

CITY of CARPINTERIA, CALIFORNIA



February 4, 2026

Nick Patterson
City Ventures/Carpinteria 1 Inv, LLC
3121 Michelson Drive, Suite 150
Irvine, CA 92612

RE: Third Determination of Application Incompleteness
Via Real Townhomes Project; Project #25-2352-DP/TTM/CDP/ARB
6380 Via Real; APN 001-190-097

Dear Mr. Patterson:

Thank you for the January 6, 2026 resubmittal of the Via Real Townhomes Project. We have reviewed your application and found it to be incomplete pending submittal of additional information which is required before application processing can begin. The additional information is necessary to accurately assess the proposed project's environmental impacts and consistency with applicable State and City regulations. Specifically, the following information is needed to complete your application:

1. **Updated Preliminary Grading & Drainage Plan:** Thank you for providing the revised Civil plans including the Preliminary Grading & Drainage Plan for the project. The plans and associated Geotechnical Update Study, Field Infiltration Testing Report, Hydrology & Hydraulics Study, and Stormwater Control Plan have received preliminary review and need the following corrections:
 - a) A key that includes all the symbols and abbreviations used on the plans (including drywells, proposed manholes, planters, etc.).
 - b) Horizontally and vertically scaled North-South and East-West cross sections through the property (including through the retention basin and proposed structures) that include the existing and proposed topographic elevations. The sections shown on Sheet 13 of the Civil plans do not provide enough detail to analyze the grading and drainage for the project. Please coordinate the sections with the Architectural Plans for the finished floor elevations, clearly show the existing and proposed grades, and indicate fill areas (if applicable).

5775 CARPINTERIA AVENUE • CARPINTERIA, CA 93013-2603
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- c) Details for the proposed retaining walls (the Landscaping Plans reference details in the Civil Plans).
 - d) Address the comments and corrections to the Civil Plan package as noted by Cannon Corporation, the City's Civil Engineering Plan Check Consultant, sent via emailed Dropbox link on 2/3/2026. Staff is aware that your project team is working on this item.
2. **Updated Traffic Study:** Thank you for providing the Traffic Impact Analysis, prepared by Orosz Engineering Group, Inc., for the proposed development. The study has been reviewed by the City Public Works Department and our Traffic Engineer Consultant, TKM Engineering, and comments were sent via email on 1/22/2026. Staff is aware that your project team is already working to address the comments. Please submit the revised report when the comments have been addressed.
3. **Utility Notification and Easement Requirements:** Thank you for sharing the will-serve letter requests that were sent to Cox Communications, Frontier Communications, and Southern California Edison for this project. Per the City's Subdivisions Code, *"The subdivider shall submit with the tentative map a copy of a letter to each utility company requesting submission of utility easement requirements to the planning director. The subdivider shall be responsible for furnishing maps required for review by utility companies or agencies, including water and sanitary districts,"* (reference CMC §16.12.150.C.5). Please provide copies of the letters that were sent to Southern California Edison, Frontier Communications, Cox Communications, the Carpinteria Valley Water District, and the Carpinteria Sanitary District to notify them of the proposed subdivision and requesting them to provide any easement requirements to the City. I have enclosed copies of the easement request letters from a similar prior project for your reference.
4. **Electronic Copies:** Please provide a digital copy of the revised plans, documents, and requested reports in PDF format with your resubmittal.

Please note that a letter that describes newly submitted materials must accompany revised and/or additional materials and/or changes made to previously submitted materials. **Please submit a digital copy, a half-sized set, and one full-sized set of plans in color with your resubmittal.**

We studied your application carefully in making our determination. Please call me at (805) 755-4405 or email me at syndis@carpinteriaca.gov if you have any questions or concerns regarding the requested items. If you continue to have concerns regarding the requested information, I can schedule a meeting with our Community Development Director, Nick Bobroff. Please call or email me within ten (10) working days of the date of this letter if you believe a meeting is necessary.

Advisory Information

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

1. **Development Impact Fees:** Your project, if approved, will be subject to the payment of development impact fees. The total amount of these fees will be estimated during the processing of this application. If you feel that the project should not be subject to such fees, based on the absence of a reasonable relationship between the impacts of the proposed project and the fee category for which fees have been assessed, you may appeal to the City Council for a reduction, adjustment or waiver of any of those fees. The appeal must be in writing and must state the factual basis on which the particular fee or fees should be reduced, adjusted or waived. The actual amount of the required fees shall be determined in accordance with ordinances and resolutions in effect when the fees are paid. Fees may not be paid prior to project approval. The fee amounts are subject to yearly adjustments.

Note that other Districts and Agencies that will serve the project, such as the Carpinteria Sanitary District, Carpinteria Unified School District, and Carpinteria-Summerland Fire Protection District, also charge fees for new development per their specific ordinances and fee schedules.

