



Architectural Review Board Meeting Agenda

Thursday, April 17, 2025 at 5:30 p.m.

City of Carpinteria, Council Chamber
5775 Carpinteria Avenue, Carpinteria, CA 93013

In-Person Meeting and Virtual Participation Options

Attendance:

- Attend the in-person meeting in City Council Chambers at City Hall (5775 Carpinteria Ave.)
- View the meeting live through the City's website (<https://carpinteriaca.gov/city-hall/agendas-meetings>) on your computer, tablet or smartphone.
- View the meeting on Government Access Television Channel 21 (broadcast live)
- Call 669-900-9128 (and enter Webinar ID 847 8623 3577) to listen to the meeting on your phone.
- Join the City's Zoom webinar from your computer, tablet, or smartphone by [CLICKING HERE](#). Alternatively, you can join the Zoom webinar by logging on to zoom.us, downloading the application, selecting "Join Meeting", and entering Webinar ID 847 8623 3577.

Public Comments:

- Provide a live public comment during the in-person meeting in City Council Chambers at City Hall (5775 Carpinteria Ave). Please note the City has the discretion to limit the speaker's time for any meeting or agenda matter. Typically, the practice has been three minutes per speaker on each item.
- Submit a written comment (as either a general public comment or on a specific agenda item) to be distributed to the Architectural Review Board by **12:00 P.M. on the day of the meeting** by either submitting your comment via (1) email to PublicComment@carpinteriaca.gov, or (2) the **eComment** link on the City's agenda website (<https://carpinteriaca.gov/city-hall/agendas-meetings>). Please reference the agenda item to which your comment pertains. Note that written comments will not be read into the record during the meeting.

- Provide a live comment through the City's Zoom webinar platform (through the link provided above). To make public comments through this platform please use the "raise your hand" feature to notify staff that you would like to make a public comment during designated public comment times. Once it is your turn to provide a public comment, staff will unmute your microphone and you will be given a designated amount of time to provide your comment (typically, the practice has been up to 3 minutes per speaker on each item). At the end of your comment, staff will once again mute your microphone.

Architectural Review Boardmembers:

Amy Blakemore
Richard E. Johnson
Richard Little
Patrick O'Connor
Lisa Woolf

CALL TO ORDER

ROLL CALL

PUBLIC COMMENT

This is a time for public comments on matters not otherwise on the agenda but within the subject matter jurisdiction of the Architectural Review Board. Comments shall be limited to 15 minutes, divided among those persons desiring to speak, but no person shall speak longer than five minutes. Persons wishing to speak on a specific item will be recognized at the time the agenda item is considered.

The City is not responsible for the content of statements made during the public comment period, or the factual accuracy of any such statements.

PROJECT REVIEW

If you have questions regarding any project listed below, please contact the Community Development Department at (805) 755-4410.

Review Procedure:

- Disclosure of ex parte communications
- Staff presentation
- Applicant presentation
- Public comment
- Review by ARB
- Recommendation by ARB

1. Project: Franklin Creek Trail Improvement Project, Project 24-2281-DP/CDP/ARB
Address: Franklin Creek between Carpinteria Avenue and Seventh Street
Applicant: Josefina Arechiga, Assistant Engineer, City of Carpinteria Public Works Department
Planner: Syndi Souter

Request of Josefina Arechiga, Assistant Engineer, City of Carpinteria Public Works Department, to consider Project 24-2281-DP/CDP/ARB for preliminary review of a proposal to construct a new multi-use trail that would be located adjacent to Franklin Creek and extend from Carpinteria Avenue to Seventh Street. The two-lane multi-use trail would vary from 12-feet to 13-feet in width and would be approximately 900-feet in length. New landscaping, seating benches, night lighting, and trash receptacles are proposed along the trail. The proposal would require 50 cubic yards of cut, 300 cubic yards of fill, and the removal of six non-native trees. The project site is approximately 0.50 acres in size, zoned Planned Residential Development (PRD-15) and Commercial Planned Development (CPD), is within the Coastal Appeals (CA) and Flood Hazard (FH) Overlay Districts, and is shown as APNs 003-242-036, 003-243-032, 003-251-020, 003-252-018, 003-301-021, & 003-301-025.

OTHER BUSINESS

CONSENT CALENDAR

2. Action Minutes of the Architectural Review Board Meeting of March 27, 2025.

MATTERS REFERRED BY THE PLANNING COMMISSION/CITY COUNCIL

MATTERS PRESENTED BY STAFF

MATTERS PRESENTED BY BOARDMEMBERS

ATTENDANCE OF BOARDMEMBERS FOR THE NEXT MEETING

ADJOURNMENT

The next regular Architectural Review Board meeting will be held on Thursday, May 1, 2025.

NOTES

For those projects that do not require Planning Commission approval, recommendations for preliminary approval by the Architectural Review Board will be forwarded to the Community Development Director for a decision. Those Community Development Director decisions that are appealable pursuant to CMC §14.12.020(2) may be appealed

to the Planning Commission. Appeals must be filed with the City Clerk within 10 calendar days of the Director's action.

In compliance with the Americans with Disabilities Act, if you need assistance to participate in this meeting, please contact Lorena Esparza in the Community Development Department at (805) 755-4410 (LorenaE@carpinteriaca.gov) or the California Relay Service at (866) 735-2929. Notification 2 business days prior to the meeting will enable the City to make reasonable arrangements for accessibility to this meeting.

This agenda was posted on Thursday, April 10, 2025 in the Community Development Department, on the City Hall Public Notices Board, and on the City Website.

**CITY OF CARPINTERIA
ARCHITECTURAL REVIEW BOARD
Meeting of April 17, 2025**

Agenda Item #1

**COMMUNITY DEVELOPMENT DEPARTMENT
PROJECT REVIEW**

Project: 24-2281-DP/CDP/ARB **Planner:** Syndi Souter
Address: Franklin Creek between Carpinteria Avenue and Seventh Street
APNs: 003-242-036, 003-243-032, 003-251-020, 003-252-018, 003-301-021, & 003-301-025
Zoning: Planned Residential Development District (PRD-15) and Commercial Planned Development (CPD)
Applicant: Josefina Arechiga, Assistant Engineer, City of Carpinteria Public Works Department

Project Review: ☐ Conceptual
☒ Preliminary
☐ Final

PROJECT DESCRIPTION

This is the preliminary review of a proposal to construct a new multi-use trail that would be located adjacent to Franklin Creek and extend from Carpinteria Avenue to Seventh Street. The two-lane asphaltic concrete (AC) pavement multi-use trail would vary from 12-feet to 13-feet in width and would be approximately 900-feet in length. New landscaping, seating benches, night lighting, and trash receptacles are proposed along the trail. Replacement safety fencing along the top of the creek channel would also be installed as part of the project. The proposal would require 50 cubic yards of cut, 300 cubic yards of fill, and the removal of six non-native trees.

Preliminary plans are included in Attachment A.

PROJECT SETTING

The project site is located along the southeast bank of a channelized section of Franklin Creek that runs from Carpinteria Avenue on the north to Seventh Street on the south, for a distance of approximately 900 feet. The property is owned by the County of Santa Barbara Flood Control/Water Conservation District, and the proposed trail would be located adjacent to the creek within the existing maintenance access area. An informal use trail is currently located on the property in the same general location as the proposed new paved multi-use trail. There are nine eucalyptus trees and three sycamore trees located within the project area.

The project site is located in the Downtown/Old Town district (Community Design Subarea 2), which is the historic, and current center and heart of the City. The main commercial core is situated along Linden and Carpinteria Avenues, and is bookended by residential neighborhoods to the east and west of Linden Avenue. The subject property is surrounded by a mix of housing types and sizes, including the Arbor Trailer Park, multi-family developments, single-family residences, and the future 4745 Carpinteria Avenue Mixed-Use Development project (currently under construction).

The site is primarily zoned Planned Residential Development (PRD-15) with a small portion near Carpinteria Avenue that is zoned Commercial Planned Development (CPD). Similarly, most of the

property has a land use designation of Medium Density Residential (MDR), and the small portion near Carpinteria Avenue has split land use designations of General Commercial (GC) and Visitor-Serving Commercial (VC). The project site is located in the Coastal Appeals Overlay District (CA), the Flood Hazard Overlay District (FH), and is located in an area identified in the City's Sea Level Rise Vulnerability Assessment and Adaptation Plan (SLRVAAP) as presently vulnerable to sea level rise impacts.

PROJECT ANALYSIS

Carpinteria Municipal Code (CMC)

The proposed project is a permitted use (e.g., public park/recreational facility) in both the Planned Residential Development District (PRD-15) and the Commercial Planned Development (CPD) districts, subject to the review and approval of a Development Plan and Coastal Development Permit. The Municipal Code does not include any specific development standards applicable to multi-use trails, however the City's Creeks Preservation Program (discussed later in this report) does contain development standards pertinent to creekside development, including trails.

The proposal would be subject to review by the Planning Commission, whose decision is appealable to the City Council. The project is also appealable to the California Coastal Commission after the final City action on the project.

Design Review

The project entails the construction of a new multi-use trail that would replace the existing informal use trail that runs along the southeast bank of Franklin Creek between Carpinteria Avenue and Seventh Street. The proposed meandering asphalt trail would range from 12-feet to 13-feet in width and would contain two striped lanes for bicycle and pedestrian use. In order to comply with ADA slope standards, the trail would be elevated with low retaining walls up to three feet above grade in some sections. The elevated sections would have Corten steel handrails along the tops of the retaining walls. Three rest areas with benches would be located on concrete pads adjacent to the pathway. The seating area near Ninth Street would have a concrete split rail fence to define the back side of the area. A new 42-inch-tall black powder-coated chain-link fence would be located along the top of the existing drainage box channel wall, with five sets of double gates for maintenance access to the creek, to replace the existing damaged fencing placed at the top of the channel wall. Ten new 10-foot-tall pole lights with cut-off shield to prevent light spillover into the creek, would be installed to provide night lighting along the trail. Cut sheets for the proposed benches, fencing, lighting, and waste/recycling receptacles can be found in [Attachment B](#).

The trail corridor presently contains 14 trees, including 12 mature trees: nine eucalyptus trees and three native sycamore trees. The plans indicate that four of the eucalyptus trees, a myoporum tree, and a dead tree would need to be removed in order to construct the trail. The removal of the six trees does not pose a concern to staff because they are not native species, provided they are removed under the supervision of a qualified biologist outside of raptor and bird nesting season, and are not used as monarch butterfly habitat.

Originally, two of the sycamore trees were proposed to be removed as part of this project. On November 16, 2023, the City's Tree Advisory Board voted against removal of the two native sycamore trees in question (the meeting minutes have yet to be adopted). These sycamore trees also were identified during the review of the neighboring 4745 Carpinteria Avenue Mixed-Use Development Project (Project 23-2221-DP/CDP/ARB), and that project's approval included tree protection measures to protect the trees during construction. An arborist report has been prepared for this project by WCA Inc., dated April 6, 2023 and amended September 13, 2023, which contains information about the health, structural condition, and critical root zones of the sycamore trees (identified as #11, #12, and #13) and includes tree protection guidelines for construction. The arborist report is included as Attachment C. Note that the trees identified as #9 and #10 in the report (the myoporum and the dead tree) have already been removed from the project site. The project has been revised to retain all three of the sycamore trees and the proposed trail design has been modified to minimize root impacts and provide more permeable surfaces in the area near the sycamore trees (see Trail Section 11+34 on Sheet CP301).

The project includes a landscaping plan for the trail corridor. The landscaping improvements would include new native trees, shrubs, grasses, perennials, and mulched areas. Four new trees, of a species yet to be determined, are proposed along the trail with two toyons proposed near the Seventh Street access. Planter areas with a mixed palette of shrubs, grasses, and perennials are proposed near Seventh Street, around the proposed seating areas, and near the Ninth Street access. The balance of the trail corridor would be covered with mulch.

The Board's comments on the proposed trail design, tree removals, proposed tree species, and landscaping plan would be appreciated.

General Plan/Coastal Plan Neighborhood Policies

The City's Community Design Element of the General Plan contains both general over-arching citywide policies and specific subarea policies. The project site is in Design Subarea 2 (Downtown/Old Town district).

Citywide Community Design Element Objectives and Policies

Objective CD-8: *To encourage and facilitate pedestrian and bicycle pathways.*

Policy CD-8a: *All streets should be designed with safe and pleasant pedestrian ways at their edge. Pedestrian ways shall be spatially separated from vehicular traffic by elements such as trees, other plantings, streetlights, and/or parked cars.*

Policy CD-8b: *To provide convenient pedestrian routes, the existing network of automobile lanes, trails and pedestrian ways in the Downtown District and adjacent neighborhoods should be preserved, reinforced and extended into other neighborhoods. This pedestrian network should be in addition to, not in lieu of, pedestrian ways on the streets.*

The proposed multi-use trail would replace the informal use trail that presently connects Carpinteria Avenue to Seventh Street. The improvements would include an ADA-compliant surface with two

directional lanes of traffic, and night lighting, which would improve safety along the trail. The trail is one of the primary routes for children traveling to and from Aliso Elementary School, and the proposed project would enhance pedestrian safety and access in the area.

Objective CD-11: *Existing public spaces should be maintained, and new public spaces should be incorporated into neighborhoods and districts as an important aspect of their design.*

Policy CD-11a: *Open space, in the form of parks and greens should be an integral part of each neighborhood plan, not configured as residual space unusable by the residents.*

Policy CD-11b: *Public spaces should be located and designed to encourage their use during the day and in the evening. The time and type of use for each space should be planned to be compatible with adjacent land uses, and with any existing flora and fauna that are to be preserved.*

Policy CD-11c: *All public spaces and facilities should reflect quality design.*

Policy CD-11d: *Small neighborhood parks and greens (or micro-parks) suitable for unstructured play and relaxation should be provided in each neighborhood. Larger parks should be sited on larger streets along neighborhood edges.*

Policy CD-11e: *Large parks and greenways should be designed to incorporate existing natural terrain and habitats. Smaller parks should incorporate specimen trees or other natural features to enhance the quality and utility of the park.*

The proposed multi-use trail project provides a rare opportunity to enhance and activate a small residual public space within the existing developed downtown neighborhood. In addition to providing a safe and convenient pedestrian and cyclist route between Carpinteria Avenue and Seventh Street, the proposed trail also provides opportunities for passive recreational use through the provision of seating areas and enhanced landscaping. The trail has been designed with lighting to provide safety for its use outside of daylight hours.

Policy CD-11f: *Landscape design guidelines should emphasize the use of native drought tolerant plant materials, and the importance of trees as the primary elements of the town landscape. All landscaping shall utilize only non-invasive type plants.*

Objective CD-12: *Development should fit quietly into the area's natural and introduced landscape, deferring to open spaces, existing natural features and native and sensitive habitats.*

Policy CD-12a: *Landscape planning shall be respectful of the natural character of the City and enhance existing native plant communities and environmentally sensitive habitat areas.*

CD-12-Implementation Policy 1: *Use of native, locally adapted species shall be encouraged and shall be required within and adjacent to ESHA.*

The landscaping plan lists several optional species in the proposed plant palette, which includes both native and non-native species. Due to the trail location within and adjacent to ESHA, proposed

plantings for this project will be required to be native to the area and appropriate to the creekside setting. Landscape plantings should also be carefully coordinated with the approved landscape plan for the adjacent 4745 Carpinteria Avenue mixed-use development which calls for planting of several larger native tree species in proximity to the shared property line with the creek channel alignment.

The Board should comment on the proposed plant palette and recommend appropriate native species for use along the creek corridor.

Objective CD-13: *Ensure that lighting of new development is sensitive to the character and natural resources of the City and minimizes photopollution to the maximum extent feasible.*

Policy CD-13a: *Lighting for development adjacent to an ESHA shall be designed to further minimize potential impacts to habitat.*

Policy CD-13b: *Lighting shall be low intensity and located and designed so as to minimize direct view of light sources and diffusers and to minimize halo and spillover effects.*

CD-13-Implementation Policy 4: *Lighting along roads and in developed areas within or adjacent to ESHA shall not exceed 0.01 foot-candles five feet inside of any City-identified ESHA area.*

CD-13-Implementation Policy 5: *Spotlights or floodlights in or adjacent to ESHA shall not be permitted.*

New night lighting is proposed along the trail corridor. Ten new 10-foot-tall light poles would be installed along the trail, primarily along the south side of the corridor. The proposed light fixtures would be similar in style to the typical Carpinteria street lights, and would be hooded and shielded to direct the light down onto the trail while avoiding spillover into the creek channel. While Franklin Creek is not mapped as Environmentally Sensitive Habitat Area (ESHA), it is a protected creek resource under the City's Local Coastal Plan, and provides connectivity to sensitive habitat areas up- and downstream for wildlife. The preliminary plans in Attachment A include a photometric plan on Sheet E301, and the cut sheets for the proposed light fixtures are included in Attachment B.

The Board should comment on the proposed night lighting for consistency with this design objective.

Subarea 2 (The Downtown and Old Town) Objectives and Policies

Objective CDS2-1: *Preserve and strengthen the visual and physical connections between the downtown, beach, the salt marsh, mountains, and the other neighborhoods and districts in the city.*

Policy CDS2-b: *To enhance the pedestrian character of the downtown's streets, plazas, paseos, parks and lanes.*

CDS2 Implementation Policy 17: *Existing major trees along streets should be preserved even if they do not fall into a regular pattern with new street tree plantings. Sidewalks, curbs and frontage fences should be designed around these trees to make special and interesting places.*

CDS2 Implementation Policy 19: *Pedestrian pathways within and through the blocks are encouraged, to provide alternate and shorter routes for walking. These pathways should generally be designed as courts or paseos, not simply “slots” between buildings or sideyard fences. The passage from Linden Avenue to the alley behind the Coffee Grinder, and the pedestrian bridge over the creek, are good pathway examples.*

As discussed above, the proposed trail would replace an existing heavily-traveled informal use trail that connects Carpinteria Avenue to Seventh Street. The proposed two-lane design of the multi-use trail would allow for safer pedestrian and bicycle traffic through the downtown neighborhood and connect to Aliso School. The proposed seating areas would provide rest areas for trail users to enjoy during transit. Although four of the nine eucalyptus trees would be removed for the project, the three sycamore trees would be retained and an additional four native trees would be planted, so the character of the area with a canopy over the trail corridor would remain unchanged.

Safety Element

Objective S-4: *Minimize the potential risks and reduce the loss of life, property and the economic and social dislocations resulting from flooding.*

The project site is located in the mapped Special Flood Hazard Area 100-year floodplain and is an area currently vulnerable to flooding impacts. The City’s Designated Floodplain Administrator has reviewed the proposed multi-use trail improvements and has determined that the project would not constitute a substantial improvement within the floodplain. As such, the proposed design is acceptable and does not need to incorporate any additional flood mitigation measures at this time.

Additionally, the City’s Sea Level Rise Vulnerability Assessment and Adaptation Project (SLRVAAP) shows the subject property as presently vulnerable to sea level rise impacts. The City’s Interim Sea Level Rise Guidance document defines redevelopment as projects that result in improvements costing more than 50% of the existing structure’s market value; or projects resulting in the replacement of more than 50% of the existing structure. If a proposed project exceeded these thresholds, it would qualify as “redevelopment” and be expected to further analyze vulnerability to impacts from sea level rise and identify and implement adaptation strategies to mitigate those potential impacts. The proposed trail improvements have been reviewed by staff and are not considered “redevelopment” because there are no existing or proposed structures in the project scope that would be at risk from sea level rise impacts.

