



WELCOME!

CEQA SCOPING MEETING THE FARM PROJECT

- There are no Speaker Slips for this meeting.
- There are copies of the Notice of Preparation (NOP) if you need one.

Tuesday, June 30, 2026



CITY OF
CARPINTERIA

CEQA SCOPING MEETING

Tuesday, June 30, 2026

The Farm Project

Project No. 25-2356-DP/CDP/TTM/ARB

5669-5885 Carpinteria Avenue

Assessor Parcel Numbers 001-170-013 & 001-170-010



WELCOME / INTRODUCTION

Who We Are

- Mindy Fogg, City Planner
- Nick Bobroff, City Director, Community Development
- Mike Harden, City Environmental Consultant

What We Do

- Process applications for development/land use entitlements
- Prepare environmental analysis
- Ensure public input
- Present projects and recommendations to decision makers

HOUSEKEEPING NOTES

- After the presentation, we want to hear from you
- Your input will help the environmental analysis
- No speaker slips necessary
- Please be respectful and courteous throughout
- This meeting is being broadcast / recorded and will be on the City's YouTube and the Project Webpage – use QR Code





HOUSEKEEPING NOTES

- Everyone who wishes to speak will have an opportunity to do so.
- To help accommodate all speakers, comments will be taken in the following order:
 - 1 minute or less (in person)
 - 1 minute or less (Zoom)
 - 2 minutes or less (in person)
 - 2 minutes or less (Zoom)
 - 3 minutes or less (in person)
 - 3 minutes or less (Zoom)
- Maximum speaking time: 3 minutes.
- Speakers may speak once and may not cede time to others.



AGENDA

1

Introduce the Project

2

CEQA Process

3

How to Submit Comments



PROJECT LOCATION





PROJECT LOCATION AERIAL

Aerial view
to the south

Carpinteria Bluffs
Nature Preserve



Seal Sanctuary

Former Chevron
Facilities

Skate Park



BRIEF PROJECT DESCRIPTION

- 191 Dwelling Units
 - 94 Attached Townhomes
 - 97 Single Family Homes
 - 20% Affordable
- Two-Car Garages plus Visitor Parking
- Three Pocket Parks
- Two Vehicular Access Points from Carpinteria Avenue
- Active Open Space North of Rail Line
- Passive Open Space South of Rail Line
- Existing and proposed landscaping



SITE PLAN





Open Space





THE FARM PROJECT





PURPOSE OF CEQA

INFORM

Inform decision-makers and the public of a project's potential environmental effects

UNDERSTAND

Increase the understanding of and participation in environmental review process

DISCLOSE

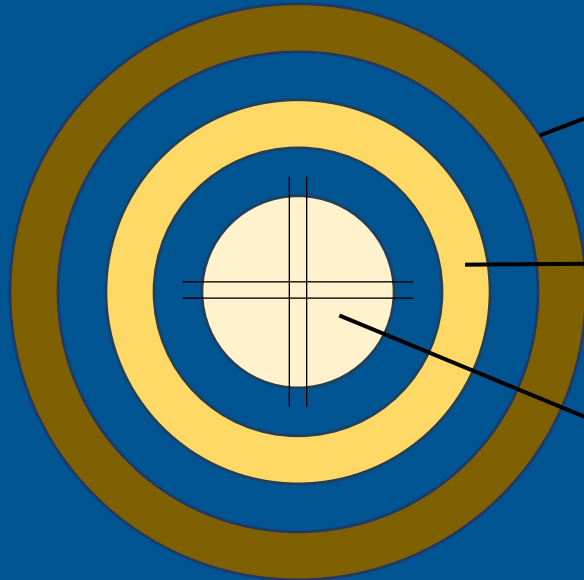
Disclose potential impacts on the environment

IDENTIFY

Identify ways to avoid or reduce significant environmental impacts through mitigation measures or alternatives