2. **Architectural Review Board:** Once the project application is deemed complete, we will schedule the project for review by the Architectural Review Board (ARB). At least two weeks prior to the ARB hearing date, story poles must be installed and certified. Staff will ask for the Board's input on massing and placement, architecture, neighborhood compatibility, and other design considerations.
3. **Discretionary Review:** The project will require review and approval of a Development Plan and a Coastal Development Permit by the Planning Commission, and the City Council on appeal. Additionally, since the project site is located within 100-feet of Lagunitas Creek, the City's final local action on the project would be appealable to the Coastal Commission.
4. **Environmental Review:** The proposed project will be subject to the California Environmental Quality Act (CEQA). Once the project application has been deemed complete, a more in-depth review of the project's environmental effects can begin. Staff anticipates the project will not be eligible for coverage under a CEQA Exemption and will instead likely require the preparation of an Addendum to the previous Environmental Impact Report (EIR) prepared for prior proposals on the site. Please note that as part of any environmental scoping effort, additional potential impacts may be identified that could require further study in support of the CEQA document. As the project application

approaches completeness, we can confirm that an Addendum will be the appropriate CEQA document for the proposal.

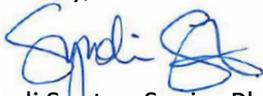
5. Department/Agency Letters: The following departments/agencies have submitted the attached comments and/or condition letters to date:

- Santa Barbara County Air Pollution Control District, dated June 17, 2025,
- Carpinteria Sanitary District Comments/Conditions Letter, dated June 17, 2025,
- City of Carpinteria Public Works Department, dated June 18, 2025,
- Carpinteria Valley Water District- Intent to Serve Letter, dated June 26, 2025,
- Carpinteria Valley Water District- Conditions Letter, dated June 26, 2025 (executed December 31, 2025),
- Carpinteria-Summerland Fire Protection District, dated August 21, 2025, and
- Carpinteria Sanitary District Intent to Serve Letter, dated September 2, 2025.

If we do not receive the information requested above within 60 days of the date of this letter, we will send a notice offering a final 30 days in which to submit the information. If we do not receive the information by the end of those 30 days, we will close the case. If you have a deposit on account, we will refund any unused portion.

Please call to set up an appointment with us when you are ready to submit this information. If you have any questions regarding this letter, please call me at (805) 755-4405 or email me at syndis@carpinteriaca.gov.

Sincerely,



Syndi Souter, Senior Planner
Community Development Department

Encl: Example Easement Request Letters
Department/Agency Letters

Cc: Kari Lambert, Pacifica Capital Real Estate, 3550 Lakeline Blvd., Leander, TX 78641
Project File, #25-2352-DP/TTM/CDP/ARB



SUZANNE ELLEDGE

PLANNING & PERMITTING
SERVICES, INC.

27 November 2023

EXAMPLE

Mr. Armando Salinas
Cox Communications
22 S. Fairview Avenue
Goleta, CA 93117

Subject: 435 Concha Loma Drive, Carpinteria CA 93108
Tentative Parcel Map (Lot Split) – Utility Easement Requirements
APN 003-370-011

Dear Mr. Salinas:

Enclosed for your review is one copy of the proposed Tentative Parcel Map for the subdivision of the 0.46 gross acre property located at 435 Concha Loma Drive. The property owner is requesting to subdivide the property into two lots – proposed Parcel 1 is 0.26 acres and proposed Parcel 2 is 0.20 acres. No development is proposed with this request.

In accordance with the requirements of the City of Carpinteria Community Development Department, we hereby request that you notify the City of your easement requirements with respect to this project.

Please send your response to the following address and copy the undersigned:

City of Carpinteria
Attn. Brian Banks
5775 Carpinteria Avenue
Carpinteria, CA 93108

Should you have any questions or require additional information, please call me at 805-966-2758 ext. 113. Thank you.

Sincerely,

SUZANNE ELLEDGE
PLANNING & PERMITTING SERVICES, INC.

Laurel F. Perez, AICP
Principal Planner



SUZANNE ELLEDGE

PLANNING & PERMITTING
SERVICES, INC.

27 November 2023

EXAMPLE

Mr. Lance Lawhon
Carpinteria Sanitary District
5300 6th Street
Carpinteria, CA 93013

Subject: 435 Concha Loma Drive, Carpinteria CA 93108
Tentative Parcel Map (Lot Split) – Utility Easement Requirements
APN 003-370-011

Dear Mr. Lawhon:

Enclosed for your review is one copy of the proposed Tentative Parcel Map for the subdivision of the 0.46 gross acre property located at 435 Concha Loma Drive. The property owner is requesting to subdivide the property into two lots – proposed Parcel 1 is 0.26 acres and proposed Parcel 2 is 0.20 acres. No development is proposed with this request.

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City of Carpinteria
Attn. Brian Banks
5775 Carpinteria Avenue
Carpinteria, CA 93108

Should you have any questions or require additional information, please call me at 805-966-2758 ext. 113. Thank you.

Sincerely,

SUZANNE ELLEDGE
PLANNING & PERMITTING SERVICES, INC.

Laurel F. Perez, AICP
Principal Planner



SUZANNE ELLEDGE

PLANNING & PERMITTING
SERVICES, INC.