Circulation Element

Policy C-7b: *Develop safe and direct pedestrian accessibility between residential areas, schools, parks, and shopping areas in both new and existing urban areas.*

Policy C-7c: *Provide safe mobility for the physically handicapped through the design of street improvements and public facilities.*

Objective C-8: *Support and develop safe, direct and well-maintained bicycle and pedestrian systems and recreational boating facilities that serve all segments of the public.*

Policy C-8a: *Integrate the development of bicycle routes and pedestrian pathways in additional areas of the city, and encourage the utilization of such routes for commuting as well as recreational purposes.*

Policy C-8f: *Encourage pedestrian movement by providing pedestrian facilities that are direct and convenient, particularly in the beach and downtown areas.*

Policy C-8i: *Inspect, provide, and maintain contiguous bike lanes for a one-half mile radius around each school site.*

The proposed multi-use trail improvements would provide a safer pathway between Carpinteria Avenue and Seventh Street, including access to Aliso Elementary School. The trail has been designed to be ADA compliant, and would include two directional lanes for pedestrian and bicycle traffic. As such, the proposed trail would be consistent with the above objectives and policies.

Open Space, Recreation & Conservation Element

Objective OSC-6: *Preserve the natural environmental qualities of creekways and protect riparian habitat.*

Policy OSC-6a: *Support the preservation of creeks and their corridors as open space, and maintain and restore riparian habitat to protect the community's water quality, wildlife diversity, aesthetic values, and recreation opportunities.*

OSC-6-Implementation Policy 25: *A setback of 50 feet from top of the upper bank of creeks or existing edge of riparian vegetation (dripline), whichever is further, shall be established and maintained for all development. This setback may be increased to account for site-specific conditions. The following factors shall be used to determine the extent of an increase in setback requirements:*

- a. Soil type and stability of the stream corridor*
- b. How surface water filters into the ground*
- c. Types and amount of riparian vegetation and how such vegetation contributes to soil stability and habitat value*
- d. Slopes of the land on either side of the stream*
- e. Location of the 100 year floodplain boundary, and*
- f. Consistency with other applicable adopted plans, conditions, regulations and/or policies concerning protection of resources.*

Where existing buildings and improvements, conforming as to use but nonconforming as to the minimum creek setback established herein, are damaged or destroyed by fire, flood, earthquake or

other natural disaster, such buildings and improvements may be reconstructed to the same or lesser size and in the same general footprint location, provided that reconstruction shall be inaugurated by the submittal of a complete construction application within 24 months of the time of damage and be diligently carried to completion.

OSC-6-Implementation Policy 28: *Prohibit all development within stream corridors except for the improvement of fish and wildlife habitat, development necessary for flood control purposes, (where no other method to protect existing structures in the floodplain is feasible and where protection is necessary for public safety), and bridges and trails (where no alternative route/location is feasible and, when supports are located within stream corridor setbacks, such locations minimize impacts on critical habitat). All development shall incorporate the best mitigation measures feasible to minimize impact to the greatest extent.*

OSC-6-Implementation Policy 29: *Limit all development within stream corridors, including dredging, filling and grading, to activities necessary for the construction specified in policy # 28 (see above) and to public hiking/biking and equestrian trails. When such activities require removal of riparian plant species, revegetation with local native riparian plants shall be required. Minor clearing of vegetation may be permitted for hiking/biking and equestrian trails.*

Objective OSC-7: *Conserve native plant communities.*

Policy OSC-7a: *Oak trees and oak woodlands, because they are particularly sensitive to environmental conditions, as well as walnut, sycamore, and other native trees, shall be protected through appropriate development standards.*

The project site is adjacent to Franklin Creek, and while channelized and not designated as ESHA on the City's General/Coastal Plan maps, the creek channel and adjacent buffer are considered important coastal resources that shall be protected. The proposed project lies within the required 50-foot setback from the Franklin Creek channel. The proposed multi-use trail is a permissible use within the creek setback area, provided that appropriate measures are included to protect the creek corridor and avoid or minimize impacts to adjacent creek resources. These measures should include, at minimum, new landscaping with native species, protection of the existing native sycamore trees, appropriate low intensity trail lighting, and consideration of post-construction stormwater measures.

Creeks Preservation Program

Objective 2: *Preserve and restore aquatic, riparian and upland habitats occurring within and adjacent to local creeks, including sensitive communities and species. Sensitive communities and species are defined as those designated as endemic, rare, threatened, endangered, or of concern by the federal, state, and/or local governments.*

Implementation Measure 2.4.5: *Development Permit applicants for parcels adjacent to creeks and/or within a creek ESHA overlay area shall provide the City with a Post-Construction Mitigation Plan. The Post-Construction Mitigation Plan shall describe protective measures that will be implemented to minimize impacts to biological resources due to effects including but not limited to noise, lighting, vehicular and pedestrian traffic, domestic pets, water pollution, erosion,*

and landscape plantings. At a minimum, measures that will be required (as applicable) to minimize post-construction impacts include the following:

- *Mechanisms to provide for the permanent protection of areas identified and approved on the Development Permit (or other project approvals) as natural areas will be included in property exchange documents, deeds, lease agreements, CC&Rs, etc.*
- *Permanent landscaping will be provided to developed area (e.g., parking lots, buildings, backyards, etc.). Landscaping will be planted with appropriate native plant species selected by a qualified landscape architect and/or biologist.*
- *Project permittees and any and all successors will provide informational materials (e.g., in lease agreements, CC&Rs, deed restrictions) to future occupants that ensure protective standards/conditions of approval are recognized and complied with throughout the life of the project. Educational materials including interpretive signs will be installed near creeks and natural habitat areas. These educational materials and signs will discuss the importance and sensitivity of creek habitats, regulations that have been established to protect them, those standards/conditions of approval that affect the project, and penalties that may be imposed on violators of such regulations.*
- *The planting of any landscape plants that are on the California Exotic Pest Plant Council's Lists of Exotic Pest Plants of Greatest Ecological Concern in California is prohibited in any ESHA or creek setback area. These lists are provided in Appendix C.*
- *Loud, stationary equipment (e.g., air conditioners, etc.) shall be located away from or provided with enclosures to minimize potential impacts to wildlife.*
- *Post-Construction Requirements from the City's Water Quality Protection Regulations will be implemented to minimize impacts related to runoff, erosion, and water quality (see Appendix E).*
- *All fencing shall be wildlife permeable.*
- *Exterior lighting (except traffic lights, navigational lights, and other similar safety lighting) shall be minimized, restricted to low intensity features, shielded, and directed away from creek ESHA to minimize impacts to wildlife. Permitted lighting shall conform to the following standards:*
 - *The minimum necessary to light walkways used for entry and exit to the structure, including parking areas on the site. This lighting shall be limited to fixtures that do not exceed 60 watts, or the equivalent, unless a higher wattage is authorized by the Community Development Director.*
 - *Security lighting attached to the residence that is controlled by motion detectors and is limited to 60 watts, or the equivalent.*
 - *The minimum lighting necessary for safe vehicular use of the driveway. The lighting shall be limited to 60 watts, or the equivalent.*
 - *A light, not to exceed 60 watts or the equivalent, at the entrance to any non-residential accessory structures.*
 - *No lighting around the perimeter of the site, no lighting for sports courts or other private recreational facilities and no lighting for aesthetic purposes is allowed.*

The Post-Construction Mitigation Plan shall be prepared by a professional biologist whom the City agrees is qualified to complete the work. The Mitigation Plan shall be reviewed and approved by the City prior to issuance of the Development Permit.

Policy 2.7: *The City will ensure that sensitive creek habitats are not substantially impacted by recreational uses such as hiking, biking, and fishing, or due to habitation by transients.*

Implementation Measure 2.7.1: *The City will provide educational (interpretive) signs along creeks corridors at key viewpoints from streets, trails, and bike paths. The signs will briefly describe the importance and sensitivity of creek habitats, and the plant and wildlife species they support. Applicable Federal, State, and local regulations that prohibit the destruction of native vegetation, illegal dumping, and harassment or taking of wildlife (including protected species such as steelhead trout) will be discussed. Penalties for violations of such regulations will be summarized. In addition, a City phone number will be provided for public questions and concerns, including the reporting of unlawful activities.*

Implementation Measure 2.7.2: *Where new or expanded recreational trails are provided in stream corridors, they will be constructed of alternative surface materials (i.e., not paved), and shall be a maximum of five feet wide. New or expanded public trails and/or park improvements shall be designed and sited to minimize disturbance of sensitive creek resources including native vegetation, creek beds and banks. When such activities require removal of riparian plant species outside of trail limits, revegetation with local native riparian plants shall be required. Creek crossings will be minimized.*

The project site is located along the channelized Franklin Creek corridor, and is not mapped as ESHA in the City's General Plan/Coastal Plan. However, the project site is within the 50-foot creek buffer, and is subject to the requirements of the City's Creeks Preservation Program. As discussed above, the project entails the construction of a new multi-use trail that would also function as the County Flood Control's maintenance access to the channelized creek channel. As such, the new chain-link fencing and gates that are proposed along the top off the creek wall would replace the existing deteriorated chain link fencing to secure the creek channel. Additionally, the proposed AC pavement trail would vary from 12- to 13-feet in width to accommodate maintenance equipment. The proposed night lighting would include single LED modules that would range from 171 to 235 lumens (the equivalent of 12 to 16 incandescent watts), and the fixtures would be hooded and shielded to prevent spillover into the creek channel. Due to the project site's proximity to the Carpinteria Salt Marsh, any new landscaping plants proposed as part of the trail improvements are required to be native and suitable for both riparian and wetland habitats. Importantly, the project design has been revised to protect the three existing sycamores in place during construction. Post-construction stormwater measures have been incorporated into the project to minimize the contribution of urban runoff into the adjacent stream corridor resulting from increased impervious surfaces along the trail alignment.

Interpretative signage should be incorporated into the project pursuant to Implementation Measure 2.7.1, listed above. Given that the proposed trail would be heavily used by students and families traveling to-and-from Aliso School, signage along the creek corridor, perhaps near one or more of the seating areas, would be an appropriate addition to the project. The sign(s) could address the watershed connections from the mountains through town to the salt marsh, species of interest, and other educational ecological information that would be relevant to trail users.

The Board should comment on the proposed trail design, tree removals, and landscaping plant palette for suitability with the riparian and wetland habitats.

SUMMARY OF ISSUES

- Proposed multi-use trail design;
- Proposed tree removals and proposed landscaping species;
- Proposed products for benches, fencing, lighting, and waste/recycling receptacles; and
- Proposed exterior light fixtures, including night-sky compliance.

RECOMMENDATION

The Board should receive public testimony and provide comments to the applicant and staff. If the Board feels the project meets the applicable design criteria, the Board may recommend preliminary approval to the Planning Commission.

ATTACHMENTS

Attachment A- Preliminary Plans
Attachment B- Proposed Product Cut Sheets
Attachment C- WCA Inc. Arborist Report

Attachment A
Preliminary Plans

Franklin Creek Trail Improvement Project
Preliminary ARB Review
April 17, 2025



PUBLIC WORKS DEPARTMENT

FRANKLIN CREEK TRAIL IMPROVEMENTS

DRAFT CONSTRUCTION DOCUMENTS

Carpinteria Avenue to Seventh Street

PROJECT DESCRIPTION

CONSTRUCTION OF A MULTIPURPOSE TRAIL LOCATED ALONG FRANKLIN CREEK BETWEEN CARPINTERIA AVENUE AND SEVENTH STREET

PROJECT DIRECTORY

LEAD AGENCY
CITY OF CARPINTERIA
CITY MANAGER
5725 CARPINTERIA AVE
CARPINTERIA, CA 93013
CONTACT: JOHN ILLASIN

PROPERTY OWNER
SANTA BARBARA COUNTY FLOOD CONTROL DISTRICT
103 E ANAPAMU ST
SANTA BARBARA, CA 93101
CONTACT:

LANDSCAPE ARCHITECT
RMM DESIGN GROUP
10 E HIGHERIA ST, SUITE 200
SANTA BARBARA, CA 93101
CONTACT: MIKE HAMILTON

GEOTECHNICAL ENGINEER
EARTH SYSTEMS
3033 CAMINO CARPINTERIA, SUITE 205
SAN JUAN CAPISTRANO, CA 93225
CONTACT: KATYA SZUBELSKA

CIVIL ENGINEER
RMM DESIGN GROUP
10 E HIGHERIA ST, SUITE 200
SANTA BARBARA, CA 93101
CONTACT: MIKE HAMILTON

STRUCTURAL ENGINEER
RMM DESIGN GROUP
3765 S HIGHERIA ST, SUITE 102
SAN LUIS OBISPO, CA 93401
CONTACT: MICHAEL DOREMUS

ELECTRICAL ENGINEER
LUCCI & ASSOCIATES
3551 CORTE MALPASO #511
CARMEL VALLEY, CA 95006
CONTACT: KEN LUCCI

PHONE: (805) 484-5405
FAX: (831) 684-5304

PHONE: (805) 681-4200

PHONE: (805) 963-8263

PHONE: (805) 963-8263

PHONE: (805) 928-2991

PHONE: (805) 543-1794

PHONE: (805) 399-6520

VICINITY MAP



NOT TO SCALE

SHEET INDEX

TS001	TITLE SHEET
EC101	EROSION CONTROL PLAN
EC102	EROSION CONTROL DETAILS
DM101	DEMOLITION PLAN
DM102	DEMOLITION DETAILS
CP101	CONSTRUCTION PLAN
CP102	CONSTRUCTION DETAILS
CP201	CONSTRUCTION PLAN
CP202	CONSTRUCTION DETAILS
CP301	CONSTRUCTION PLAN
CP302	CONSTRUCTION DETAILS
CD301	CONSTRUCTION DETAILS
CD302	CONSTRUCTION DETAILS
S-101	STRUCTURAL GENERAL NOTES
S-102	STRUCTURAL SPECIAL INSPECTION & TESTS
S-103	STRUCTURAL SPECIAL INSPECTION & TESTS
PI101	PLAN AND PROFILE
PI102	PLAN AND PROFILE
E100	ELECTRICAL GENERAL NOTES, ABBREVIATIONS & SYMBOLS
E101	ELECTRICAL OUTDOOR TITLES
E102	ELECTRICAL OUTDOOR TITLES
E301	ELECTRICAL SITE LIGHTING PHOTOMETRICS
E302	ELECTRICAL SITE LIGHTING PHOTOMETRICS
E600	ELECTRICAL DETAILS
E601	ELECTRICAL DETAILS
PL101	PLANNING PLAN
PL102	PLANNING PLAN
PD301	PLANNING DETAILS
SP101	STORAGE AND STRIPING PLAN
SP102	STORAGE AND STRIPING PLAN
SS301	STORAGE AND STRIPING DETAILS

BASIS OF BEARING & BENCH MARK

THE BASIS OF BEARINGS FOR THIS PROJECT IS BASED ON FOUND MONUMENTS FROM 110 RS 39-60.

THE BENCHMARK FOR THIS PROJECT IS BASED ON AN OPUS SOLUTION AT POINT 1000. ELEVATION = 11.79' (NAVD83)

CITY OF CARPINTERIA
5775 CARPINTERIA AVENUE
CARPINTERIA, CA 93013

REVISIONS

NO.	DATE	REVISIONS
1	10/23/2023	ISSUED FOR PERMIT

APPROVED

NO.	DATE	REVISIONS
1	10/23/2023	ISSUED FOR PERMIT

PROJECT NO. 28140-R222

SHEET 15337

PLAN OF 29

PLAN OF 29

RRM PROJECT NO. 28140-R222

FRANKLIN CREEK TRAIL IMPROVEMENTS

CARPINTERIA AVENUE TO SEVENTH STREET

TITLE SHEET TS001

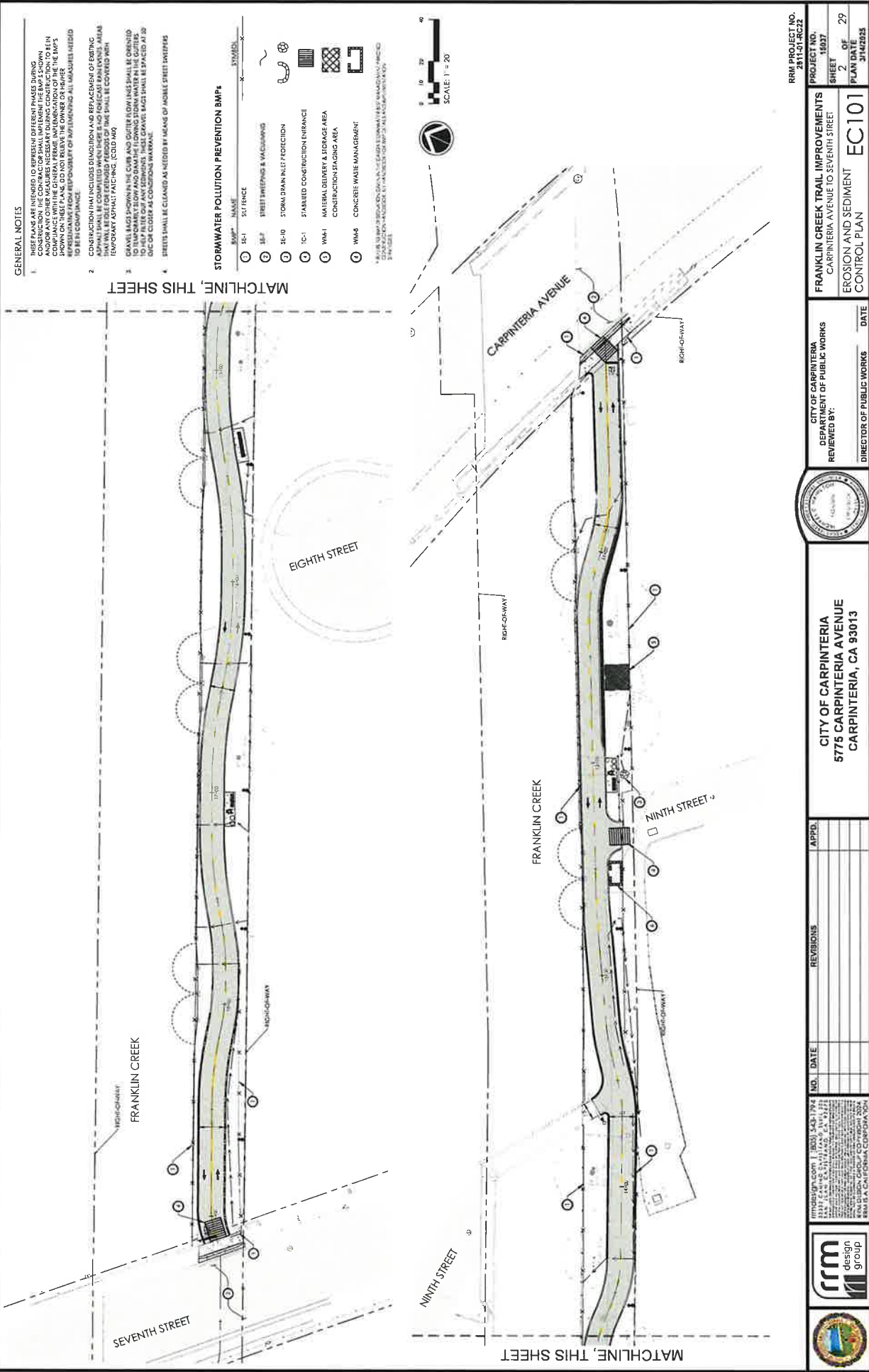
CITY OF CARPINTERIA

DEPARTMENT OF PUBLIC WORKS

REVIEWED BY:

DIRECTOR OF PUBLIC WORKS

DATE



GENERAL NOTES

1. THESE PLANS ARE INTENDED TO REPRESENT DIFFERENT PHASES DURING CONSTRUCTION. THE CONTRACTOR SHALL INTERPRET THE BMP'S SHOWN HEREIN TO BE IN COMPLIANCE WITH THE GENERAL PERMITS. ANY MODIFICATION OF THE BMP'S SHOWN ON THESE PLANS, DO NOT RELIEVE THE OWNER OR INSURER OF THE RESPONSIBILITY OF OBTAINING NECESSARY PERMITS AND ENSURING ALL REGULATIONS ARE MET TO BE IN COMPLIANCE.
2. CONSTRUCTION THAT INCLUDES DITCHING AND REPLACEMENT OF EXISTING ASPHALT SHALL BE COMPLETED WHEN THERE IS NO FLOODCAST MAINTENANCE AREAS. THE CONTRACTOR SHALL MAINTAIN THE EXISTING ASPHALT SURFACE AND TEMPORARY ASPHALT PATCHING (COLD MIX).
3. GRAVEL BAGS SHOWN IN THE PLAN AND SECTION VIEWS SHALL BE DESIGNED TO TOLERATE FLOW AND DAM THE FLOWING DOWN WATER IN THE DITCHES TO HELP FILTER OUT ANY SEDIMENTS. THESE GRAVEL BAGS SHALL BE SPACED AT 50' OR CLOSER AS CONDITIONS WARRANT.
4. STREETS SHALL BE CLEANED AS NEEDED BY MEANS OF MOBILE STREET SWEEPERS.

