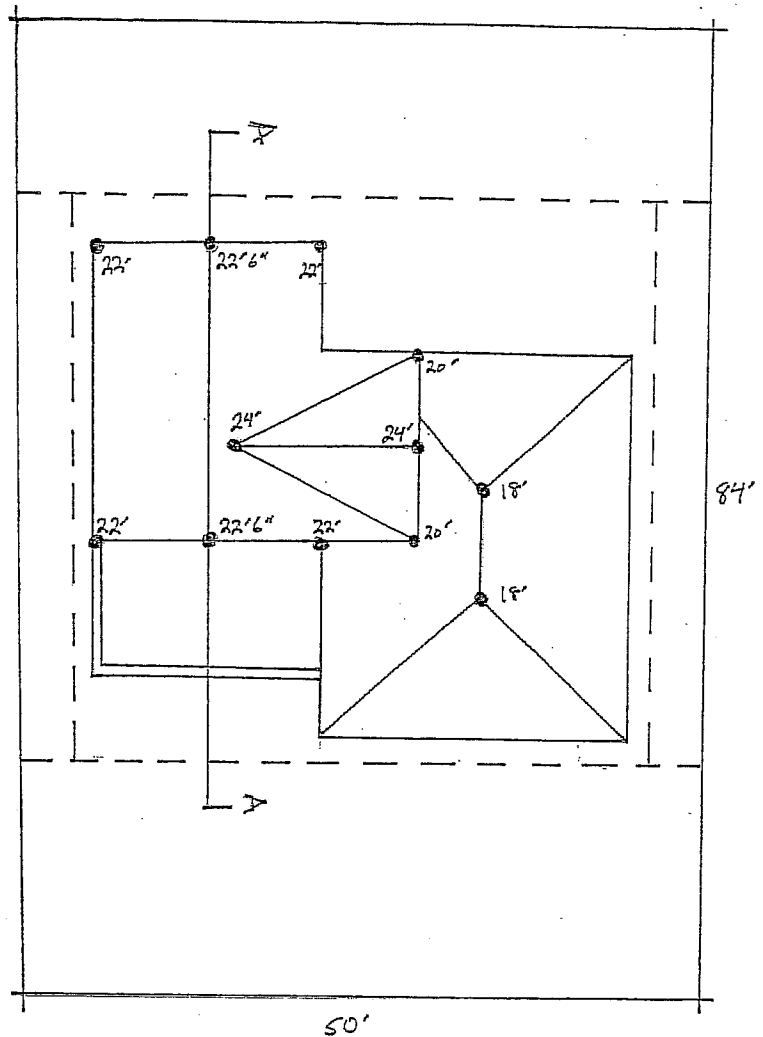
Signature

Date

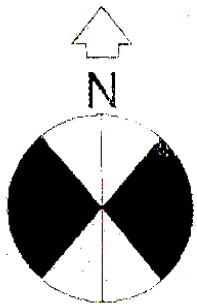
STORY POLE ILLUSTRATION



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

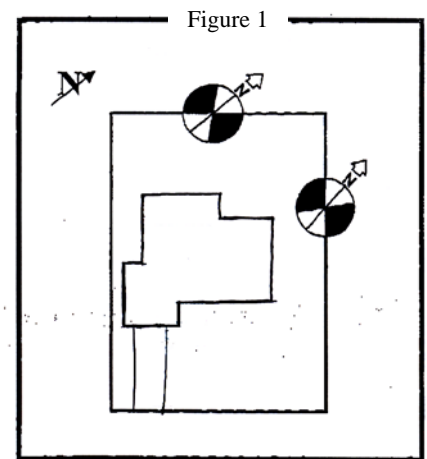
INSTRUCTIONS FOR DETERMINING SOLAR IMPACTS



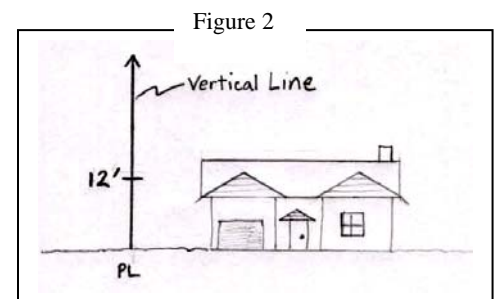
The sun shines from the south, therefore a building casts its shadow from the north. If your property is oriented towards one of the cardinal directions (North, East, South, or West) you will usually have one northern neighbor. If your property is located at an angle to the cardinal directions, you may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