27 November 2023

Mr. Brian King
Carpinteria Valley Water District
1301 Santa Ynez Avenue
Carpinteria, CA 93013

EXAMPLE

Subject: 435 Concha Loma Drive, Carpinteria CA 93108
Tentative Parcel Map (Lot Split) – Utility Easement Requirements
APN 003-370-011

Dear Mr. King:

Enclosed for your review is one copy of the proposed Tentative Parcel Map for the subdivision of the 0.46 gross acre property located at 435 Concha Loma Drive. The property owner is requesting to subdivide the property into two lots – proposed Parcel 1 is 0.26 acres and proposed Parcel 2 is 0.20 acres. No development is proposed with this request.

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City of Carpinteria
Attn. Brian Banks
5775 Carpinteria Avenue
Carpinteria, CA 93108

Should you have any questions or require additional information, please call me at 805-966-2758 ext. 113. Thank you.

Sincerely,

SUZANNE ELLEDGE
PLANNING & PERMITTING SERVICES, INC.

Laurel F. Perez, AICP
Principal Planner



SUZANNE ELLEDGE

PLANNING & PERMITTING
SERVICES, INC.

27 November 2023

Mr. Lad Kuzela
Frontier Communications
P.O. Box 339
Santa Barbara, CA 93101

EXAMPLE

Subject: 435 Concha Loma Drive, Carpinteria CA 93108
Tentative Parcel Map (Lot Split) – Utility Easement Requirements
APN 003-370-011

Dear Mr. Kuzela:

Enclosed for your review is one copy of the proposed Tentative Parcel Map for the subdivision of the 0.46 gross acre property located at 435 Concha Loma Drive. The property owner is requesting to subdivide the property into two lots – proposed Parcel 1 is 0.26 acres and proposed Parcel 2 is 0.20 acres. No development is proposed with this request.

In accordance with the requirements of the City of Carpinteria Community Development Department, we hereby request that you notify the City of your easement requirements with respect to this project.

Please send your response to the following address and copy the undersigned:

City of Carpinteria
Attn. Brian Banks
5775 Carpinteria Avenue
Carpinteria, CA 93108

Should you have any questions or require additional information, please call me at 805-966-2758 ext. 113. Thank you.

Sincerely,

SUZANNE ELLEDGE
PLANNING & PERMITTING SERVICES, INC.

Laurel F. Perez, AICP
Principal Planner



SUZANNE ELLEDGE

PLANNING & PERMITTING
SERVICES, INC.

27 November 2023

EXAMPLE

Southern California Edison
103 David Love Place
Goleta, CA 93117

Subject: 435 Concha Loma Drive, Carpinteria CA 93108
Tentative Parcel Map (Lot Split) – Utility Easement Requirements
APN 003-370-011

To Whom It May Concern:

Enclosed for your review is one copy of the proposed Tentative Parcel Map for the subdivision of the 0.46 gross acre property located at 435 Concha Loma Drive. The property owner is requesting to subdivide the property into two lots – proposed Parcel 1 is 0.26 acres and proposed Parcel 2 is 0.20 acres. No development is proposed with this request.

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Please send your response to the following address and copy the undersigned:

City of Carpinteria
Attn. Brian Banks
5775 Carpinteria Avenue
Carpinteria, CA 93108

Should you have any questions or require additional information, please call me at 805-966-2758 ext. 113. Thank you.

Sincerely,

SUZANNE ELLEDGE
PLANNING & PERMITTING SERVICES, INC.

Laurel F. Perez, AICP
Principal Planner



SUZANNE ELLEDGE

PLANNING & PERMITTING
SERVICES, INC.

27 November 2023

EXAMPLE

Mr. Jason Broadway
Southern California Gas Company
630 E. Montecito Street
Santa Barbara, CA 93013

Subject: 435 Concha Loma Drive, Carpinteria CA 93108
Tentative Parcel Map (Lot Split) – Utility Easement Requirements
APN 003-370-011

Dear Mr. Broadway:

Enclosed for your review is one copy of the proposed Tentative Parcel Map for the subdivision of the 0.46 gross acre property located at 435 Concha Loma Drive. The property owner is requesting to subdivide the property into two lots – proposed Parcel 1 is 0.26 acres and proposed Parcel 2 is 0.20 acres. No development is proposed with this request.

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Please send your response to the following address and copy the undersigned:

City of Carpinteria
Attn. Brian Banks
5775 Carpinteria Avenue
Carpinteria, CA 93108

Should you have any questions or require additional information, please call me at 805-966-2758 ext. 113. Thank you.

Sincerely,

SUZANNE ELLEDGE
PLANNING & PERMITTING SERVICES, INC.

Laurel F. Perez, AICP
Principal Planner



air pollution control district
SANTA BARBARA COUNTY

June 17, 2025

Syndi Souter
City of Carpinteria
Community Development Department
5775 Carpinteria Avenue
Carpinteria, CA 93013

Sent Via Email: syndis@carpinteriaca.gov

Re: Santa Barbara County Air Pollution Control District Comments on City Ventures Townhomes, 25-2352-DP/TTM/CDP/ARB

Dear Ms. Souter:

The Santa Barbara County Air Pollution Control District (District) has reviewed the referenced project, which consists of a residential development with a total of 97 for-sale units. Of the 97 total units, 12 units (12.4% of the project) will be sold at an affordable income level. The subject property, an 8.64-acre parcel zoned M-RP and identified in the Assessor Parcel Map Book as APN 001-190-097, is located at 6380 Via Real in the City of Carpinteria. The District offers the following public health advisory, along with potentially applicable regulatory requirements and best practices that should be incorporated into the conditions of approval for the proposed project to reduce emissions of criteria air pollutants, toxic air contaminants, greenhouse gases, dust and odors.