STORMWATER POLLUTION PREVENTION BMPs

BMP#	NAME	SYMBOL
SE-1	SILT FENCE	
SE-2	STREET SWEEPING & VACUUMING	
SE-10	STORM DRAIN INLET PROTECTION	
TC-1	STABILIZED CONSTRUCTION ENTRANCE	
WM-1	MATERIAL DELIVERY & STORAGE AREA	
WM-2	CONSTRUCTION STAGING AREA	
WM-3	CONCRETE WASTE MANAGEMENT	

1. ALL BMPs SHALL BE DESIGNED TO BE IN COMPLIANCE WITH THE LATEST EDITIONS OF THE NATIONAL SWPPP MANUAL AND ANY OTHER APPLICABLE REGULATIONS. THE CONTRACTOR SHALL MAINTAIN ALL BMPs IN A WORKING CONDITION AT ALL TIMES.



CITY OF CARPINTERIA
5775 CARPINTERIA AVENUE
CARPINTERIA, CA 93013

FRANKLIN CREEK TRAIL IMPROVEMENTS
CARPINTERIA AVENUE TO SEVENTH STREET
EROSION AND SEDIMENT CONTROL PLAN

RRM PROJECT NO. 2811-01-16C22
PROJECT NO. 16037
SHEET 29 OF 29
PLAN DAY OF 3/14/2023

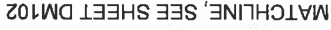
CITY OF CARPINTERIA
DEPARTMENT OF PUBLIC WORKS
REVIEWED BY: _____
DIRECTOR OF PUBLIC WORKS _____ DATE _____

NO.	DATE	REVISIONS	APPD.



irm design group





DEMOLITION NOTES

SYMBOL	DESCRIPTION
	RIGHT OF WAY
	EXISTING FENCE
	EXISTING MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	SANCTUARY FENCE AND REMOVAL
	REMOVE TREE
	EXISTING TREE TO REMAIN

SYMBOL	DESCRIPTION
	CONCRETE PAVEMENT
	A/C PAVEMENT
	CLEAR AND GRUB
	REMOVE CONCRETE PAVEMENT

1. **THE CONTRACTOR SHALL** CONDUCT A PRELIMINARY VISUAL INSPECTION OF THE PROJECT AREA TO IDENTIFY ANY ACTING OR POTENTIAL OBSTACLES OR HAZARDS THAT MAY EXIST IN THE FIELD. IT IS THE CONTRACTOR'S RESPONSIBILITY TO IDENTIFY AND REMOVE ALL OBSTACLES AND HAZARDS PRIOR TO THE START OF EXCAVATION.
2. **THE CONTRACTOR SHALL** EXERCISE CAUTION WHEN EXPOSING EXISTING UTILITIES, CROSSINGS AND SERVICES.
3. **ANY DAMAGE TO EXISTING UTILITIES WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.**
4. **CONTRACTOR SHALL ENSURE** EXCAVATION OUTSIDE OF REMOVAL AREA REMAINS OPERATIONAL.
5. **ALL TREES SHOWN AS PROTECT IN PLACE TO BE ASSESSED BY THE CERTIFIED ARBORIST FOR TREE PRESERVATION BASED ON THE MOST APPROPRIATE TREE MANAGEMENT AND MAINTENANCE**



**CITY OF CARPINTERIA
5775 CARPINTERIA AVENUE
CARPINTERIA, CA 93013**

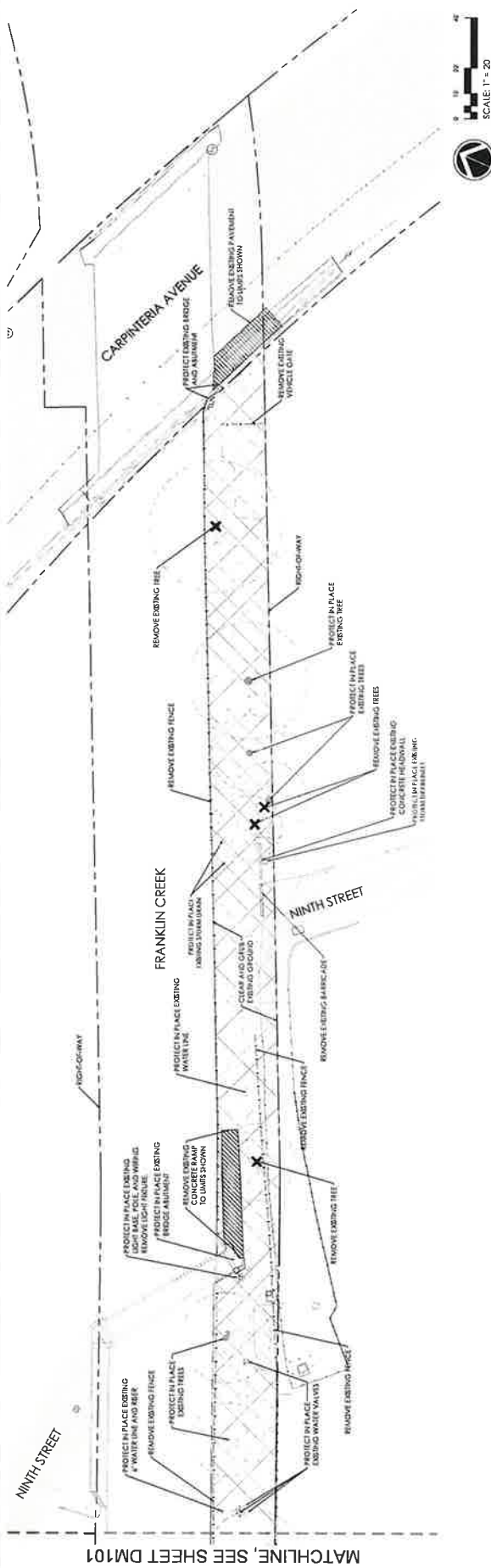


CITY OF CARPINTERIA
DEPARTMENT OF PUBLIC WORKS
REVIEWED BY: _____
DIRECTOR OF PUBLIC WORKS _____ D. _____

FRANKLIN CREEK TRAIL IMPROVEMENTS
CARPINTERIA AVENUE TO SEVENTH STREET

DEMOLITION PLAN DM101

RRM PROJECT NO. 2011-01-RC22	PROJECT NO. 15037	SHEET 4 OF 29	PLAN DATE 3/14/2025
---------------------------------	----------------------	------------------	------------------------

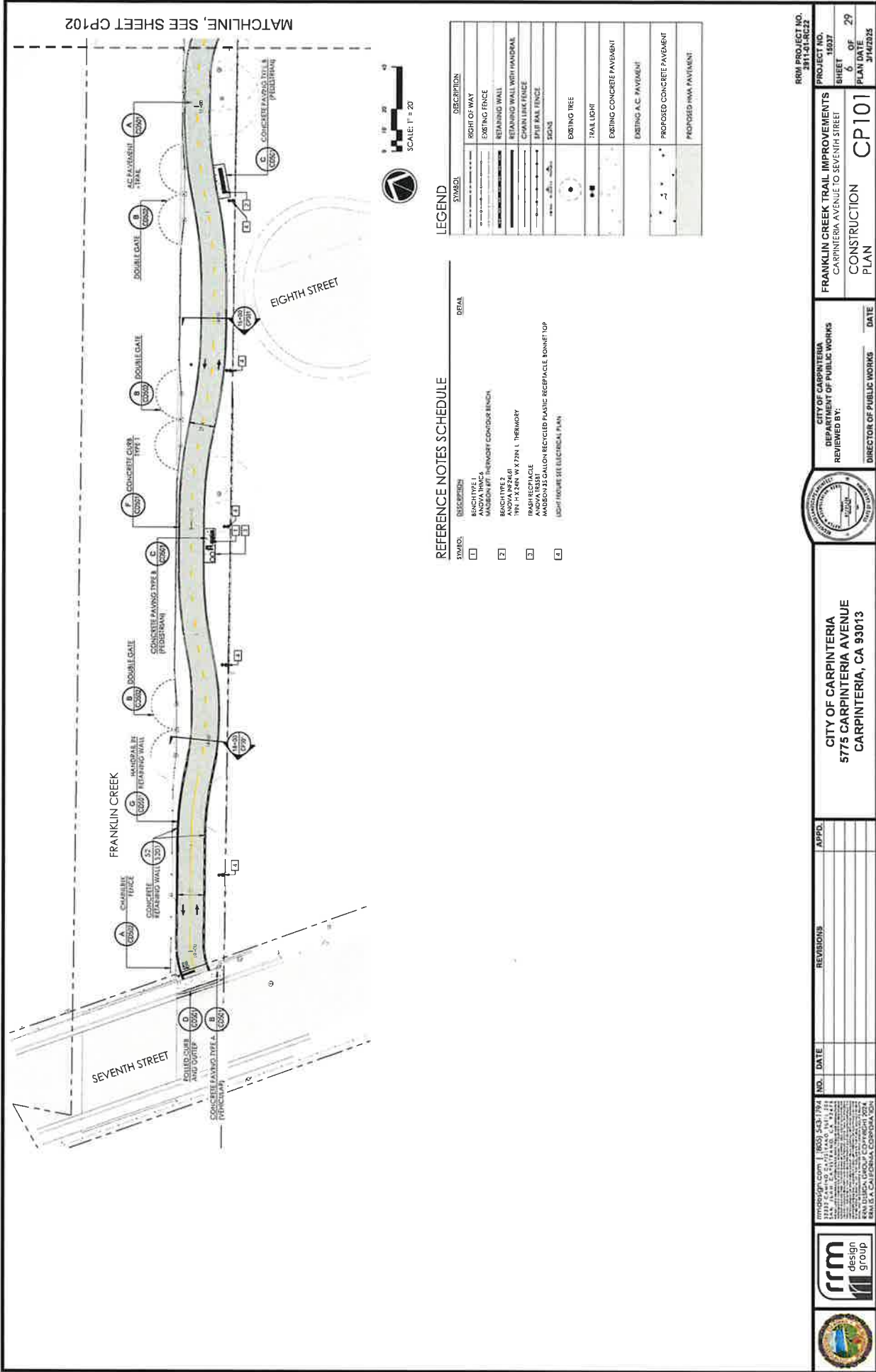


DEMOLITION LEGEND

SYMBOL	DESCRIPTION
	RIGHT OF WAY
	EXISTING FENCE
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	BANQUET PAVEMENT AND REMOVAL
	REMOVE TREE
	EXISTING TREE TO REMAIN

DEMOLITION NOTES

1. ALL EXISTING UTILITIES WERE LOCATED FROM RECORD DRAWINGS AND FIELD SURVEY. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO EXCAVATION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND CROSSINGS PRIOR TO EXCAVATION.
2. THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN EXPOSING EXISTING UTILITIES, CROSSINGS AND SERVICES.
3. ANY DAMAGE TO EXISTING UTILITIES WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
4. CONTRACTOR SHALL ENSURE IRRIGATION OUTSIDE OF REMOVAL AREA REMAINS OPERATIONAL.
5. ALL REMOVAL AS PROTECTED IN PLACE TO BE ASSESSED BY THE CERTIFIED ARBORIST FOR TREE PRESERVATION BASED ON THE ROOT DISTRIBUTION OR DAMAGE CAUSED BY EXCAVATION AND REMOVAL.



MATCHLINE, SEE SHEET CP102

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	DETAIL
1	ANCHOR TYPE 1 ANCHOR TYPE 1 ANCHOR TYPE 1	
2	ANCHOR TYPE 2 ANCHOR TYPE 2 ANCHOR TYPE 2	
3	ANCHOR TYPE 3 ANCHOR TYPE 3 ANCHOR TYPE 3	
4	ANCHOR TYPE 4 ANCHOR TYPE 4 ANCHOR TYPE 4	

LEGEND

SYMBOL	DESCRIPTION
	RIGHT OF WAY
	EXISTING FENCE
	RETAINING WALL
	RETAINING WALL WITH HANDRAIL
	CHAIN LINK FENCE
	EXISTING TREE
	TRAIL LIGHT
	EXISTING CONCRETE PAVEMENT
	EXISTING A.C. PAVEMENT
	PROPOSED CONCRETE PAVEMENT
	PROPOSED HMA PAVEMENT



CITY OF CARPINTERIA
5775 CARPINTERIA AVENUE
CARPINTERIA, CA 93013

FRANKLIN CREEK TRAIL IMPROVEMENTS
CARPINTERIA AVENUE TO SEVENTH STREET

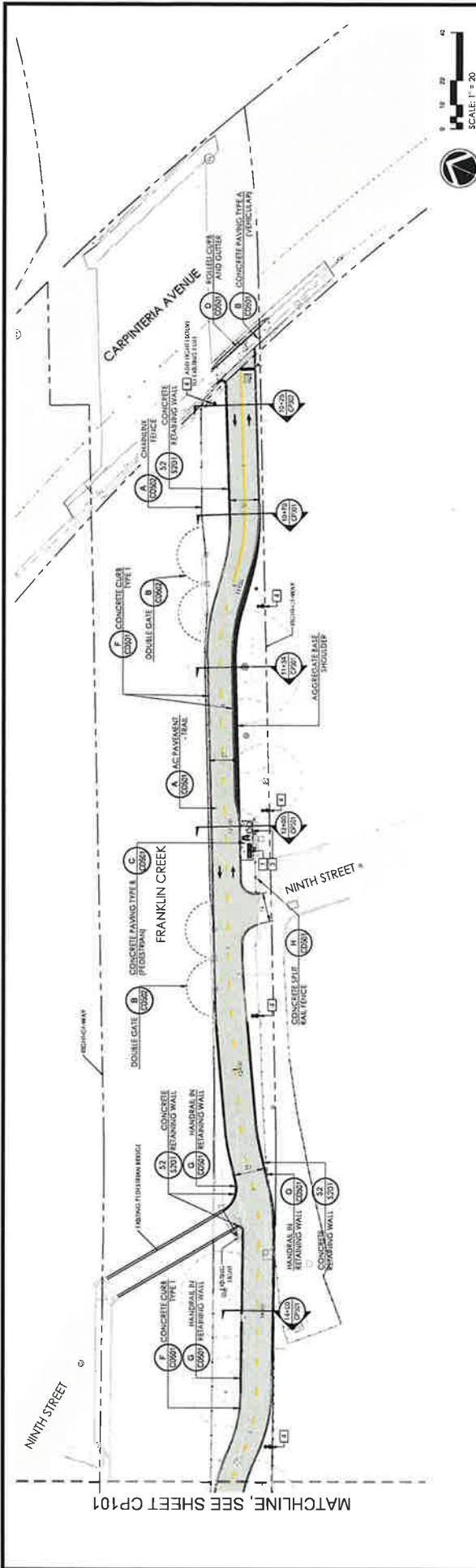
PROJECT NO. 15037
SHEET 29 OF 29
PLAN DATE 3/14/2025

CONSTRUCTION CP101
PLAN

RRM PROJECT NO. 3811-01-1622

CITY OF CARPINTERIA
DEPARTMENT OF PUBLIC WORKS
REVIEWED BY: _____
DIRECTOR OF PUBLIC WORKS _____ DATE _____

NO. _____ DATE _____
REVISIONS _____
APPRO. _____



MATCHLINE, SEE SHEET CP101



REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	DETAIL
1	BENCH TYPE 1 ANDVA 10031 MASONRY THERMOY CONTOUR BENCH	
2	BENCH TYPE 2 ANDVA 10032 18" X 12" X 24" W X 72" L THERMOY	
3	TRASH RECEPTACLE ANDVA 10033 MASONRY 36" GALLON RECYCLED PLASTIC RECEPTACLE BOWNET TOP	
4	LIGHT FIXTURE SEE ELECTRICAL PLAN	

LEGEND

SYMBOL	DESCRIPTION
[Symbol]	RIGHT OF WAY
[Symbol]	EXISTING FENCE
[Symbol]	RETAINING WALL
[Symbol]	RETAINING WALL WITH HANDRAIL
[Symbol]	CHAIN LINK FENCE
[Symbol]	SPLIT RAIL FENCE
[Symbol]	BRIDGE
[Symbol]	EXISTING TREE
[Symbol]	TRAIL LIGHT
[Symbol]	EXISTING CONCRETE PAVEMENT
[Symbol]	EXISTING A.C. PAVEMENT
[Symbol]	PROPOSED CONCRETE PAVEMENT
[Symbol]	PROPOSED HMA PAVEMENT



CITY OF CARPINTERIA
DEPARTMENT OF PUBLIC WORKS
REVIEWED BY:

CITY OF CARPINTERIA
5775 CARPINTERIA AVENUE
CARPINTERIA, CA 93013

RSN PROJECT NO.
2011-1-1-RC23

PROJECT NO.
16037

SHEET
7 OF 29

PLAN DATE
3/7/2025

CONSTRUCTION
PLAN

CP102

DATE



RRM design group

PROJ. NO. 16037
SHEET 7 OF 29
DATE 3/7/2025

REVISIONS

APPROVED



[illegible]