OBJECTIVE FOR MEETING



1

Provide information on Environmental Impact Report (EIR) process

2

Identify environmental issues for analysis in the EIR

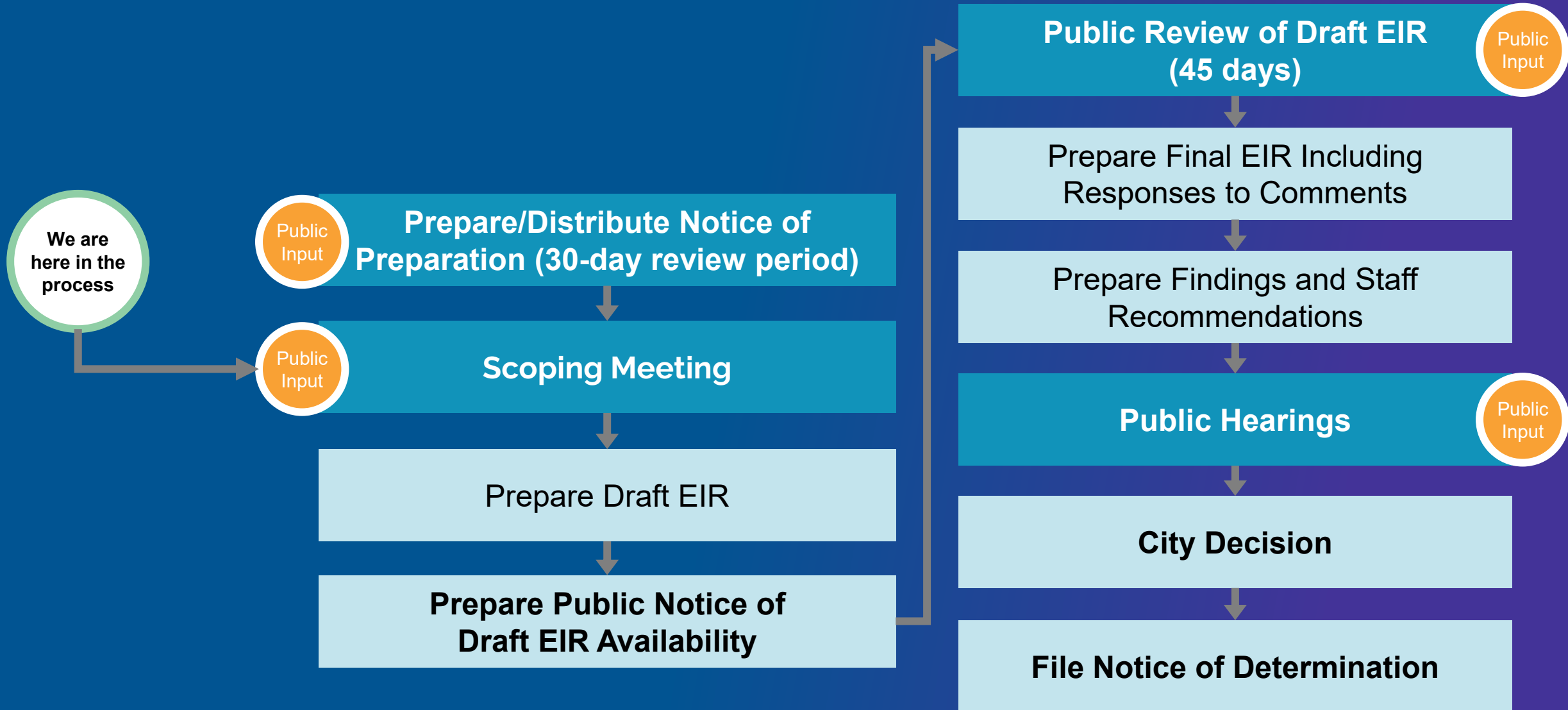
3

Solicit community input on environmental issues or alternatives to be studied in the EIR



The **EIR Scoping Meeting** is for community input on what should be studied in the EIR – City is at the beginning of the environmental review process.

CEQA EIR PROCESS



EIR SCOPE AND CONTENT

EIR TOPICS EVALUATED

Less Than Significant

Full Evaluation Needed



- Mineral Resources
- Wildfire

EIR SCOPE AND CONTENT

EIR TOPICS EVALUATED

Less Than Significant

Full Evaluation Needed

- Aesthetics
- Agricultural Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils

- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population and Housing

- 
- Public Services
 - Recreation
 - Transportation
 - Tribal Cultural Resources
 - Utilities and Service Systems



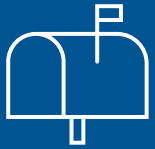
HOW TO SUBMIT COMMENTS



Tonight: Verbally in person or virtually through the Zoom teleconference.



Email: TheFarmProject@CarpinteriaCa.gov



Mail: City of Carpinteria, Community Development
5775 Carpinteria Avenue
Carpinteria, CA 93013

Comments accepted through 5:00 p.m. on **Friday, July 10, 2026**