Public Health Advisory

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

If, after consideration of the health concerns and other alternatives, sensitive uses are still planned within 500 feet of a freeway or a high traffic roadway, we recommend that future development projects be required to adopt design features to minimize exposure to roadway-related pollutants and mitigate potential impacts to the maximum extent feasible. Design features/mitigation measures may include maximizing the distance between the roadway and

Aeron Arlin Genet, Air Pollution Control Officer

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

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

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 13 or better, and/or constructing a physical barrier between the roadway source and receptors of pollutants (e.g., sound wall or vegetative planting). For additional guidance refer to “APCD Guidance for Development near Busy Roadways in Santa Barbara County” under the “Air Quality & Roadways” dropdown at www.ourair.org/land-use/.

Regulatory Requirements

2. 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. After issuance of the initial ATC permit, the proposed project will be required to obtain a **Permit to Operate (PTO) permit** from the District for the ongoing operation/use of the regulated equipment following a Source Compliance Demonstration Period, as applicable. *Advisory:* 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.
3. 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.
4. 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.
5. Asphalt paving activities shall comply with District Rule 329, *Cutback and Emulsified Asphalt Paving Materials*.
6. 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*).
7. Natural gas-fired fan-type central furnaces with a rated heat input capacity of less than 175,000 British thermal units per hour (Btu/hr) and water heaters rated below 75,000 Btu/hr must comply with the emission limits and certification requirements of District Rule 352. Please see www.ourair.org/wp-content/uploads/rule352.pdf for more information. Boilers, water

¹ 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.

heaters, and process heaters rated between 75,000 and 2.0 million British thermal units per hour (Btu/hr) must comply with the emission limits and certification requirements of District Rule 360. Note: Units fired on fuel(s) other than natural gas need to be certified under Rule 360. Please see www.ourair.org/wp-content/uploads/rule360.pdf for more information.

Best Practices

8. 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.
9. 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.
10. At a minimum, prior to occupancy, any feasible greenhouse gas reduction measures from the following sector-based list should be applied to the project:
 - Energy use (energy efficiency, low carbon fuels, renewable energy)
 - Water conservation (improved practices and equipment, landscaping)
 - Waste reduction (material re-use/recycling, composting, waste diversion/minimization)
 - Architectural features (green building practices, cool roofs)
 - Transportation (pedestrian- and bicycle-friendly features, transit services or enhancements to existing services and schedules to serve the proposed community)
 - Electric Vehicle Infrastructure (EV charger installation, pre-wiring for future EV chargers)

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

Sincerely,



Carly Barham,
Planning Division

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

cc: Planning Chron File



ATTACHMENT A
FUGITIVE DUST CONTROL MEASURES

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

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

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



ATTACHMENT B
CONSTRUCTION DIESEL PARTICULATE AND NO_x EMISSION REDUCTION MEASURES

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

The following measures are required by state law:

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

The following measures are recommended:

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

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

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

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

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

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



June 17, 2025

Syndi Souter
City of Carpinteria
Community Development Department
5775 Carpinteria Avenue
Carpinteria, California 93013

**Subject: Project No. 25-2352 – DP/TTM/CDP/ARB
City Ventures Townhomes
6380 Via Real (APN 001-190-097)**

Thank you for the opportunity to provide comments on the subject project. The proposed project will construct ninety-seven (97) new townhomes on an 8.64 parcel. The Carpinteria Sanitary District (District) recommends that the following conditions be incorporated into the review/approval process to address sewer system improvements:

1. 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. All sewer improvements shall conform to approved District construction standards for materials and methods.
3. 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 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.
4. The District has a 10-inch public sewer main within an easement that runs east west through the project. No permanent structures or deep-rooting trees are allowed within the easement. If the District needs to access this sewer main through excavation, restoration of the site will be the responsibility of the property owner.
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 will increase 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. Ninety-seven (97) residential townhouses are proposed for the project. The current total DIF for the proposed project will be **\$ 660,182**. 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

CITY OF CARPINTERIA, CALIFORNIA



Public Works Department Memorandum

To: Syndi Souter, Senior Planner
Community Development Department

From: Josefina Arechiga, Assistant Engineer /s/

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

Date: June 18, 2025

Subject: 6380 Via Real, Project No. 25-2352-DP/TTM/CDP/ARB

The Public Works Department has reviewed the project submittal dated June 9, 2025, and has the following conditions of approval:

CONDITIONS OF APPROVAL

1. An Engineering Permit shall be obtained from the City Engineer for any improvements or other encroachment work within the City of Carpinteria public right-of-way and/or public property.
2. All improvements within the City of Carpinteria public right-of-way and/or public property shall be completed to the satisfaction of the City Engineer prior to the issuance of a Certificate of Occupancy.
3. An Engineering Permit shall be obtained from the City Engineer for earthwork excavation or fill that exceeds three feet in vertical depth at its deepest point, measured from the natural ground slope, and/or thirty cubic yards of material moved in any twelve-month period.
4. Record drawings or as-built plans shall be submitted to the City Engineer at time of final inspection for all work covered by an Engineering Permit. The record drawings or as-built plans shall be the original construction tracings or permanent mylar copies of a quality acceptable by the City Engineer.
5. A Transportation Permit shall be obtained from the City Engineer for operating or moving any vehicle or combination of vehicles or special mobile equipment in any of the acts as listed in Carpinteria Municipal Code Section 12.12.010.
6. All existing private property encroachments shall be removed from the City of Carpinteria public right-of-way and/or public property.

7. Improvements shall include the removal and replacement of any sidewalks, curbs, and gutters that are lifted or damaged during construction.
8. Improvements shall include asphalt crack sealing and excavation as needed between Bailard Avenue and Calle Lagunitas.
9. Improvements shall include Full-Depth Reclamation (FDR) between Calle Lagunitas and the frontage of 6460 Via Real.
10. Improvements shall include application of fog seal (quick setting asphaltic emulsion) from the frontage of 6460 Via Real to the termination of Via Real.
11. Submit a striping plan along with a traffic control plan for the pavement-related work. Plans shall be completed to the satisfaction of the City Engineer prior to the issuance of a Certificate of Occupancy.
12. A comprehensive review shall be conducted of all existing curb ramps designated to remain. All existing and proposed curb ramps shall comply with the current standards set forth by the Americans with Disabilities Act (ADA).
13. All new and existing utility services shall be installed underground from the closest point of connection or utility pole and completed prior to any paving required for the project. No new utility poles shall be installed.
14. Stormwater control plans shall be in conformance with the County of Santa Barbara Technical Guide for Low Impact Development.
15. A Maintenance Agreement for permanent stormwater quality best management practices shall be submitted to the City Engineer for review and approval. The Maintenance Agreement shall include, at minimum, the following elements: (1) Operations and Maintenance Plan; (2) Legal description and plat of property; (3) Site plan of all permanent stormwater quality best management practices; (4) Property owner's printed name, signature, and date of signing; and (5) Notary public acknowledgement.
16. 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).

17. 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.
18. 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.
19. Self-hauled disposal receipts from transfer stations shall be submitted to the City Engineer prior to the issuance of a Certificate of Occupancy.
20. Any self-hauled construction and demolition debris shall be reported in writing to the City Engineer. A contract waste hauler may be allowed for disposal of construction and demolition debris subject to the approval of the City Engineer.

End of Comments



Carpinteria Valley Water District

1301 Santa Ynez Avenue • Carpinteria, CA 93013
Phone (805) 684-2816

June 26, 2025

Nick Patterson
3121 Michelson Drive
Irvine, CA 92612

SUBJECT: Request for Intent to Serve Letter re proposed project at 6380 Via Real (the "Project")

Dear Applicant,

In response to your request, this letter will serve as confirmation that Carpinteria Valley Water District (the "District") currently has sufficient water supply to serve the Project, subject to qualifications indicated below.

The proposed project is for a residential development of 97 for-sale units spread across 17 buildings. Of the 97 units, 12 units will be sold at an affordable income level which enables the project to access the benefits under the State Density Bonus Law (SDBL). There will be a mix of 2-story and 3-story buildings on site with taller buildings located on the eastern side of the parcel along Lomita Lane. There will be 51 units in the 2-story buildings, and 46 units in the 3-story buildings. Each of the residential units will include a private patio space on the ground level with a 2nd floor balcony and a 2-car attached garage. The common area includes a gated pool and spa with showers, restrooms, and pool maintenance facilities. There will be a dog park at the north end and a trail system. SDBL requires 169 parking spaces, however the current plan displays 230 parking spaces. The parcel is currently served by a 1.5" water meter.

While the District currently has sufficient water to supply the Project's proposed use, it is important to note that the District has declared a State 0 Drought Emergency (see Ordinance 24-1, www.cvwd.net), which remains in effect. As a result, while there are currently meters available to service the Project, the District will continue to monitor its water supply, and may be forced to consider declaring more severe stages of drought or imposing further water restrictions or a moratorium on new and/or expanded connections.

Accordingly, the confirmation conveyed by this letter is subject to the following conditions and caveats:

1. If the intensity of the proposed use increases, this letter is void and you will need to file a new request for an "Intent to Serve" letter. Subsequent issuance of a new Intent to Serve letter is not assured.
2. This letter is only valid for the Subject Project.
3. You must obtain all permits and approvals for the Project as required by local, state and federal law.