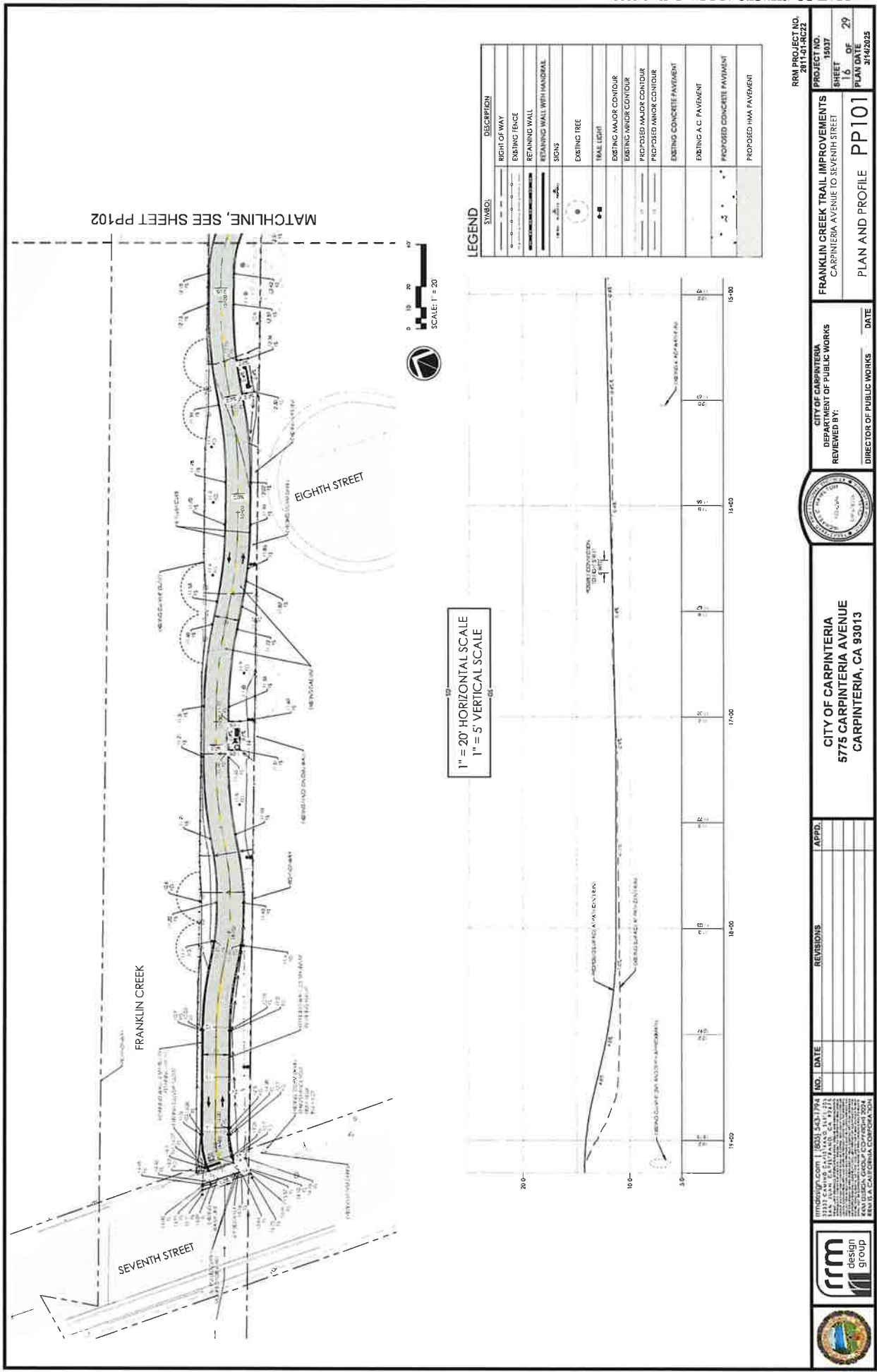


0230-1291/14/1415-0000\$15.00/0

Project: Franklin Creek Trail Improvements, Carpinteria Avenue to Seventh Street. Includes sections for Reinforcing Steel, Foundation, Concrete, Design Information, and General notes. Features tables for material specifications, dimensions, and a revision log.

City of Carpinteria Department of Public Works logo and project details. Project No. 2011-01-0022, Sheet 13 of 29, dated 08/09/2023. Includes the title 'FRANKLIN CREEK TRAIL IMPROVEMENTS' and 'S-102'.





1" = 20' HORIZONTAL SCALE
1" = 5' VERTICAL SCALE

SYMBOL	DESCRIPTION
	RIGHT OF WAY
	EXISTING FENCE
	RETAINING WALL
	RETAINING WALL WITH HANDRAIL
	EXISTING TREE
	MAIL LIGHT
	EXISTING MAJOR CONTOUR
	PROPOSED MAJOR CONTOUR
	EXISTING CONCRETE PAVEMENT
	EXISTING A.C. PAVEMENT
	PROPOSED CONCRETE PAVEMENT
	PROPOSED HMA PAVEMENT



CITY OF CARPINTERIA
5775 CARPINTERIA AVENUE
CARPINTERIA, CA 93013

CITY OF CARPINTERIA
DEPARTMENT OF PUBLIC WORKS
REVIEWED BY: _____
DIRECTOR OF PUBLIC WORKS _____ DATE _____

RRM PROJECT NO. 2011-01-RC22
PROJECT NO. 19337
SHEET 16 OF 29
PLAN OF PP101

FRANKLIN CREEK TRAIL IMPROVEMENTS
CARPINTERIA AVENUE TO SEVENTH STREET
PLAN AND PROFILE PP101

NO. DATE
1 8/21/14
2 10/1/14
3 10/1/14
4 10/1/14
5 10/1/14
6 10/1/14
7 10/1/14
8 10/1/14
9 10/1/14
10 10/1/14
11 10/1/14
12 10/1/14
13 10/1/14
14 10/1/14
15 10/1/14
16 10/1/14
17 10/1/14
18 10/1/14
19 10/1/14
20 10/1/14
21 10/1/14
22 10/1/14
23 10/1/14
24 10/1/14
25 10/1/14
26 10/1/14
27 10/1/14
28 10/1/14
29 10/1/14
30 10/1/14
31 10/1/14
32 10/1/14
33 10/1/14
34 10/1/14
35 10/1/14
36 10/1/14
37 10/1/14
38 10/1/14
39 10/1/14
40 10/1/14
41 10/1/14
42 10/1/14
43 10/1/14
44 10/1/14
45 10/1/14
46 10/1/14
47 10/1/14
48 10/1/14
49 10/1/14
50 10/1/14
51 10/1/14
52 10/1/14
53 10/1/14
54 10/1/14
55 10/1/14
56 10/1/14
57 10/1/14
58 10/1/14
59 10/1/14
60 10/1/14
61 10/1/14
62 10/1/14
63 10/1/14
64 10/1/14
65 10/1/14
66 10/1/14
67 10/1/14
68 10/1/14
69 10/1/14
70 10/1/14
71 10/1/14
72 10/1/14
73 10/1/14
74 10/1/14
75 10/1/14
76 10/1/14
77 10/1/14
78 10/1/14
79 10/1/14
80 10/1/14
81 10/1/14
82 10/1/14
83 10/1/14
84 10/1/14
85 10/1/14
86 10/1/14
87 10/1/14
88 10/1/14
89 10/1/14
90 10/1/14
91 10/1/14
92 10/1/14
93 10/1/14
94 10/1/14
95 10/1/14
96 10/1/14
97 10/1/14
98 10/1/14
99 10/1/14
100 10/1/14



SYMBOL	DESCRIPTION
	RIGHT OF WAY
	EXISTING FENCE
	RETAINING WALL
	EXISTING WALL WITH HANDRAILS
	JOINTS
	EXISTING TREE
	TRAIL LIGHT
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING CONCRETE PAVEMENT
	EXISTING A.C. PAVEMENT
	PROPOSED CONCRETE PAVEMENT
	PROPOSED HMA PAVEMENT

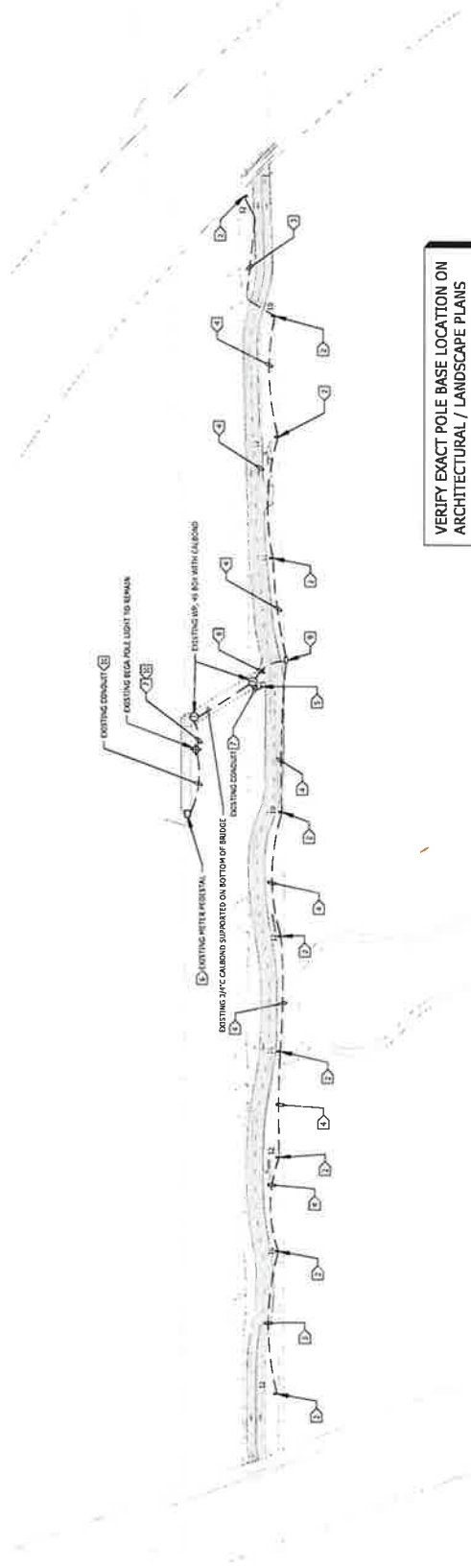
[illegible]

KEY NOTES:

- EXISTING POLE LIGHT, REMOVE AND REPLACE.
- NEW POLE LIGHT (SEE EIGHT PLANS FOR POLE BASE DESIGN & ARCHITECTURAL FOR EXACT PROVIDE WITH PROTOCOLS & STIP DRIPPING, PROVIDE 20 FOOT OF #8 SOLID COPPER IN EACH POLE BASE FOR POLE GROUNDING).
- 1" C #10 & #10 GND, CIRCUITS AS NOTED.
- 1" C #10 & #10 GND, CIRCUITS AS NOTED.
- EXISTING POLE, TO REMAIN.
- EXISTING PESTAL, PROVIDE NEW #4 @ 10' & #10 GND FROM TO NEW SINGLE POLE 20A AT REMAIN POSITION TO A 10' GND TO MATCH EXISTING PANEL A.C. FOR NEW.
- EXISTING CONDUIT AS NOTED TO REMAIN.
- NEW 1" C #10 & #10 GND, CIRCUITS AS NOTED.
- NEW PULL BOX - 12" X 18" TRAFFIC RATED PULLBOX WITH BOLT DOWN COVER WITH TAMPER PROOF BOLT.
- ADD #4 @ 10' & #10 GND TO EXISTING CONDUIT.

SHEET NOTES:

- CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS OF ALL APPLICABLE CODES AND STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REQUIRE ELECTRICAL CONNECTION PRIOR TO ANY REMOVAL, REPAIR, OR INSTALLATION.
- CONTRACTOR SHALL, IN ROUTING ALL CIRCUITS, INCREASE CONDUCTOR & CONDUIT SIZE AS NECESSARY TO MAINTAIN VOLTAGE DROP WITHIN ALLOWABLE LIMITS. THE CONTRACTOR SHALL INDICATE ON DRAWING THE LOCATION OF ALL NEW CIRCUITS AND THE LOCATION OF ALL EXISTING CIRCUITS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REQUIRE ELECTRICAL CONNECTION PRIOR TO ANY REMOVAL, REPAIR, OR INSTALLATION.
- COORDINATE WORK WITH OTHER TRADES. OBTAIN ALL DRAWINGS THAT WILL AFFECT THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REQUIRE ELECTRICAL CONNECTION PRIOR TO ANY REMOVAL, REPAIR, OR INSTALLATION.
- CONTRACTOR SHALL FINISH AND INSTALL ALL WORK AS REQUIRED TO INSTALL CONDUITS PER CONDUCTOR MANUFACTURER'S RECOMMENDATIONS, PER THE NATIONAL ELECTRICAL CODE AND PER LOCAL AUTHORITIES HAVING JURISDICTION.
- 1" CONDUIT MINIMUM GAUGE.
- PROVIDE CODE SIZE EQUIPMENT GROUNDING CONDUCTORS IN ALL OCCUPIED ENCLOSURES.
- VERIFY THE EXACT ROUTING OF ALL EXPOSED CONDUIT WITH OWNER PRIOR TO INSTALLATION.



VERIFY EXACT POLE BASE LOCATION ON ARCHITECTURAL / LANDSCAPE PLANS

SITE LIGHTING PLAN
SCALE: 1"=40'-0"



RRM PROJECT NO. 2871-01-RC22		PROJECT NO. 23-753	
SHEET 20 OF 29		PLAN DATE 3/17/2025	
FRANKLIN CREEK TRAIL IMPROVEMENTS CARPINTERIA AVENUE TO SEVENTH STREET		SITE LIGHTING PLAN E300	
CITY OF CARPINTERIA DEPARTMENT OF PUBLIC WORKS REVIEWED BY:		DATE	
DIRECTOR OF PUBLIC WORKS		DATE	
CITY OF CARPINTERIA 5775 CARPINTERIA AVENUE CARPINTERIA, CA 93013			
APPROVED			
REVISIONS			
NO. DATE			
APPROVED			
DESIGN GROUP			

Copyright: Lutz and Associates Consulting Electrical Engineers. Drawings from this planning will not be made without their expressed written permission. L.A.E. 23-753, 30-047

LUMINAIRE LOCATIONS		Location			MH
No.	Label	X	Y	Z	
2	S2	600.78	115.47	10.00	
14	S1	155.98	-91.67	10.00	
28	S1	247.14	-53.35	10.00	
29	S1	374.77	1.25	10.00	
30	S1	307.35	-27.56	10.00	
31	S1	447.35	34.44	10.00	
32	S1	527.64	67.41	10.00	
33	S1	687.26	139.90	10.00	
34	S1	765.11	177.02	10.00	
35	S1	840.62	214.13	10.00	
36	S1	918.24	266.34	10.00	



Copyright © 2000 by Luzzi and Associates Consulting Electrical Engineers. Deviations from this drawing will not be made without their expressed written permission. L.A.# 23-753 PAPER SIZE 36 x 48"



3. ALL PVC CONDUITS, BENDS SHALL BE FACTORY BENDS WITH MINIMUM 12 TIMES DIAMETER BEND RADIUS. ALL BENDS SHALL BE FACTORY BENDS.



CITY OF CARPINTERIA
775 CARPINTERIA AVENUE
CARPINTERIA, CA 93013

CITY OF CARPINTERIA
DEPARTMENT OF PUBLIC WORKS
REVIEWED BY:

FRANKLIN CREEK TRAIL IMPROVEMENTS
CARPINTERIA AVENUE TO SEVENTH STREET

1. ALL WORK SHALL CONFORM WITH THE 2022 CALIFORNIA BUILDING CODE, CECB, AND ALL LOCAL ORDINANCES.
2. THE CONTRACTOR SHALL MAINTAIN ALL EMBASSIES AND CONDITIONS PRIOR TO STARTING ANY DISCREPANCIES OR INCONSISTENCIES OF THE ENGINEER ANY DISCREPANCIES OR INCONSISTENCIES
3. NO STRUCTURAL MEMBERS SHALL BE CUT, NOTCHED, BORED OR OTHER- WISE ALTERED WITHOUT THE WRITTEN APPROVAL OF THE BUILDING CODE OR APPROVED BY THE ENGINEER
4. THE ENGINEER SHALL BE NOTIFIED OF ANY LAMBIAR OR UNFORSEEN BEING DISCOVERED WHILE CONSTRUCTING. THE CONTRACTOR SHALL ADVISE THE ENGINEER PRIOR TO CONTINUING WITH CONSTRUCTION. SUCH ADVISE SHALL BE IN WRITING AND THE ENGINEER SHALL REVIEW THE DRAWINGS AND THE CONTRACT PRIOR TO CONTINUING WITH THE WORK
5. IN THE CASE WHERE TWO OR MORE DETAILS APPLYING TO THE SAME CONTRACT ITEM ARE CLARIFIED OR OTHERWISE APPLICABLE TO THE SMALL CONTRACT ITEM, THE CONTRACTOR SHALL FOLLOW THE LARGER CONTRACT ITEM.
6. REVIEW OF SHOP DRAWINGS MEANS REVIEW OF GENERAL METHOD OF CONSTRUCTION, MATERIALS, AND DIMENSIONS. SUCH REVIEW DOES NOT GUARANTEE THE ACCURACY OF THE SHOP DRAWINGS. THE CONTRACTOR DOES NOT RELIEVE THE ENGINEER OF THE RESPONSIBILITY OF CHECKING THE SHOP DRAWINGS AGAINST THE CONTRACT DOCUMENTS UNLESS SPECIFICALLY SO INDICATED IN THE REVIEW.
7. THE ENGINEER HAS NOT BEEN RETAINED FOR SUPERVISION OR FOR THE PROTECTION OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHOPPING AND BRACING REQUIRED TO PROTECT PERSONNEL AND ADJACENT PROPERTY DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE PROTECTION OF THE STRUCTURE DURING CONSTRUCTION TO INSURE THE SAFETY OF THE STRUCTURE.

FOUNDATION

1. THERE IS NO SLOPS FOR THIS PROJECT AND AN ASSUMED BEARING CAPACITY OF 10,000 PSF SHALL BE ASSUMED FOR ALL FOUNDATIONS.
2. ALL FOUNDATIONS SHALL BE PLACED IN FIRM UNDISTURBED SOILS.
3. ALL FOOTINGS SHALL BE DESIGNED TO BE IN THE DESIGN OF THE 7.5-POLE TYPE. FOOTINGS SHALL BE PLACED IN FIRM UNDISTURBED SOILS.