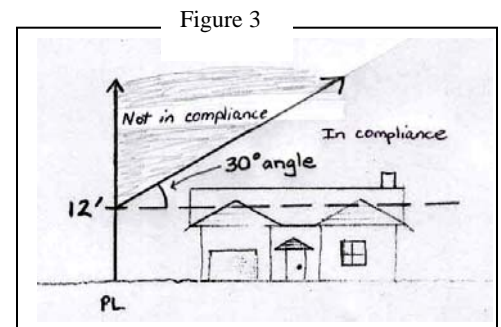
2. Draw the vertical extension of the northerly property line by drawing a vertical line at the northerly property line. On the vertical extension of the northerly property line, mark off a height of 12 feet above the ground. See Figure 2.



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.



CITY of CARPINTERIA, CALIFORNIA



October 13, 2025

To: City Public Works Department
City Building Inspector
City Biological Resources Consultant
City Surveyor
Carpinteria Valley Water District
Carpinteria Sanitary District
Carpinteria-Summerland Fire Protection District
Carpinteria Unified School District
Santa Barbara County Air Pollution Control District
California Coastal Commission
E.J. Harrison & Sons
Southern California Edison
Southern California Gas Company
Caltrans District 5

Project: 25-2358-DP/CDP/TPM/ARB **APN:** 003-161-022
Address: 5115 Ogan Road
Carpinteria CA 93013

Applicant/	Carpinteria Group LLC	Owner:	Frontier of California, Inc. (a part of Frontier
Agent	1519 E. Chapman Ave, #101		Communications Parent Group Inc.)
	Fullerton, CA 92831		1919 McKinney Avenue
	951-201-4783		Dallas, TX 75201
			469-913-5186

RE: Revised Application – 2nd Submittal Review Request

Please find at this [LINK](#), the response letter, revised project application, proposed plans, and supplemental reports for a proposed 18-story, 130-unit housing development project. This project was previously sent to you for review on July 18, 2025. The applicant has made modifications to the original application and resubmitted revised plans. As with the prior submittal, the proposal is for construction of a 218-foot multifamily structure that would include 15 levels of habitable floor area containing a mix of studio, one-bedroom, two-bedroom and three-bedroom rental apartment units, and would include 26 unit of rental housing affordable to low income households; three podium levels parking that would provide 128 internal parking spaces and 84 bicycle parking spaces. The project 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.

5775 CARPINTERIA AVENUE • CARPINTERIA, CA 93013-2603
(805) 684-5405 • FAX (805) 684-5304
www.carpinteriaca.gov

The project is located on a lot that would be created upon approval of a separately proposed application for 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. The tentative parcel map is being

The project site is currently zoned Public Utility (UT) district, and has a Public Facility (PF) land use plan designation. The proposed project is being submitted pursuant to the Builder's Remedy provisions of the Housing Accountability Act (Govt. Code Government Code 65589.5).

The proposal is for a Development Plan (DP), Coastal Development Permit (CDP), and a Vesting Tentative Parcel Map (TPM). The site is located at 5115 Ogan Road, Carpinteria, CA 93013 (APN 003-161-022), adjacent to the Ogan Road, Via Real, and US Highway 101 roundabout and the northbound highway entrance.

The project is in the initial 30-day review period and is not scheduled for review by IDAG at this time. Please submit any conditions, comments, questions, or requests for additional information that you need to begin processing the application to the Community Development Department by **Monday, October 21, 2025.**

Sincerely,



Bret McNulty, Principal Planner
Community Development Department
(805) 755-4408 / bretm@carpinteriaca.gov

Attachments in Dropbox. 5115 Ogan Road Application Materials

cc: [Project File, 25-2358-DP/CDP/TPM/ARB](#)