4. This "Intent to Serve" letter is conditional upon, and shall not be in force or effect until, the Project receives final approval from the applicable land use agency.
5. Upon the expiration of any land use and or building permits for the Project, this "Intent to Serve" confirmation shall be void and you shall be required to submit a new request for confirmation of the District's intent to serve the Project, which shall be subject to any drought conditions, restrictions and/or moratoriums then in effect.
6. If new meters are required for the Project, issuance of said meters shall be subject to applicable fees, including, but not limited to, Capital Cost Recovery fees, Construction costs and other related costs, and Water Supply Impact fees.
7. The District reserves the right to participate in or comment on any analysis or review of the Project performed by any agency under the California Environmental Quality Act (CEQA), even if said participation or comment may detrimentally impact the resulting CEQA review or analysis. This letter does not constitute analysis or approval under CEQA.
8. You must renew this letter annually after the date of this letter to keep the District apprised of Project status and developments.
9. This letter has a Project specific Conditions Letter attached that will be considered to be included in the conditions above.

Should you have any questions please do not hesitate to contact the District at 805-684-2816.

Very truly yours,
Carpinteria Valley Water District



Spencer Seale
Associate Engineer

cc: TCM to account,
Brian King, District Engineer



Carpinteria Valley Water District

1301 Santa Ynez Avenue • Carpinteria, CA 93013
Phone (805) 684-2816

June 26, 2025

Nick Patterson
3121 Michelson Drive
Irvine, CA 92612

SUBJECT: 6380 VIA REAL; APN 001-190-097; ACCOUNT NUMBER 16-169556-02; NEW FOR-SALE CONDOS; CONDITION LETTER

To Whom It May Concern,

Please be advised, this parcel is within the jurisdiction of Carpinteria Valley Water District and therefore is entitled to District water service in accordance with District Rules and Regulations. Currently the District is in a Stage 0 Drought Emergency; for more information on Ordinance 24-1, please visit the District website www.cvwd.net. This letter is good for one year from the date of the letter.

Based on the water improvement plans received June 19, 2025, the District has the following conditions:

- Include the District on the City's building permit issuance and final occupancy sign off.
- Provide plan and profile design drawings. Include details of proposed connection points to the distribution system. Address comments made by CVWD on plans.
- Unless utilized for the project, the existing 1.5" water meter shall be abandoned.
- Unless utilized for the project, the existing 8" C900 PVC stub shall be abandoned.
- Each unit shall have its own water meter and backflow protection in accordance with District Standard Drawings.
- The pool and landscape shall have a dedicated water meter, each protected with a backflow device.
- Enter into mainline extension agreement with the District.
- The Developer shall be responsible for all fees, deposits, and inspection costs. A summary of fees will be developed with the review of plan and profile drawings.
- The District shall be granted additional review periods with submittal of plan and profile drawings, prior to sign off of the building permit.
- The owner is responsible for installing a reduced-pressure principle backflow assembly (RP) at the water meter per District standard detail W-115-01. Any deviations from the standard detail must be approved by the District prior to installation. The backflow assembly must have a passing test performed by a certified backflow tester and submitted to the District prior to final sign off. Backflow device installation and testing fees are the responsibility of the owner and the backflow assembly would be added to the District's Cross-Connection Control Program and require annual testing.
- The backflow assembly must have a passing test performed by a certified backflow tester and submitted to the District prior to final sign off. Backflow device installation and testing fees are the

responsibility of the owner and the backflow assembly would be added to the District's Cross-Connection Control Program and require annual testing.

- If fire sprinklers are required, fire flow demand calculations must be provided to the District. If an independent fire service is required, the customer is responsible for all fees and deposits associated with the installation and for the costs associated with installing backflow protection and having the device tested annually.
- If other fire improvements are required for the project, the owner is responsible for all fees, deposits, and development costs associated with these improvements, including, but not limited to, fire hydrants, plans, facility upgrades, and main extensions.

Should changes to the plans, including landscaping, irrigation, or water fixtures occur we require an additional opportunity to review revised plans.

If you have any questions, please feel free to contact me at spencer@cvwd.net or 805-684-2816x124.

Very truly yours,
Carpinteria Valley Water District



Spencer Seale
Associate Engineer

Acknowledged and Agreed:

Digitally signed by Nick Patterson
DN: CN=Nick Patterson, OU=City
Ventures, DC=CityVentures, DC=local
Date: 2025.12.31 19:08:47-0800
Nick Patterson

Property Owner or Representative



District Representative

Nick Patterson

Print Name



Print Name

12/31/2025

Date



Date

cc: TCM to account,
Brian King, District Engineer



CARPINTERIA ~ SUMMERLAND FIRE PROTECTION DISTRICT

6380 Via Real Carpinteria Ca 93013, Planning, Attached townhome development consisting of 2&3 story buildings. Each townhome to have a 2 car garage.

Location	34.386709, -119.489525
Status	■ Planning Complete
Submittal Date:	June 9, 2025
Project Address/Location:	6380 Via Real Carpinteria Ca 93013
APN:	001-190-097
Project Description:	Attached townhome development consisting of 2&3 story buildings. Each townhome to have a 2 car garage.
Applicant:	Nick Patterson
Applicant Address:	3121 Michelson Dr. #150 Irvine Ca 92612
Applicant Phone Number:	(763)244-9855
Applicant Email:	npatterson@cityventures.com
Submittal Type:	Planning

Planning/Conceptual Design

Completeness Review Completed:

Planner:	Syndi Souter
Plan Checker:	Van Joy
Actions Taken:	Letter sent

PROJECT CONDITIONS:

Access Requirements:

All required access ways (public or private) shall be installed and made serviceable prior to vertical construction or stacking of lumber for construction, or storage of combustible materials.