[illegible][illegible]

PROVIDE SPECIAL INSPECTION BY A LICENSED DEPUTY INSPECTOR APPROVED BY THE
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100
101
102
103
104
105
106
107
108
109
110
111
112
113
114
115
116
117
118
119
120
121
122
123
124
125
126
127
128
129
130
131
132
133
134
135
136
137
138
139
140
141
142
143
144
145
146
147
148
149
150
151
152
153
154
155
156
157
158
159
160
161
162
163
164
165
166
167
168
169
170
171
172
173
174
175
176
177
178
179
180
181
182
183
184
185
186
187
188
189
190
191
192
193
194
195
196
197
198
199
200
201
202
203
204
205
206
207
208
209
210
211
212
213
214
215
216
217
218
219
220
221
222
223
224
225
226
227
228
229
230
231
232
233
234
235
236
237
238
239
240
241
242
243
244
245
246
247
248
249
250
251
252
253
254
255
256
257
258
259
260
261
262
263
264
265
266
267
268
269
270
271
272
273
274
275
276
277
278
279
280
281
282
283
284
285
286
287
288
289
290
291
292
293
294
295
296
297
298
299
300
301
302
303
304
305
306
307
308
309
310
311
312
313
314
315
316
317
318
319
320
321
322
323
324
325
326
327
328
329
330
331
332
333
334
335
336
337
338
339
340
341
342
343
344
345
346
347
348
349
350
351
352
353
354
355
356
357
358
359
360
361
362
363
364
365
366
367
368
369
370
371
372
373
374
375
376
377
378
379
380
381
382
383
384
385
386
387
388
389
390
391
392
393
394
395
396
397
398
399
400
401
402
403
404
405
406
407
408
409
410
411
412
413
414
415
416
417
418
419
420
421
422
423
424
425
426
427
428
429
430
431
432
433
434
435
436
437
438
439
440
441
442
443
444
445
446
447
448
449
450
451
452
453
454
455
456
457
458
459
460
461
462
463
464
465
466
467
468
469
470
471
472
473
474
475
476
477
478
479
480
481
482
483
484
485
486
487
488
489
490
491
492
493
494
495
496
497
498
499
500
501
502
503
504
505
506
507
508
509
510
511
512
513
514
515
516
517
518
519
520
521
522
523
524
525
526
527
528
529
530
531
532
533
534
535
536
537
538
539
540
541
542
543
544
545
546
547
548
549
550
551
552
553
554
555
556
557
558
559
560
561
562
563
564
565
566
567
568
569
570
571
572
573
574
575
576
577
578
579
580
581
582
583
584
585
586
587
588
589
590
591
592
593
594
595
596
597
598
599
600
601
602
603
604
605
606
607
608
609
610
611
612
613
614
615
616
617
618
619
620
621
622
623
624
625
626
627
628
629
630
631
632
633
634
635
636
637
638
639
640
641
642
643
644
645
646
647
648
649
650
651
652
653
654
655
656
657
658
659
660
661
662
663
664
665
666
667
668
669
670
671
672
673
674
675
676
677
678
679
680
681
682
683
684
685
686
687
688
689
690
691
692
693
694
695
696
697
698
699
700
701
702
703
704
705
706
707
708
709
710
711
712
713
714
715
716
717
718
719
720
721
722
723
724
725
726
727
728
729
730
731
732
733
734
735
736
737
738
739
740
741
742
743
744
745
746
747
748
749
750
751
752
753
754
755
756
757
758
759
760
761
762
763
764
765
766
767
768
769
770
771
772
773
774
775
776
777
778
779
780
781
782
783
784
785
786
787
788
789
790
791
792
793
794
795
796
797
798
799
800
801
802
803
804
805
806
807
808
809
810
811
812
813
814
815
816
817
818
819
820
821
822
823
824
825
826
827
828
829
830
831
832
833
834
835
836



UNDERGROUND SERVICE ALERT
CALL TOLL FREE
1-800-227-2000
TWO WORKING DAYS BEFORE YOU DIG

[illegible]

FRANKLIN CREEK TRAIL IMPROVEMENTS
CARPINTERIA AVENUE TO SEVENTH STREET
PLANTING PLAN PL101

PROJECT NO.	15037
SHEET	24 OF 29
PLAN DATE	3/14/2025

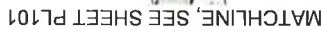


PROPOSED TREES - SPECIES PALETTE
SELECTED FROM ADOPTED 2021
STREET TREE MANAGEMENT PLAN

LEGEND



SCALE: 1" = 20'

[illegible]

LEGEND



**CITY OF CARPINTERIA
5775 CARPINTERIA AVENUE
CARPINTERIA, CA 93013**

CITY OF CARPINTERIA
DEPARTMENT OF PUBLIC WORKS
REVIEWED BY: _____ DATE: _____
DIRECTOR OF PUBLIC WORKS _____

RRM PROJECT NO 2511-01-RG22	PROJECT NO. 15037	SHEET 25 OF 29	PLAN DATE 3/14/2025
--------------------------------	----------------------	-------------------	------------------------

PLANTING PLAN PL102

RRM PROJECT NO.
2411-01-RC23

PROJECT NO.
15037

SHEET
26 OF 29

PLAN NO.
3140235

CITY OF CARPINTERIA
DEPARTMENT OF PUBLIC WORKS
REVIEWED BY:

DIRECTOR OF PUBLIC WORKS

DATE

FRANKLIN CREEK TRAIL IMPROVEMENTS
CARPINTERIA AVENUE TO SEVENTH STREET

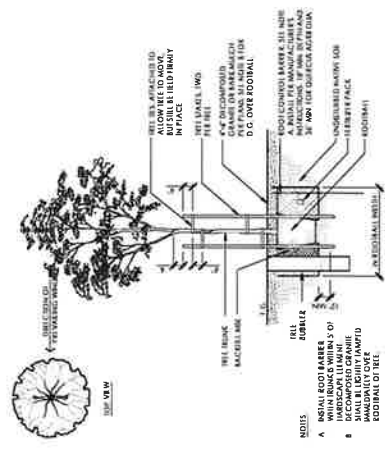
PLANTING DETAILS PD501



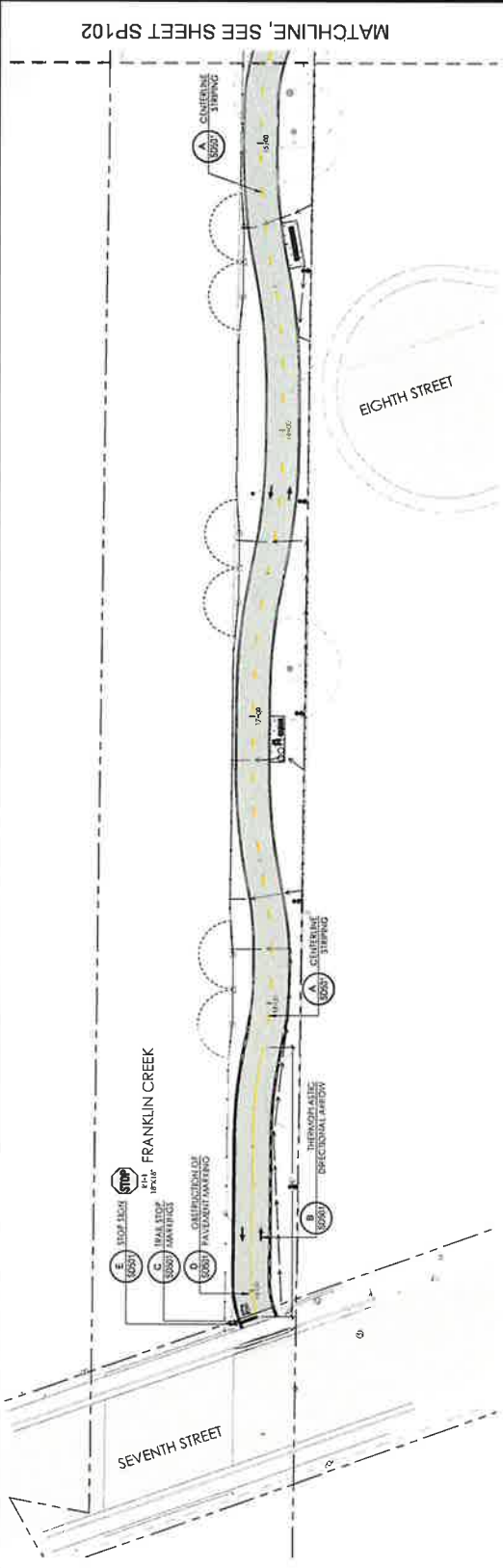
CITY OF CARPINTERIA
5775 CARPINTERIA AVENUE
CARPINTERIA, CA 93013

NO.	DATE	REVISIONS	APPRO.

A TREE PLANTING WITH WOOD STAKES
1/2" = 1'-0"



- NOTES
- A. INSTALL 2001 STAKES WITH TRUNKS WHEN 2 OF 3 STAKES ARE IN PLACE.
 - B. STAKES SHALL BE 12\"/>



MATCHLINE, SEE SHEET SP102



LEGEND

SYMBOL	DESCRIPTION
[Symbol]	RIGHT OF WAY
[Symbol]	EXISTING FENCE
[Symbol]	RETAINING WALL
[Symbol]	RETAINING WALL WITH HANDRAIL
[Symbol]	CHAIN LINK FENCE
[Symbol]	SPLIT RAIL FENCE
[Symbol]	SGNS
[Symbol]	EXISTING TREE
[Symbol]	TRAIL LIGHT
[Symbol]	EXISTING CONCRETE PAVEMENT
[Symbol]	EXISTING A.C. PAVEMENT
[Symbol]	PROPOSED CONCRETE PAVEMENT
[Symbol]	PROPOSED HMA PAVEMENT

CITY OF CARPINTERIA
5775 CARPINTERIA AVENUE
CARPINTERIA, CA 93013

RRM PROJECT NO.
2811-01-4G22

PROJECT NO.
15027

SHEET
27 OF 29

PLAN DATE
3/16/2025

FRANKLIN CREEK TRAIL IMPROVEMENTS
CARPINTERIA AVENUE TO SEVENTH STREET

STRIPING AND
SIGNAGE PLAN

SP101

CITY OF CARPINTERIA
DEPARTMENT OF PUBLIC WORKS
REVIEWED BY:

DIRECTOR OF PUBLIC WORKS

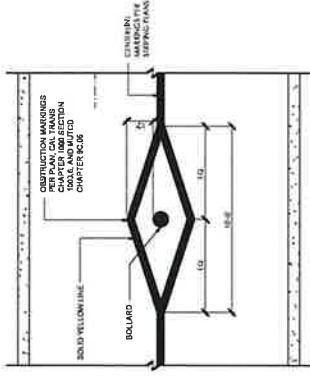
DATE

NO. DATE

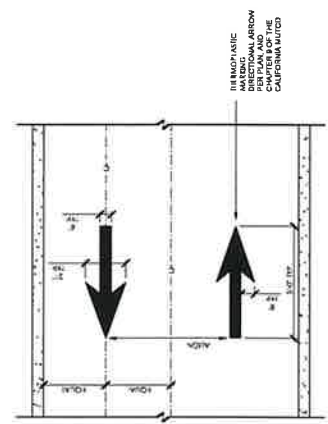
REVISIONS

APPRO.

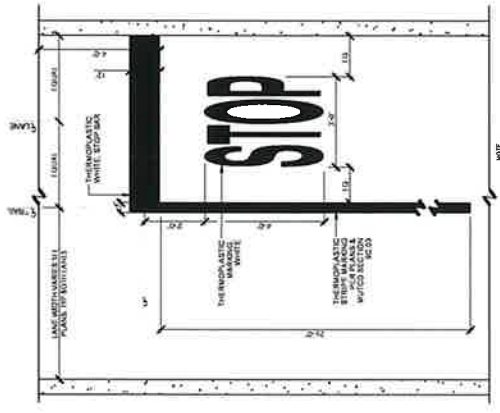
rm design group



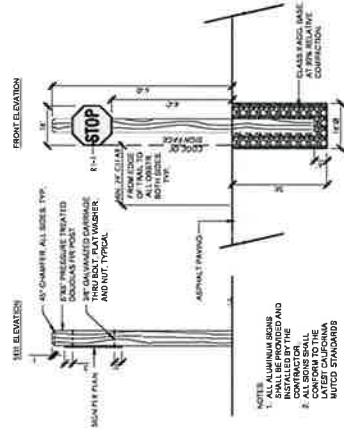
D OBSTRUCTION OF PAVEMENT MARKING
30' x 15'



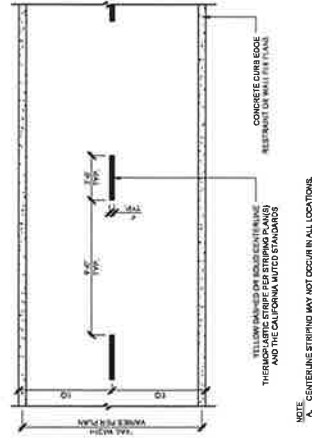
B THERMOPLASTIC DIRECTIONAL ARROW
30' x 15'



C TRAIL STOP MARKINGS
15' x 15'



E STOP SIGN
15' x 15'



A CENTERLINE STRIPING
15' x 15'

CITY OF CARPINTERIA
575 CARPINTERIA AVENUE
CARPINTERIA, CA 93013

RRM PROJECT NO. 2011-01-RC22
PROJECT NO. 19037
SHEET 29 OF 29
PLAN NO. SD501

FRANKLIN CREEK TRAIL IMPROVEMENTS
CARPINTERIA AVENUE TO SEVENTH STREET
STRIPING AND SIGNAGE DETAILS

CITY OF CARPINTERIA
DEPARTMENT OF PUBLIC WORKS
REVIEWED BY: _____
DATE _____
DIRECTOR OF PUBLIC WORKS

RRM PROJECT NO. 2011-01-RC22
PROJECT NO. 19037
SHEET 29 OF 29
PLAN NO. SD501



Attachment B
Proposed Product Cut Sheets

Franklin Creek Trail Improvement Project
Preliminary ARB Review
April 17, 2025

Knight Bench

SBKNI-072B

Quantity: 3

Weight: 112.00 lbs.

Dimension: 72" L X 22.7" D X 31.1" H

Configuration: Backed

Slat Material: FSC 100% Cumaru Hardwood

FSC Material Reference: FSC-SCS-COC-001461 / FSC
100%

FSC License Code C004453

Slat Finish: Natural Oiled Finish

Frame Material: Solid Aluminum

Frame Finish: Powdercoat Inner Surfaces, TBD Texture
Polished Edges And Clear Top Coat

Armrests: Two (External) / One (Intermediate)

Mounting: Surface Mount

Mounting Hardware Kit-6ft Standalone and Wall-mount-

: ½" Sst & Epoxy Anchor Kit 1 - Qty 3



Knight Bench

SBKNI-072N

Quantity: 1

Weight: 81.30 lbs.

Dimension: 72" L X 19.7" D X 18" H

Configuration: Backless

Slat Material: FSC 100% Cumaru Hardwood

FSC Material Reference: FSC-SCS-COC-001461 / FSC
100%

FSC License Code C004453

Slat Finish: Natural Oiled Finish

Frame Material: Solid Aluminum

Frame Finish: Powdercoat Inner Surfaces, TBD Texture
Polished Edges And Clear Top Coat

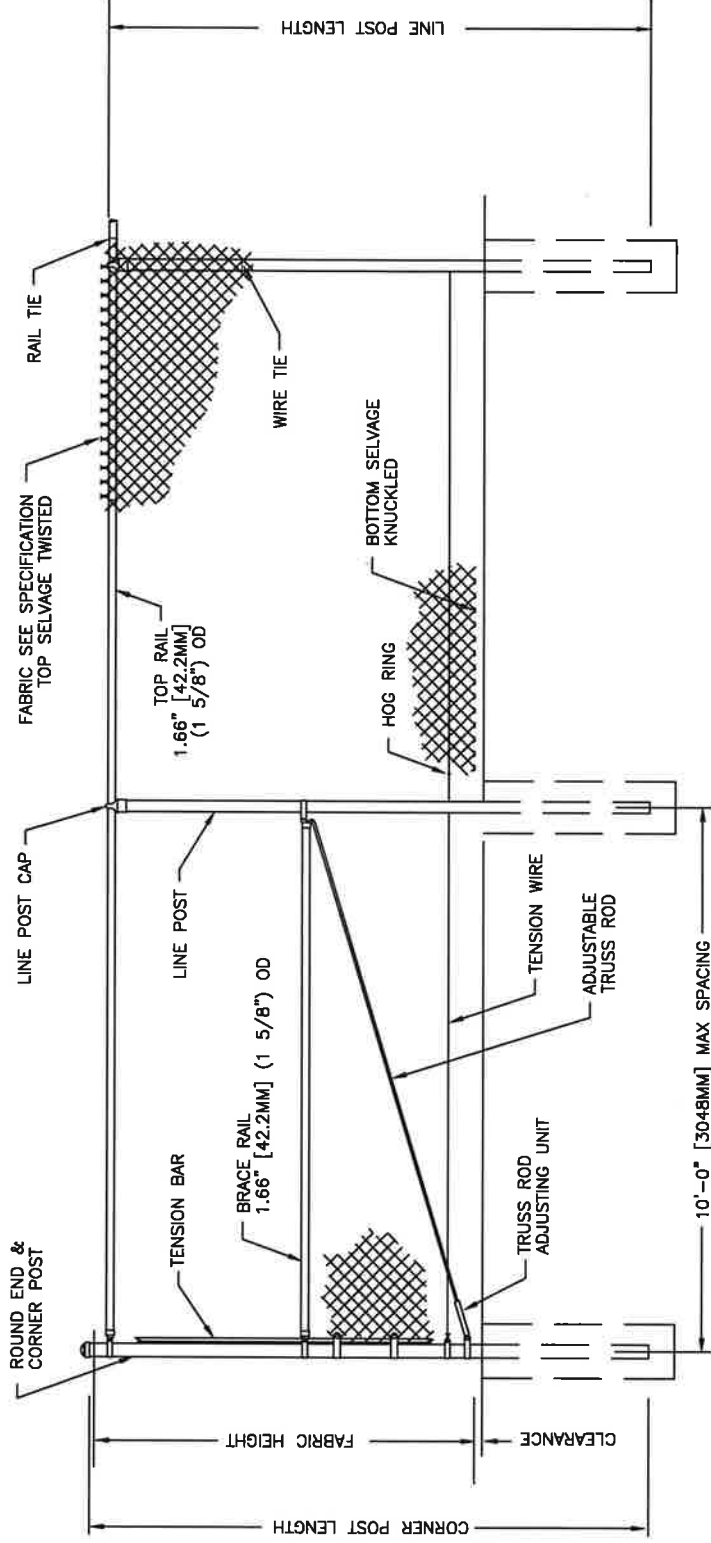
Armrests: Two (External) / One (Intermediate)

Mounting: Surface Mount

Mounting Hardware Kit-6ft Standalone and Wall-mount-

: ½" Sst & Epoxy Anchor Kit 1 - Qty 1





TYPICAL FENCE ELEVATION / SECTION

TOP RAIL / TRUSSED BRACE RAIL
BOTTOM TENSION WIRE

NOTES:
1. DESIGN AND SPECIFICATION SUBJECT TO CHANGE.
2. FOOTING AND POSTS AS REQUIRED BY SITE CONDITIONS & CODES.