“Community First”

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



CARPINTERIA~SUMMERLAND FIRE PROTECTION DISTRICT

Access to this project shall conform to the requirements for the private roads and driveways set forth in the current CSFPD California Fire Code Amendment Ordinance, the CSFPD Road and Driveway Standards and the Santa Barbara County Private Road and Driveway Design Standards.

Dead end access roads or driveways shall terminate with a Fire District approved turnaround.

A minimum of 13 feet 6 inches of vertical clearance shall be provided and maintained for fire apparatus.

Building address numbers shall be visible from the street. Numbers shall be a minimum 4" high 1" stroke on a contrasting background for residential structures. 8" high 2" stroke minimum on commercial structures.

Fire lane identification shall comply with the current CSFPD Development Standards.

Application for address changes or additional addresses shall be submitted to CSFPD Fire Prevention Bureau.

Additional Comments:

Fire Department Access to remain clear of construction materials and vehicles throughout the duration of the project.

Water Requirements:

Fire hydrants capable of supplying the required fire flow for fire protection shall be provided for all buildings or portions of buildings which have been or are hereafter constructed within this project.

A current fire flow form shall be submitted to Carpinteria-Summerland Fire Protection District. Contact the Carpinteria Valley Water District to schedule having the test performed.

Fire hydrants shall be installed within 250 feet driving distance of all structures. The hydrant(s) shall be of the type approved by the Fire District and acceptable to the Carpinteria Valley Water District. The fire hydrant and mains supplying the same shall be installed in accordance with the current CFC and CSFPD standards. The minimum gallons per minute at 20 PSI shall be determined by the fire flow requirements in the current CFC.

The hydrant(s) shall be an onsite hydrant. Contact the Carpinteria Valley Water District to set the backflow device. Submit plans to CSFPD showing the location size and type of hydrants valves main lines and lateral lines for approval.

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CARPINTERIA ~ SUMMERLAND FIRE PROTECTION DISTRICT

Prior to vertical construction or stacking of lumber for construction the fire protection water system shall be installed flushed and approved by the Fire District to assure compliance with the standards expressed herein.

Additional Comments: Underground fire line shall be a deferred submittal and to include all underground fire lines after the backflow

Fire Protection Systems Requirements:

All new buildings and structures shall be protected by an approved automatic fire sprinkler system.

This project as reviewed is over the threshold to require fire sprinklers. Fire sprinklers shall be throughout the structure.

Prior to installation plans for the proposed fire sprinkler system shall be designed by a qualified person and submitted to this office for approval.

Smoke detectors and carbon monoxide alarms must be installed in all residences in accordance with the current National Electric Code Per the provisions of the California Building and Fire Codes.

Prior to occupancy portable fire extinguishers shall be mounted such that the maximum travel distance from any area will meet the standard or be less than 75 feet.

Additional Requirements:

Any future changes including further division, intensification of use, or increase in hazard classification may require additional conditions in order to comply with applicable fire district development standards.

Fees:

Pursuant to County ordinance Chapter 15 & Carpinteria Municipal Code Chapter 8.26 Section 8.26.030 - Imposition of fire protection mitigation fees: The applicant will be required to pay a fee for the purpose of mitigating the increased fire protection needs generated by the development. The amount of the fee is as follows:

D. 2025 Multiple Family Residential Development. A fee of \$2401.98 per Dwelling Unit will be assessed on all Multiple Family Residential development.

Comments: Mitigation fees are based on 2025 fees
93 units @ 2,401.98=223,384.14

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CARPINTERIA~SUMMERLAND FIRE PROTECTION DISTRICT

PURSUANT to CSFPD Ordinance 2019-01 imposition of fire protection fees for service: The applicant may be required to pay fees for additional plans reviews and/ or additional field inspections. The amount of the fee is as follows: A. Two Hundred Twenty-Four (\$224.00) Dollars for Additional Plan Review Fees will be assessed as additional plan reviews are completed. B. Two Hundred Ten (\$210.00) Dollars per hour for Field Inspections will be assessed for additional inspections.

Checks shall be made payable to: Carpinteria-Summerland Fire Protection District (CSFPD) and delivered to Fire District Headquarters at 1140 Eugenia Place, Suite A Carpinteria, California 93013. Money orders and cashiers' checks will be accepted. Cash payment will not be accepted. Credit and debit cards can be used online. The link can be found at Carpfire.com

Inspector's Signature

Signed 6/10/2025, 2:31:28 PM PDT

The above conditions apply to this project as submitted. Future changes including, but not limited, to further division, intensification of use, or increase in hazard classification, may require additional conditions in order to comply with applicable development standards in effect at the time of the change. If you have questions please do not hesitate to contact this office at (805) 684-4591

"Community First"

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



September 2, 2025

Syndi Souter
Community Development Department
City of Carpinteria
5775 Carpinteria Avenue
Carpinteria, California 93013

RE: Project No. 25-2352 DP/TTM/CDP/ARB
6380 Via Real – City Ventures Townhomes - APN 001-190-097
Applicant: City Ventures
Intent to Provide Public Sewer Service – Can and Will Serve

Dear Ms. Souter:

The applicant has completed modeling of the District's sewer network. The modeling shows the sewer network has the capacity to serve this project. The District's wastewater treatment facility also 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. At this time, the District can and will serve this project.