Merchants Metals®
the first name in fence solutions

CHAIN LINK

TYPICAL FENCE ELEVATION / SECTION

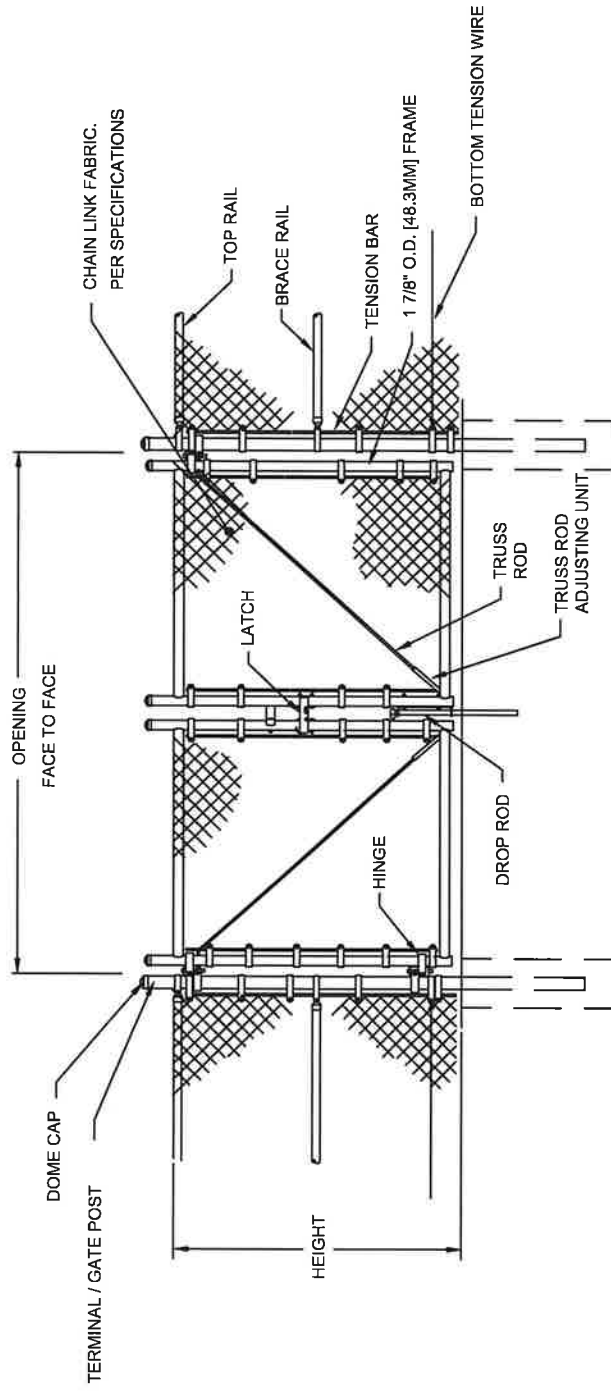
BY: FJR 05.19.05

SCALE: NTS

DWG #: CL10

WWW.MerchantsMetals.com

COPYRIGHT ©



TYPICAL DOUBLE SWING GATE ELEVATION / SECTION

TOP RAIL / TRUSSED BRACE RAIL
BOTTOM TENSION WIRE

NOTES:
DESIGN AND SPECIFICATION SUBJECT TO CHANGE
VERTICAL & HORIZONTAL MEMBERS MAXIMUM 8' O.C.
FOOTING AND POSTS AS REQUIRED BY SITE CONDITIONS & CODES



Merchants Metals®
the first name in fence solutions

CHAIN LINK

DOUBLE SWING GATE ELEVATION / SECTION

BY: ART 2.11.10 SCALE: NTS DWG #: CL12

WWW.MerchantsMetals.com

COPYRIGHT ©

Job Name: _____	Client Name: _____
Job Location - City: _____ State: _____	Created By: _____ Date: _____
Product: DS330 Quote: _____	Customer Approval: _____ Date: _____

SPECIFICATIONS

Pole Shaft - The pole shaft is fabricated from hot rolled welded steel tubing of one-piece construction with a minimum yield strength of 55 KSI.

Pole Top - A removable pole cap is provided for poles receiving drilling patterns for side-mount luminaire arm assemblies. For top mount luminaire and/or bracket consult the factory. Consult the luminaire manufacturer for correct tenon size or drill pattern. Other pole top options include pole cap only (PC) or plain top (PL) which is typical when the pole top diameter matches the necessary slip fit dimensions.

Handhole - A reinforced handhole with grounding provision is provided at 1'-6" from the base end of the pole assembly. Each handhole includes an easy to install, self-contained Swing Latch handhole cover assembly. U.S. Patent Swing Latch cover is fabricated from durable polycarbonate/ABS blend plastic. All pole assemblies are provided with a 2.50" x 5.00" rectangular handhole. Handhole dimensions are nominal.

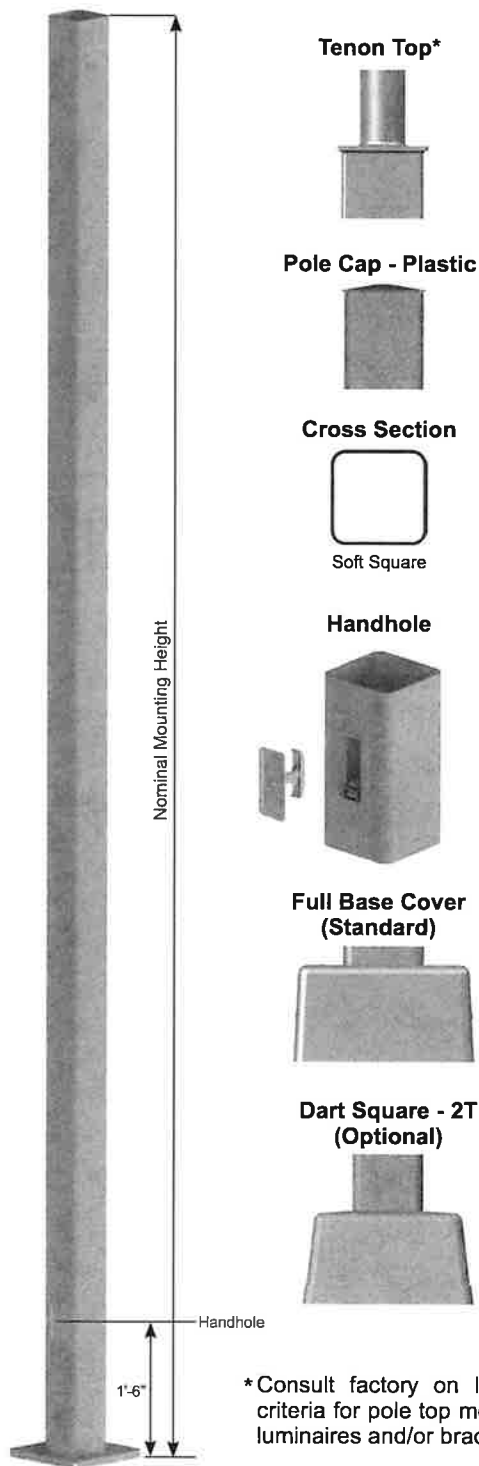
Base Cover - A two-piece full base cover fabricated from ABS plastic is provided with each pole assembly. Additional base cover options, including the dart square (2T) cast aluminum cover, are available upon request.

Anchor Bolts - Anchor bolts conform to ASTM F1554 Grade 55 and are provided with two hex nuts and two flat washers. Bolts have an "L" bend on one end and are galvanized a minimum of 12" on the threaded end.

Hardware - All structural fasteners are galvanized high strength carbon steel. All non-structural fasteners are galvanized or zinc-plated carbon steel or stainless steel.

Finish - Standard finishes are either Galvanized (GV) or Finish Painted (FP). Additional finish options including Finish Paint over Galvanizing (FPGV) or any of the V-PRO™ Finish Coating Systems are available upon request. See the product ordering code for color options.

Design Criteria - Please reference Design Criteria Specification for appropriate design conditions.



*Consult factory on loading criteria for pole top mounted luminaires and/or brackets.

DS330

Fatigue Resistant Soft Square Steel Post

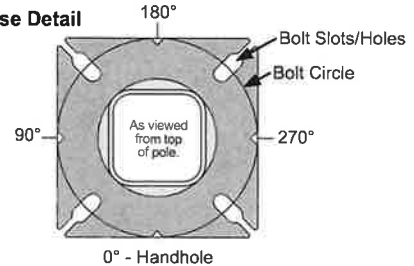
valmont 
STRUCTURES

Job Name: _____	Client Name: _____
Job Location - City: _____ State: _____	Created By: _____ Date: _____
Product: DS330 Quote: _____	Customer Approval: _____ Date: _____

ANCHORAGE DATA

POLE		BASE PLATE				ANCHOR BOLTS			
POLE BASE SQUARE (IN)	WALL THK (GA)	BOLT CIRCLE		SQUARE (IN)	THK (IN)	DIA x LENGTH x HOOK (IN)	PROJECTION (IN)		
		DIA (IN)	± (IN)					± (IN)	
4.00	11	8.50	0.50	8.25	0.750	0.75 x 17.00 x 3.00	3.50	0.25	
4.00	7	8.50	0.50	8.25	0.875	0.75 x 17.00 x 3.00	3.63	0.25	
5.00	11	11.00	1.00	11.00	1.000	0.75 x 17.00 x 3.00	3.75	0.25	
5.00	7	11.00	1.00	11.00	1.000	0.75 x 17.00 x 3.00	3.75	0.25	
6.00	7	12.00	1.00	12.50	1.000	1.00 x 36.00 x 4.00	4.25	0.25	

Anchor Base Detail



DESIGNATION, LOAD AND DIMENSIONAL DATA

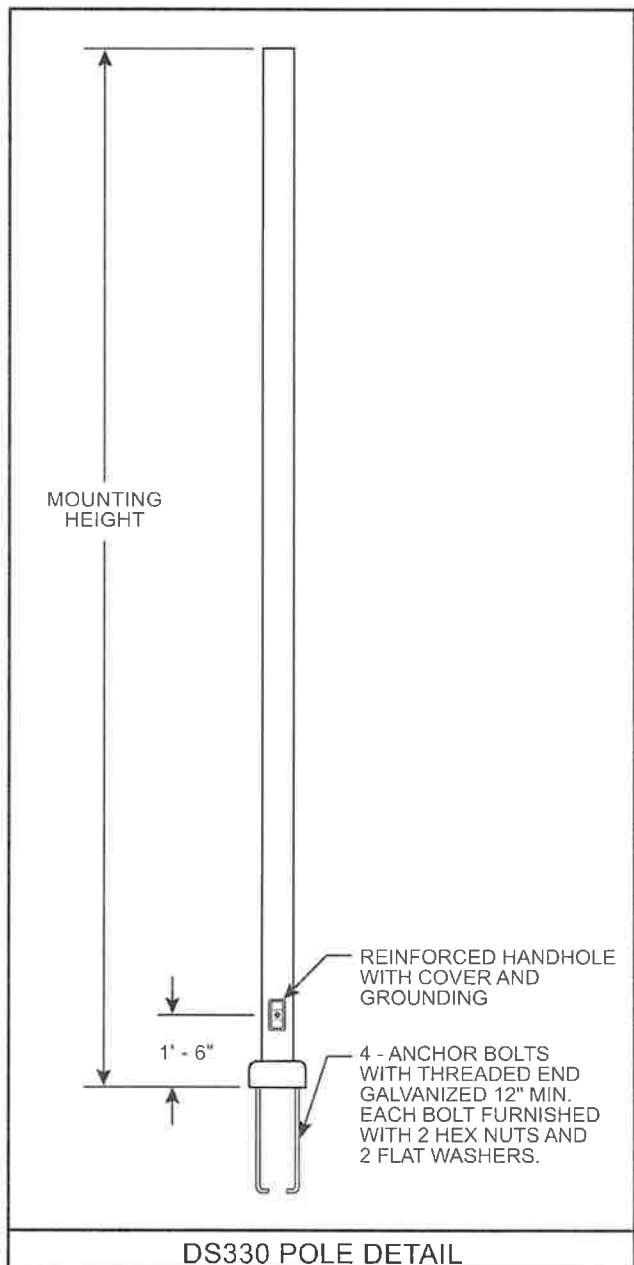
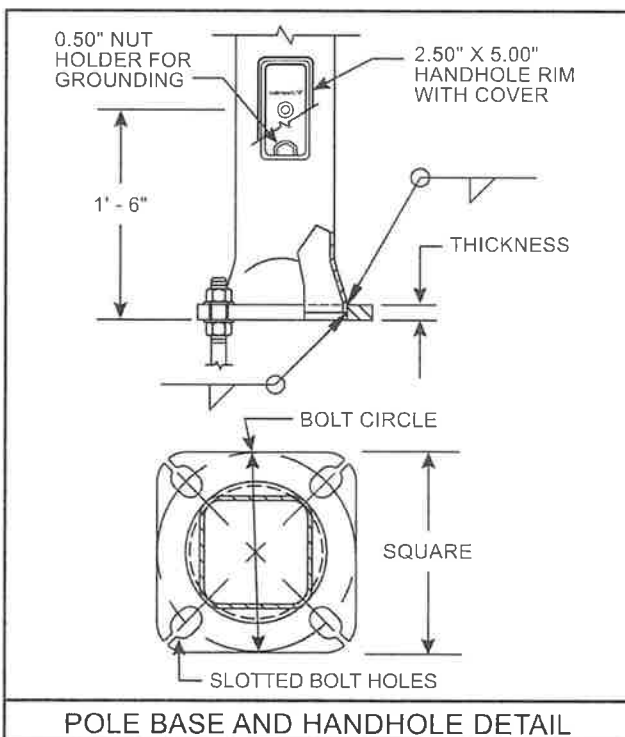
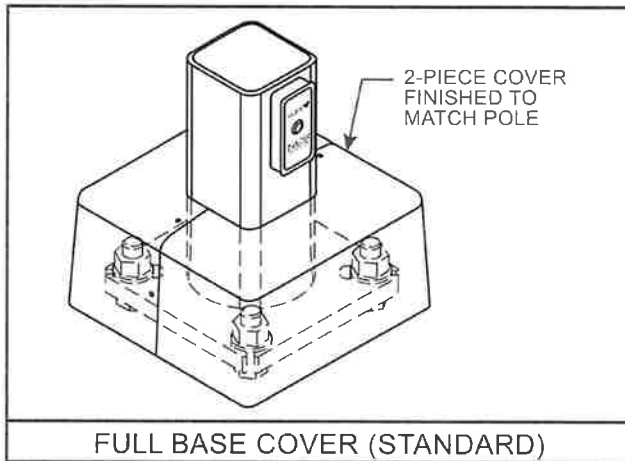
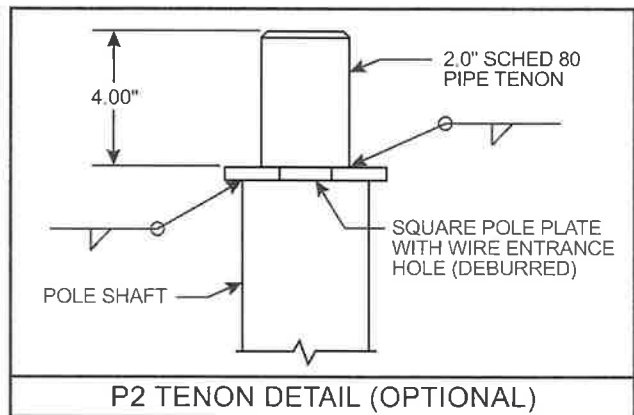
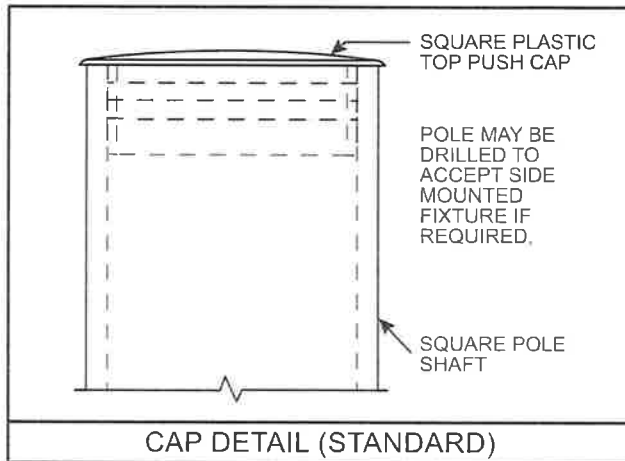
DESIGN INFORMATION							POLE DIMENSIONS ¹				DESIGNATION
NOMINAL MOUNTING HEIGHT	80 MPH w/1.3 GUST		90 MPH w/1.3 GUST		100 MPH w/1.3 GUST		SHAFT BASE SQUARE ² (IN)	SHAFT TOP SQUARE (IN)	WALL THK (GA)	STRUCTURE WEIGHT ² (LBS)	
	MAX EPA ¹ (SQ.FT)	MAX WEIGHT ¹ (LBS)	MAX EPA ¹ (SQ.FT)	MAX WEIGHT ¹ (LBS)	MAX EPA ¹ (SQ.FT)	MAX WEIGHT ¹ (LBS)					
10'-0"	30.6	765	23.8	595	18.9	473	4.00	4.00	11	75	400Q100
12'-0"	24.4	610	18.8	470	14.8	370	4.00	4.00	11	90	400Q120
14'-0"	19.9	498	15.1	378	11.7	293	4.00	4.00	11	100	400Q140
16'-0"	15.9	398	11.8	295	8.9	223	4.00	4.00	11	115	400Q160
18'-0"	12.6	315	9.2	230	6.7	168	4.00	4.00	11	125	400Q180
20'-0"	9.6	240	6.7	167	4.5	150	4.00	4.00	11	140	400Q200
	17.7	443	12.7	343	9.4	235	5.00	5.00	11	185	500Q200
	28.1	703	21.4	535	16.2	405	5.00	5.00	7	265	500W200
25'-0"	4.8	150	2.6	100	1.0	50	4.00	4.00	11	170	400Q250
	10.8	270	7.7	188	5.4	135	4.00	4.00	7	245	400W250
	9.8	245	6.3	157	3.7	150	5.00	5.00	11	225	500Q250
	18.5	463	13.3	333	9.5	238	5.00	5.00	7	360	500W250
30'-0"	6.7	168	4.4	110	2.6	65	4.00	4.00	7	291	400W300
	4.7	150	2.0	50	N/A	N/A	5.00	5.00	11	265	500Q300
	10.7	267	6.7	167	3.9	100	5.00	5.00	7	380	500W300
	19.0	475	13.2	330	9.0	225	6.00	6.00	7	520	600W300
35'-0"	5.9	150	2.5	100	N/A	N/A	5.00	5.00	7	440	500W350
	12.4	310	7.6	190	4.2	105	6.00	6.00	7	540	600W350
40'-0"	7.2	180	3.0	75	N/A	N/A	6.00	6.00	7	605	600W400

- Maximum EPA (Effective Projected Area) and weight values are based on side mounted fixtures only. Consult factory on loading criteria for pole top mounted luminaires and/or brackets. Variations from sizes above are available upon inquiry at the factory. Satisfactory performance of poles is dependent upon the pole being properly attached to a supporting foundation of adequate design.
- Structure weight is a nominal value which includes the pole shaft and base plate only.
- Belled-bottom will have reduced thickness due to the cold-working process. However, the belled-bottom meets or exceeds the structural capacity of the original square section. In addition, the rounded section provides better fatigue resistance.

PRODUCT ORDERING CODES

MODEL	DESIGNATION	FIXTURE MOUNTING	FINISH SYSTEM	STANDARD COLOR OPTIONS	BASE COVER	ANCHOR BOLTS	SUPPLEMENTAL INFO
DS330							
	Select Correct Designation from the Load and Dimensional Data Chart.	Drill Mounting (See Orientation) D1 = (1) Drilling @ 270° D2 = (2) Drillings @ 90° & 270° D4 = (4) Drillings @ 0°, 90°, 180°, & 270° D5 = (2) Drillings @ 180° & 270° D6 = (3) Drillings @ 90°, 180°, & 270° Tenon Mounting P2 = 2.38" OD x 4" tenon P4 = 4.00" OD x 6" tenon P5 = 2.88" OD x 4" tenon P6 = 2.88" OD x 5" tenon P7 = 2.38" OD x 5" tenon P9 = Special Size (Specify) Other Options PC = Pole Cap PL = Plain Top (No Cap)	GV = Galvanized FP = Finish Painted -----OPTIONAL----- FPGV = Finish Paint over Galvanizing VP30 = V-PRO® 30 System VP32 = V-PRO® 32 System VP53 = V-PRO® 53 System VP54 = V-PRO® 54 System VP57 = V-PRO® 57 System VP100 = V-PRO® 100 System VP105 = V-PRO® 105 System	GV = Galvanized BK = Black DB = Dark Bronze MB = Medium Bronze WH = White LG = Light Gray CB = Bronze DG = Dark Green ST = Sandstone HTG = Hunter Green SG = Slate Gray SL = Silver SC = Special Color (Specify)	FBC = Full Base Cover -----OPTIONAL----- 2T = Square Dart Cover	AB = With Anchor Bolts LAB = Without Anchor Bolts	

DS330 - Fatigue Resistant Square Non-Tapered Steel Pole



AREA & ROADWAY LIGHTING



Small Neoclassical, Domed Bell Luminaire

Features

The NEW Deziner Series is a flexible, configurable pedestrian scale decorative pendant luminaire with an 6.7" diameter upper housing of 0.125" thick formed aluminum with a large assortment of spun aluminum shades and ornamental options. Each lower housing is comprised of a 0.080" thick spun aluminum reflector with an integrated LED module seat, thermal management for long LED life and a thermally isolated solid state power supply chamber. Trulevel™ ball coupling.

PLED™ Optics

Emitters (LED's) are arrayed on a metal core PCB panel with each emitter located on a copper thermal transfer pad and enclosed by an LED refractor. LED optics completely seal each individual emitter to meet an IP66 rating. In asymmetric distributions, a micro-reflector inside the refractor re-directs the house side emitter output towards the street side and functions as a house side shielding element. Refractors are injection molded H12 acrylic. Each LED refractor is sealed to the PCB over an emitter and all refractors are retained by an aluminum frame. Any one Panel, or group of Panels in a luminaire, have the same optical pattern. LED refractors produce standard site/area distributions. All optics are U0, Zero Uplight and are Dark Sky compliant. Panels are field replaceable and field rotatable in 90° increments.

LED Emitters

High Power White LED's are driven between 350mA and 875mA for a maximum output of 2.5 Watts nominal. LED's are available in standard Warm White (2700K & 3000K), Neutral White (4000K), or Cool White (5000K). All Standard LED's have a minimum of 70 CRI. Consult Factory for other LED options. Lumen Maintenance of L93 at 100,000 hours (TM-21 calculated at 6x Test Time) for all LED options.

True Amber LED's TRA-True Amber LED's emit light in the amber spectral bandwidth centered on 585-590nm. True Amber has negligible blue light and is suitable for wildlife.

LED Driver

Constant current electronic with a power factor of >.90 and a minimum operating temperature of -40°F/-40°C. Driver(s) is/are UL and cUL recognized and mounted directly against the Electrical Housing to facilitate thermal transfer, held down by universal clamps to facilitate easy removal. In-line terminal blocks facilitate wiring between the driver and optical arrays. Drivers accept an input of 120-277V (UNV), 50/60Hz or 347V & 480V, 50,60Hz. 0 - 10V dimmable driver is standard. Driver has a minimum of 3KV internal surge protection. Luminaire supplied with 20KV surge protector for field accessible installation.)

Finish

Super TGIC polyester powder coating is applied onto a metal substrate this has been pretreated with a four-stage process for maximum adhesion and color retention. The top coat is baked at 400° F for maximum hardness and exterior durability.

PROJECT NAME: Franklin Creek Trail

PROJECT TYPE: Multiuse Trail



The smallest models within the Deziner Series, offer 5 customizable styles available with optional Ambience™ Low Luminance Lens and unlit Bands.



U.L. Listed for Wet Location

2023062

DEZİNER SERIES 6 - PLED SMALL

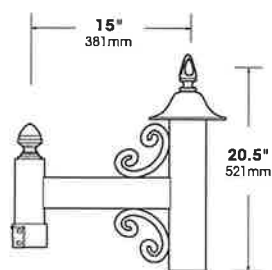
PRODUCT CONFIGURATIONS

EPA & WEIGHT

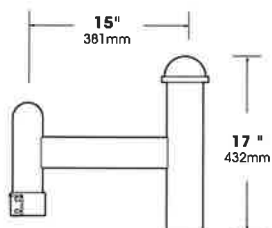
Base Model	w/ unlit Bands	w/ Ambience™ Low Luminance Lens	w/ unlit Bands & Ambience™ Low Luminance Lens
 DS6A Max Weight = 17 lbs Max EPA = 0.58 36 LED Max	 DS6AB Max Weight = 18 lbs Max EPA = 0.63 36 LED Max	 DS6A-AL Max Weight = 17 lbs Max EPA = 0.58 36 LED Max	 DS6AB-AL Max Weight = 18 lbs Max EPA = 0.63 36 LED Max
 DS6C Max Weight = 17 lbs Max EPA = 0.54 36 LED Max	 DS6CB Max Weight = 18 lbs Max EPA = 0.59 36 LED Max	 DS6C-AL Max Weight = 17 lbs Max EPA = 0.54 36 LED Max	 DS6CB-AL Max Weight = 18 lbs Max EPA = 0.59 36 LED Max
 DS6D Max Weight = 18 lbs Max EPA = 0.74 36 LED Max	 DS6DB Max Weight = 19 lbs Max EPA = 0.79 36 LED Max	 DS6D-AL Max Weight = 18 lbs Max EPA = 0.74 36 LED Max	 DS6DB-AL Max Weight = 19 lbs Max EPA = 0.79 36 LED Max
 DS6S Max Weight = 19 lbs Max EPA = 0.79 36 LED Max	 DS6SB Max Weight = 20lbs Max EPA = 0.84 36 LED Max	 DS6S-AL Max Weight = 19 lbs Max EPA = 0.79 36 LED Max	 DS6SB-AL Max Weight = 20lbs Max EPA = 0.84 36 LED Max
 DS6T Max Weight = 16 lbs Max EPA = 0.58 36 LED Max	 DS6TB Max Weight = 17 lbs Max EPA = 0.63 36 LED Max	 DS6T-AL Max Weight = 16 lbs Max EPA = 0.58 36 LED Max	 DS6TB-AL Max Weight = 17 lbs Max EPA = 0.63 36 LED Max

DEZİNER SERIES 6 - PLED SMALL

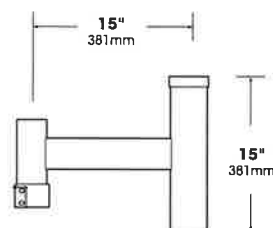
ARMS



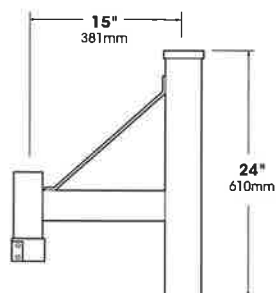
XAJM-PM



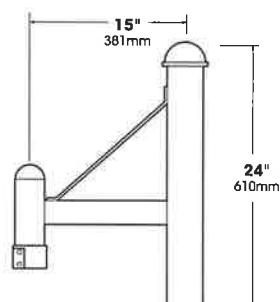
XALM-PM



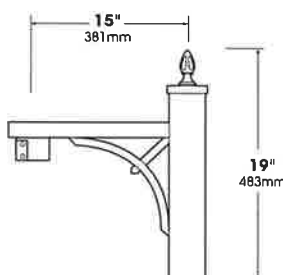
XAOM-PM



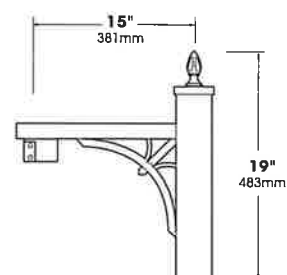
XASM-1



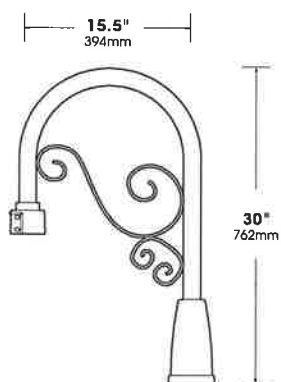
XBSM-1



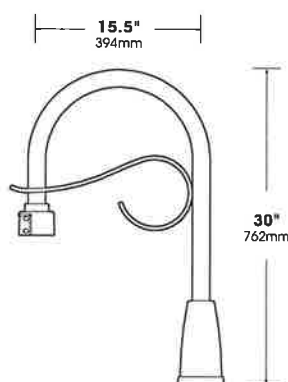
XCNAM-1



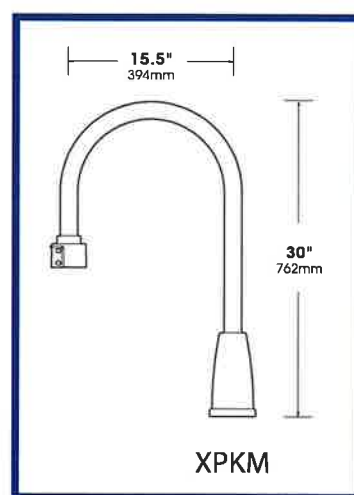
XCNBM-1



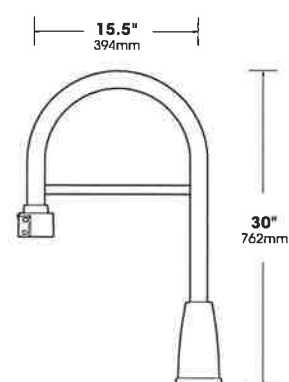
XPCM



XPDM



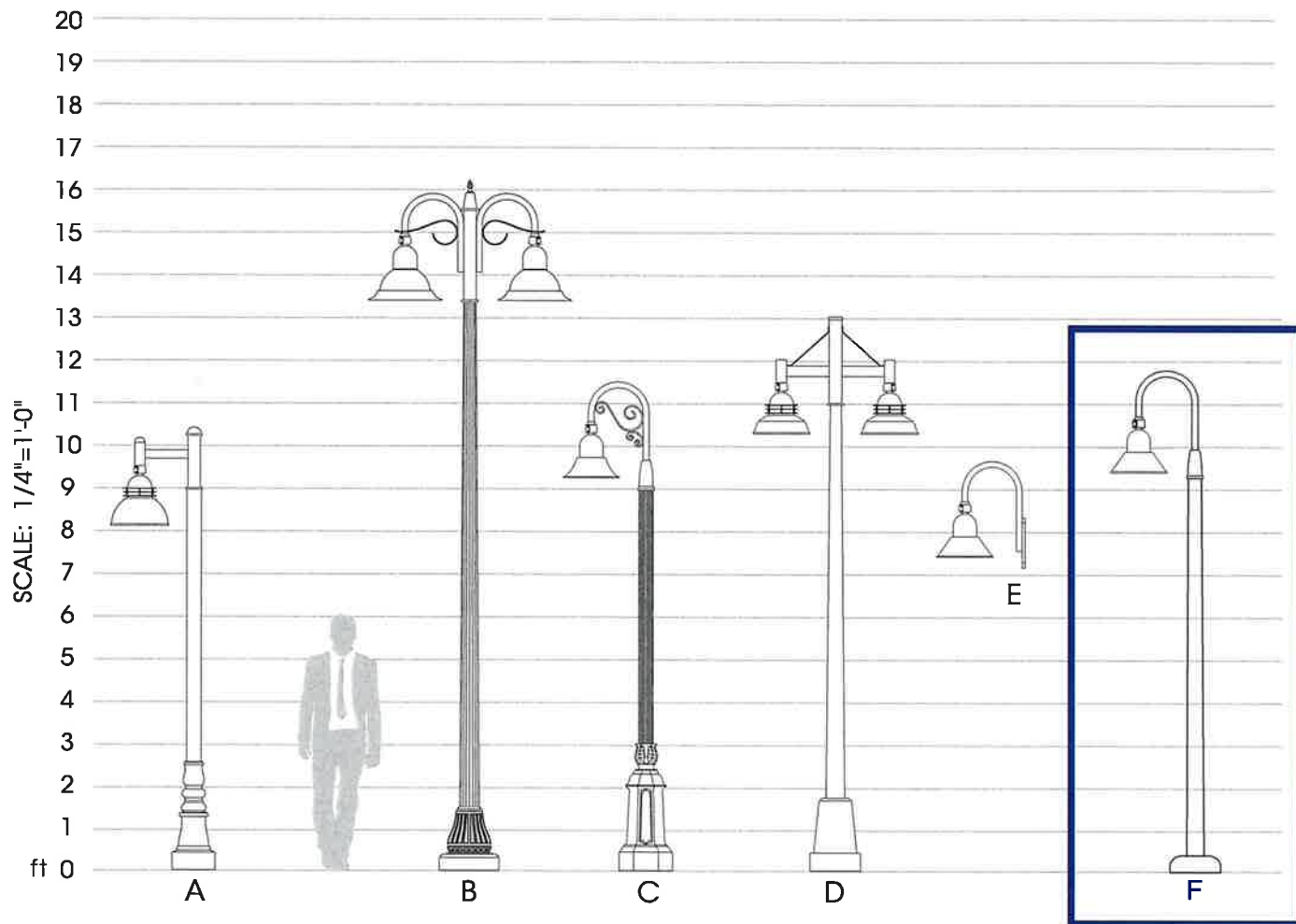
XPKM



XPSM

DEZİNER SERIES 6 - PLED SMALL

SAMPLE ASSEMBLIES



- A. 24-1040-9'/XALM-1/DS6DB-AL/LED/ACCESSORIES/FINISH
- B. 17-1030C-13'-4"/XPDM-2-180/DS6S/LED/ACCESSORIES/FINISH
- C. 1M-106O-9'/XPCM-1/DS6C-AL/LED/ACCESSORIES/FINISH
- D. 25-1035T-11'/XASM-2-180/DS6TB/LED/ACCESSORIES/FINISH
- E. WM-XPKM/DS6A-AL/LED/ACCESSORIES/FINISH
- F. Proposed for Franklin Creek Trail XPKM/DS6A 10' Mounting Height**

Sample Assemblies show a small offering of the Sun Valley Line of Poles, Bases, Shafts, Arms, & Luminaires. Please visit usalitg.com for the full product offering.

DEZİNER SERIES 6 - PLED SMALL

ORDERING INFORMATION

Spec/Order Example: DS6CB/AL-ASY/36LED-700mA/30K/UNV/CM+L/RAL-8019-T/DF

Luminaire	Shade	Optics	# of LEDs	Drive Current	Color Temp - CCT	Voltage	
Luminaire	Shade	Optics	LED			Voltage	
DS6	Angled	A	PLED-II	36LED	875mA¹	27K (2700K)	UNV (120-277) 347 480
	Angled w/ unlit Bands	AB	PLED-II-FR	20LED	700mA	30K (3000K)	
	Concave/Flared	C	PLED-III		525mA	40K (4000K)	
	Concave/Flared w/ unlit Bands	CB	PLED-III-W	350mA	50K (5000K)		
	Deep Bell	D	PLED-IV		TRA² True Amber		
	Deep Bell w/ unlit Bands	DB	PLED-IV-FT				
	Hooded	H	PLED-V-SQ-N				
	Hooded w/ unlit Bands	HB	PLED-V-SQ-M				
	Skirted	S	PLED-V-SQ-W				
	Skirted w/ unlit Bands	SB					
	Tiered	T					
	Tiered w/ unlit Bands	TB					

PLED™

Distribution Type

Notes:

1 - 875mA not available with 36LED, available with 20LED only

2 - TRA available in 350mA & 525mA Drive Currents only

Consult factory for other CCT, CRI, & Drive Current options

Mounting	Finish	Options
Mounting	Finish	Options
Arm Mount ☒ 1 ☐ 2-180 ☐ 2-90 ☐ 3-90 ☐ 3-120 ☐ 4-90 Wall Mount ☐ WM WM - Wall Mount provided with mounting bracket and cover.	Standard Textured Finish ☒ Black RAL-9005-T ☐ White RAL-9003-T ☐ Grey RAL-7004-T ☐ Dark Bronze RAL-8019-T ☐ Green RAL-6005-T Premium Finishes ☐ Rust ☐ Patina Copper PC For smooth finish replace suffix "T" with suffix "S" (Example: RAL-9005-S) Consult factory for custom colors	☒ Internal House Side Shield incl. LED Count (Example: HS-PLED/48) HS-PLED ☐ Twist Lock Receptable Only TPR ☐ 7-Pin Twist Lock Receptable Only TPR7 ☐ High-Low Dimming for Switch by Others/Select Levels 50/100 or 25/100 (Example: HLSW/25) HLSW ☐ Twist Lock Photocell + Voltage (Example: TPC347V) TPC+V ☐ Photocell + Voltage (Example: PC120V) PC+V ☐ Single Fuse (Example: DF277V) SF+V ☐ Double Fuse (Example: DF240V) DF+V ☐ Blue-Tooth Programmable Photo/Motion Sensor (Factory - Motion 50/100; Photo 75ic) MS-F311
Pendant Mount ☐ Stem Mount + Length(in) (48" Max) SM+L ☐ Chain Mount + Length(in) (48" Max) CM+L ☐ Cable Clamp J-Box CCB ☐ Cross Cable Clamp J-Box CCC		



URBAN RENAISSANCE™ LITTER & RECYCLING RECEPTACLE



FORMS+SURFACES™



URBAN RENAISSANCE™ LITTER & RECYCLING RECEPTACLE

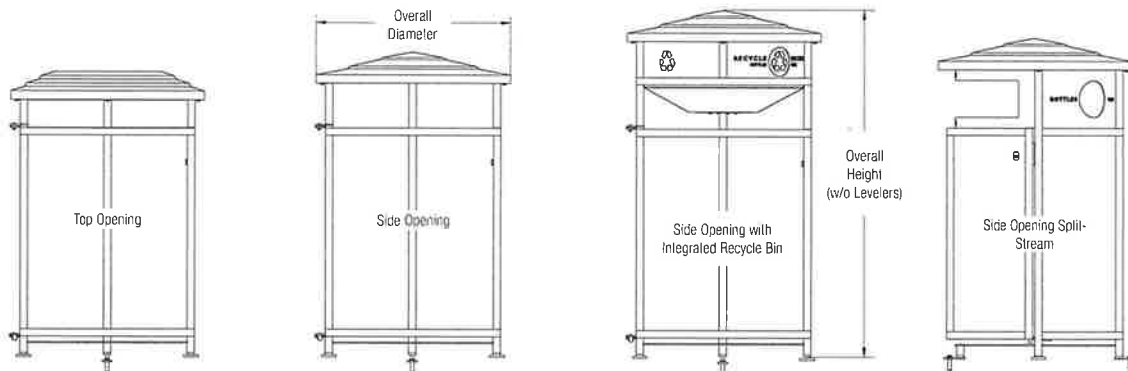
PRODUCT DATA

Urban Renaissance Litter & Recycling Receptacles combine classic urban architectural design with performance that meets the rigorous demands of modern city environments. Featuring corrosion-resistant stainless steel construction, this hardened, streetwise receptacle has been specifically designed to defend against abuse, graffiti, vandalism and theft. Three unique standard grillwork designs are available; custom grillwork can also be specified. With models ranging from basic litter receptacles to those utilizing innovative recycling mechanics, Urban Renaissance is an ideal solution for any city environment's litter & recycling needs.