The Carpinteria Sanitary District (District) has the following comments to provide the applicant with direction and information related to the provision of sanitary sewer service for the proposed development.

- The applicant shall enter into an Agreement for Dedication of Wastewater Conveyance Facilities with the District. This agreement will establish specific requirements for proposed improvements and subsequent dedication of infrastructure. All fees and performance bonds required by this agreement are due to the District prior to construction.
- Any sewer improvements shall conform to approved District construction standards for materials and methods. Manholes are required at all sewer main intersections.
- A sewer construction permit is required for any and all work on the sewer improvements for the proposed project. The permit shall be procured and applicable fees paid prior to issuance of Building permits. The applicant shall submit an engineered drawing to the District showing any proposed sewer connections, alterations or additions. During the construction, it is the applicant's and contractor's responsibility to notify the District for inspection and of any sewer improvements or modifications not noted on the approved plans.
- The applicant shall also cause a registered Civil Engineer, licensed as such in the State of California, to furnish the District with their certification in writing that they have determined the estimated cost of constructing the sewer facilities, in accordance with the

approved plans and specifications, the amount of such cost, and that the engineer's determination is based upon accepted current building costs for the Carpinteria area. The estimated costs shall be subject to revision and approval by the District Manager in his sole discretion.

- Prior to construction, the applicant shall record all necessary easements for the public sewer facilities. Such easements shall be centered on all public sewers and not be less than twenty (20) feet in width unless a lesser width is approved by the District. All easement rights for access and services including indemnification for the District from all other parties sharing the same easement shall be provided in the recorded easements. Preparation of required easement documents shall be the sole responsibility of the applicant, reviewed, and approved by the District.
- No permanent structures shall be constructed on any portion of the easements. Deep rooting trees shall not be planted within the District's recorded easements. The easements should be illustrated on the site plans.
- Provide a note on the utility plans to inform the Contractor that a permit from the District is required prior to any sewer construction work. Please allow at least 48 hour advanced notice to the District for inspections. The District can be reached at (805) 684-7214 x113.
- Pursuant to District Ordinance No. 9, the applicant shall pay to District \$300 plus 1.5% of the approved estimated cost of improvements as compensation for the cost of performing plan checking and other administrative costs associated with processing project approvals, including but not limited to legal and clerical costs, accounting and miscellaneous expenses, review of easement documents, parcel maps and related information.
- Pursuant to District Ordinance No. 9, the applicant shall pay to District 3.5% of the approved estimated cost of improvements as a deposit to pay for actual costs of construction observation and inspection by District staff or District contractor(s) as necessary to ensure the work is performed to established District standards and in conformance with the approved plans. The final charges will be calculated on a time and material basis.
- Pursuant to District Ordinance No. 18, the applicant shall pay a Development Impact Fee (DIF) to the District. The total DIF shall be based on the actual number of residential dwelling units proposed. The current DIF for residential construction is Six Thousand, Eight Hundred and Six Dollars (\$6,806) per dwelling unit. The Ninety-Seven (97) units subject to a DIF fee amounts to Six Hundred and Sixty Thousand One Hundred and Eighty Two Dollars (\$660,182). The actual DIF shall be based on the District Board approved DIF at the time of payment.
- Pursuant to District Ordinance No. 9, the applicant shall procure a Sewer Construction Permit from the District prior to commencement of any work on the project. The cost of

said permit is Twenty-Five Dollars (\$25.00). Developer shall pay all other fees and charges described herein to District prior to issuance of the Sewer Construction Permit.

- Following issuance of a Sewer Construction Permit by the District, City the applicant shall promptly thereafter at its sole expense cause the sewer facilities to be built and installed in full compliance with the final plans and specifications. If any changes in plans or specifications are made, they are to be made only after advance approval by District's Manager. In such case, the applicant at its sole expense shall furnish District with a revision of plans showing such modification. The applicant will promptly remove and replace any portion of the work which does not pass the inspection of District or which is not satisfactory to District in its sole discretion.
- In addition to the DIF and permit fees, a performance bond, or letter of credit, in the amount of 100% of the cost of the public improvements will be required before a sewer construction permit is issued. The performance bond or letter of credit will be in the amount of the total engineers estimated construction cost. The bond or letter of credit shall guarantee faithful performance of the required sewer improvements per District standards and specifications and per approved construction plans.

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

If you have questions or comments regarding any of the conditions provided, please contact me at (805) 684-7214 x113, or lancel@carpsan.com. Thank you.

Sincerely,
Carpinteria Sanitary District

Lance Lawhon

Lance Lawhon
Engineering Technician