MATERIAL & CONSTRUCTION DETAILS

FRAME & GRILLWORK	LID	FINISHES	INSTALLATION
- Receptacle frame is made of square tubular stainless steel with powdercoat finish. - Grillwork is stainless steel sheet with perforations. - Standard patterns are Updrop, Vertical and Vista (see page 2); custom designs available for an upcharge.	- Lid is made of heavy gauge spun aluminum with an internal structural frame. - Lids with sand-filled ash urns for cigarettes are available for an upcharge.	See the Forms+Surfaces Powdercoat Chart for details. Custom RAL colors are available for an upcharge.	- Receptacles can be used freestanding or surface mounted. - Levelers are supplied for all units. - For surface mounting, stainless steel anchors and mounting bolts sold separately.
INTEGRATED RECYCLE BIN CONFIGURATION	SIDE ACCESS DOOR AND LATCH	LINERS	MAINTENANCE
- Receptacles with integrated recycle bins feature a spring-loaded "trap door" in the bottom of the recycle bin used to empty the bin or to allow non-recyclables to be flushed into the main receptacle below. - Allows for emptying by regular maintenance personnel or, as encouraged by some users in urban environments, passersby may empty for scrap or redemption value.	- Receptacle opens in a clamshell fashion with half of the body serving as a swing-out door. - Latches and hinges are stainless steel. Standard latch option is a lift latch; a security latch operated with a special tool is available for an upcharge.	- Both single-stream and split-stream receptacles use independent, replaceable internal liners designed to be used with or without plastic litter bags. - Liners are molded from durable black polyethylene with a UL94HB fire rating.	Metal surfaces can be cleaned as needed using a soft cloth or brush with warm water and a mild detergent. Avoid abrasive cleaners.

NOMINAL DIMENSIONS



MODEL	OVERALL HEIGHT	OVERALL DIAMETER	OVERALL WEIGHT	CAPACITY
SLURB-36TO	38.6" (980 mm)	26.6" (676 mm)	94.1 lbs (42.67 kg)	36 gallons (136 liters)
SLURB-45TO	43.0" (1092 mm)	28.4" (721 mm)	114.7 lbs (52.03 kg)	45 gallons (170 liters)
SLURB-36SO	41.4" (1052 mm)	26.6" (676 mm)	85.4 lbs (38.71 kg)	36 gallons (136 liters)
SLURB-45SO	45.9" (1166 mm)	28.3" (719 mm)	108.0 lbs (48.97 kg)	45 gallons (170 liters)
SLURB-36RB	47.3" (1201 mm)	26.6" (676 mm)	107.3 lbs (48.67 kg)	36 gallons (136 liters)
SLURB-36SS	43.4" (1101 mm)	26.6" (676 mm)	88.5 lbs (40.14 kg)	36 gallons (136 liters)
SLURB-45SS	47.4" (1204 mm)	28.3" (719 mm)	111.3 lbs (50.48 kg)	45 gallons (170 liters)

T 800.451.0410 | www.forms-surfaces.com

FORMS+SURFACES™

© 2022 Forms+Surfaces® | All dimensions are nominal. Specifications and pricing subject to change without notice. For the most current version of this document, please refer to our website at www.forms-surfaces.com.



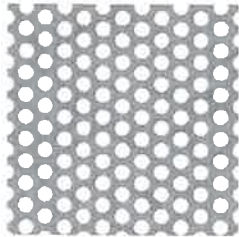
URBAN RENAISSANCE™ LITTER & RECYCLING RECEPTACLE

PRODUCT DATA

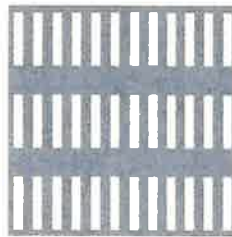
STANDARD GRILLWORK DESIGN OPTIONS (Not to scale)



Updrop



Vista



Vertical

ENVIRONMENTAL CONSIDERATIONS

- Please refer to the Urban Renaissance Environmental Data Sheet for detailed environmental impact information.
- Urban Renaissance has up to 68% recycled content.
- All components are fully recyclable.
- Stainless steel construction ensures a long product life cycle.
- Standard powdercoat finishes are no-VOC; non-standard powdercoat finishes are no- or low-VOC, depending on color.
- Urban Renaissance can make an important contribution to local recycling programs.
- Low maintenance.

MODEL NUMBERS AND DESCRIPTIONS

MODEL	DESCRIPTION
SLURB-36TO	Urban Renaissance, 36-gallon, top opening litter receptacle
SLURB-45TO	Urban Renaissance, 45-gallon, top opening litter receptacle
SLURB-36SO	Urban Renaissance, 36-gallon, side opening litter receptacle, dome lid
SLURB-45SO	Urban Renaissance, 45-gallon, side opening litter receptacle, dome lid
SLURB-36RB	Urban Renaissance, 36-gallon, side opening litter & recycling receptacle, integrated recycle bin, dome lid
SLURB-36SS	Urban Renaissance, 36-gallon, side opening, split-stream litter & recycling receptacle, dome lid
SLURB-45SS	Urban Renaissance, 45-gallon, side opening, split-stream litter & recycling receptacle, dome lid

PRODUCT OPTIONS

The following options are available for an upcharge

Add stainless steel mounting hardware	Upgrade lift latch to tool-operated security latch
Custom RAL powdercoat color	Upgrade dome lid to sand-filled ash lid
Custom grillwork design	

LEAD TIME: 6 to 8 weeks. Shorter lead times may be available upon request. Please contact us to discuss your specific timing requirements.

PRICING: Please contact us at **800.451.0410** or **sales@forms-surfaces.com**. At Forms+Surfaces, we design, manufacture and sell our products directly to you. Our sales team is available to assist you with questions about our products, requests for quotes, and orders. Territory Managers are located worldwide to assist with the front-end specification and quoting process, and our in-house Project Sales Coordinators follow your project through from the time you place an order to shipment.

TO ORDER SPECIFY: Quantity, model, grillwork, powdercoat color, liner with or without drain holes, dome lid or ash lid for side opening litter receptacles. Quote/Order Forms are available on our website to lead you through the specification process in a simple checkbox format.

T 800.451.0410 | www.forms-surfaces.com

FORMS+SURFACES™

© 2022 Forms+Surfaces® | All dimensions are nominal. Specifications and pricing subject to change without notice. For the most current version of this document, please refer to our website at www.forms-surfaces.com.

Attachment C
WCA Inc. Arborist Report

Franklin Creek Trail Improvement Project
Preliminary ARB Review
April 17, 2025

City of Carpenteria

Franklin Creek Trail

Construction Impact Report (14)

SUBMITTED TO:

JOHN ILASIN
Public Works Director
City Engineer
City of Carpenteria

PREPARED BY:

REBECCA MEJIA
ISA Board Certified Master Arborist
WE-2355B
ISA Qualified Tree Risk Assessor
Consulting Arborist, WCA Inc.



APRIL 6, 2023

AMENDED: SEPTEMBER 13, 2023





Table of Contents

Assignment & Methodology	1
Summary	2
Map	2
Table 1: Spreadsheet-Summary-Tree Assessment Data	3
Discussion	3
Conclusions.....	5
Appendix A – Photographs	7
Appendix B – Health & Condition Components	18
Appendix C – Guidelines for reducing construction impacts	20
Appendix D – Calculated Tree Protect Zones	24
Table 2: Determining the TPZ	25
Table 3: Tree Disposition Table	26
Glossary	27
Bibliography	28
Assumptions & Limiting Conditions	29
Certificate of Performance	30

West Coast Arborists, Inc.

2200 E. Via Burton Street, Anaheim, CA 92806 714.991.1900 800.521.3714 Fax 714.956.3745

BACKGROUND AND ASSIGNMENT

West Coast Arborists, Inc., (WCA) was contacted by Mr. John Ilasin, Public Works Director for the City of Carpinteria, to provide arborist services for 14 trees along the Franklin Creek Trail. Following the approval of the proforma for arborist services, I visited the site on March 25, 2023, to collect relevant information per the scope of work. The scope of work for the requested arborist services, as detailed in Proposal #80493, is as follows:

- Conduct a Basic Tree Evaluation and prepare one Construction Impact Report for the Franklin Creek Improvement Project. The level of assessment used for this project involved a visual assessment only of the individual trees from a ground-based, walk-by perspective. This process was used to identify any obvious defects or special conditions.
- The contents of the tree evaluation report should include the following elements at a minimum: 1) Visual/Observer impression, 2) Site location, 3) Structural integrity, 4) Wounds, 5) Insect/Disease problems, 6) Branching structure/pattern, 7) Root system, 8) Tree needs, and 9) Tree species identification. *Several of these items will be reviewed in the Discussion section under "Species Profile."*

SUMMARY: Site usage prior to any planned construction includes a low to moderately-used natural trail adjacent to the creek. The site detail that was provided indicates moderate to significant encroachment into the **Critical Root Zone (CRZ)** of 9 of the trees: (1, 2, 5, and 8-13). If impacts that affect the CRZ can be reduced, six of the fourteen inspected trees are worthy of retention.



Map 1. Showing the location of the assessed trees. All are located along the south side of Franklin Creek, from 7th Street east to Carpinteria Ave.



METHODOLOGY

Beginning on the western portion of the trail adjacent to 7th Street, I examined each of the trees as they were identified on the design rendering provided. The spreadsheet located on the following page provides a summary of the health and condition of each of the trees.

The assignment, being a visual assessment of the subject trees, was limited to that which could be observed from the ground and in compliance with **Best Management Practices (BMPs)**. Only exposed or easily exposed parts above ground level were inspected. Subsurface soil conditions and tree parts below ground were not disturbed or observed.

The purpose of this report is to provide as complete and unbiased an opinion as possible with regard to the health and condition of the inspected trees on the day of the evaluation. Removal or preservation recommendations and tree protection zones were not initially requested but added as part of additional requests made by RRM Desing Group. The content of this report is intended to be used by the City of Carpenteria staff, its contractors, and RRM Design Group for the purposes of the Franklin Creek Trail Improvement Project only.

Decisions for tree retention shall be based on the American National Standards Institute (ANSI) *Standard Practices (Management of Trees and Shrubs During Site Planning, Site Development, and Construction) A300 (Part 5)-2012*. Per this standard:

54.1 Planning phase

54.1.1 During the planning phase, trees and other resources within the construction area should be evaluated.

54.1.2 Trees adjacent to the site that will be impacted by the construction or may affect the construction activity should be included in the evaluation.

54.2 Design Phase

54.2.4 Tree protection report should include: Objectives, Tree inventory data, Suitability for preservation, Estimation of the construction impacts on the tree(s), Recommended action for each tree (retained, transplanted, or removed), and Required mitigation for trees to be removed (if appropriate)



Table 1: Spreadsheet-Summary-Tree Assessment Data

Tree #	Species	dbh	Hgt	Health condition*	Structural condition*	Comments
Tree-1	<i>Eucalyptus lehmanni</i>	24	40	Good	Fair	Slight lean toward the private yard area to the south. Old injury at the main branch union with possible decay within the wounded area. Slight damage to the buttress roots. Full, dense, healthy canopy with no indication of any major disease or pest presence.
Tree-2	<i>Eucalyptus polyanthemos</i>	23	45	Fair	Poor	Thinning canopy with dead branches and numerous old topping cuts with weak attachments.
Tree-3	<i>Eucalyptus polyanthemos</i>	26	45	Fair	Fair	Thinning canopy, twig & small branch dieback; bending of the lower trunk
Tree-4	<i>Eucalyptus polyanthemos</i>	23	50	Fair	Fair	Thinning & twig dieback in the upper canopy, uneven/onesided canopy growth.
Tree-5	<i>Eucalyptus polyanthemos</i>	30	55	Good	Good	Healthy, full canopy, form is consistent with species norms.
Tree-6	<i>Eucalyptus polyanthemos</i>	16	30	Good	Fair	Several past, large limb breaks on the south side; slight lean to the south. Dense canopy growth.
Tree-7	<i>Eucalyptus polyanthemos</i>	24 20	55	Fair	Fair	Double stemmed (dbh's of 24" & 20"). Thinning canopy, a large scaffold extends over the trail.
Tree-8	<i>Eucalyptus polyanthemos</i>	26	50	Fair	Poor	Thinning canopy, poor branching habit. It was double-stemmed but lost one stem many years ago, there is likely decay in the branch union. This tree appears to be in the middle of the new proposed trail path.
Tree-9	<i>Myoporum laetum</i>	13	15	Good	Poor	Plant health is good, but the structure is poor. The tree is leaning and is overgrown by adjacent plant material.
Tree-10	Dead, species unknown	10 8	10	Dead	Dead	This tree is broken at its base, and there is no live foliage anywhere on the tree. Unable to identify the species. There appear to be two dead trees arising from the same stump; both are dead.
Tree-11	<i>Platanus racemosa</i>	35	60	Fair	Fair	Slightly thinning canopy, numerous old broken branches, large scaffold over the trail. Western Sycamore borer.
Tree-12	<i>Platanus racemosa</i>	29	60	Good	Good	Upper canopy with few interior branches. Western sycamore borer.
Tree-13	<i>Platanus racemosa</i>	38	60	Good	Fair	Multi-stemmed, small amount of dead twigs. The level of dieback appears within normal ranges for species & age.
Tree-14	<i>Eucalyptus polyanthemos</i>	34	40	Good	Fair	Double stemmed with a full, dense & healthy looking canopy. Large scaffold over the creek and a slight lean to the west.

*Refer to Appendix C, Health & Condition Components, for classification definitions.

DISCUSSION:

Species profiles:

California Sycamore (*Platanus racemosa*) is a native riparian tree that tolerates wet to dry soils, extreme heat, and high winds. This tree has a moderate growth rate, reaching 30-80 feet tall and 20-50 feet wide. Considered a moderately deep-rooted tree, it does produce surface roots, sometimes resulting in heaved, cracked, or similar hardscape damage. Variable in shape, it can



develop upright or spreading forms with an oval, rounded, or umbrella-shaped crown. Susceptible to Invasive Shot Hole Borer, Scales, Spider Mites, Leaf Miner, Anthracnose, Mistletoe, Armillaria, Phytophthora, and Root rot

Silver Dollar Gum (*Eucalyptus polyanthemos*) is an evergreen plant native to eastern Australia. It is considered drought-tolerant and fast-growing, reaching heights of up to 70 feet tall and 15-45 feet wide. This tree thrives in hot, dry climates where it can be considered a fire hazard due to its highly volatile eucalyptol vapors emitted from its foliage and the accumulation of shedding bark on the ground. Silver dollar Gum gets its name from its unique foliage, which varies in shape from lance-shaped, egg-shaped, oval, and round. There are two subspecies in cultivation in California, one tends to have rougher bark with rounder, bluer leaves, while the other tends to have smoother bark with spearhead-shaped, greener leaves. Medium branch strength rating and moderate root damage potential. Susceptible to Armillaria, Root Rot, and Beetle borers.

Bushy Yate (*Eucalyptus lehmanni*) (aka *E. conferruminata*) is native to southwestern Australia, it is a small to medium-sized shade, screen, or patio tree with heights of 25-30 feet and up to 30 feet wide. It is usually multi-trunked with an oval, spreading form and dense foliage, sometimes reaching the ground. Develops smooth bark which is whitish grey to grey-brown and orange-brown and sheds in strips. It is widely cultivated in Australia and the United States because of its ornamental shape and decorative flowers, buds, and fruit. It prefers temperate coastal conditions, where it tolerates dryness and salt spray. There has been some confusion about its classification because of its ability to hybridize. The tree is deer resistant and attracts bees and birds. Medium branch strength rating, low root damage potential. Susceptible to Armillaria, Phytophthora, Root Rot, and Beetle borers.

A Tree Protection Zone (TPZ) is intended to protect roots and soil within the **Critical Root Zone (CRZ)**. The CRZ is that area immediately adjacent to the trunk where roots essential for tree health and stability are located. A variety of guidelines have been developed for determining the minimum distance away from the trunk base at which roots may be safely cut. The most recommended minimum distance is 6-18 inches for every 1 inch of trunk diameter. However, this is only a guideline and needs to be adjusted on a per-tree basis depending on the species, overall tree health, structure, and site conditions. Often, a **calculated TPZ** and/or a **specified TPZ** are used.

The decision process for determining the recommended TPZ for the subject trees shall be based on the American National Standards Institute (ANSI) *Standard Practices (Management of Trees and Shrubs During Site Planning, Site Development, and Construction) A300 (Part 5)-2012*. Per this standard:

55 Practices

55.1 Tree protection zone

55.1.1 A tree protection zone (TPZ) shall be specified around all trees, shrubs, and other



plants and soil areas designated for retention and protection.

55.1.2 The TPZ should be defined based on:

- Species tolerance; the expected impact of construction activities; Tree size (e.g., trunk diameter), age, and health; and Soil conditions (e.g., moisture, texture, density).

55.1.3 The TPZ radius should be between 6-18 times the trunk diameter (DBH). *(dependent on variable factors including plant species, age, size, health, and structural condition).*

55.1.4 When the minimum TPZ radius cannot be achieved, appropriate mitigation shall be recommended.

CONCLUSIONS:

Based on the site plans/exhibit provided to me, it is expected that most of the trees will be significantly impacted by this project, either directly due to the loss of critical roots within the planned excavation areas or due to construction-related impacts such as equipment impacts and compaction. Eight of the trees are being recommended for removal prior to the start of the project. Of the eight removal recommendations, one is dead, three have poor health or condition, and four are expected to be adversely impacted due to construction-related activity or design layout. For the other six, apply the protection measures detailed in Appendices C and D to try and retain as many suitable trees as possible.

Ten of the assessed trees have health and condition ratings that indicate they would be possible candidates for retention (these trees are noted as “Good” or “Fair” in the table above). However, based on the plans provided, consideration for retention is highly dependent on the level of construction near each tree. Four of the trees display health or structural conditions that are poor or dead, and these trees should not be considered for retention due to their overall health and condition rating, level of dieback, and/or noted structural defects.

- Trees that are healthy and can be considered for retention: Tree #'s 3-7 and 12. All of these trees currently have good or fair health and condition. Although construction activities are expected to encroach into the **CRZ** of the trees, if the minimum distance from the trunk can be obtained, retention of these trees may be possible. The retention of individual trees may vary from this assessment and will depend on the actual impacts on the specific tree.
- Retention of any of the inspected trees will be highly conditional on the degree of encroachment into the critical root zone for each tree. If design plans allow, a **Tree Protection Zone (TPZ)** shall be established for each tree desired for retention according to the guidelines provided in Appendices C and D. If the needed TPZ cannot be established, the tree should be reassessed for retention suitability and likely removal.



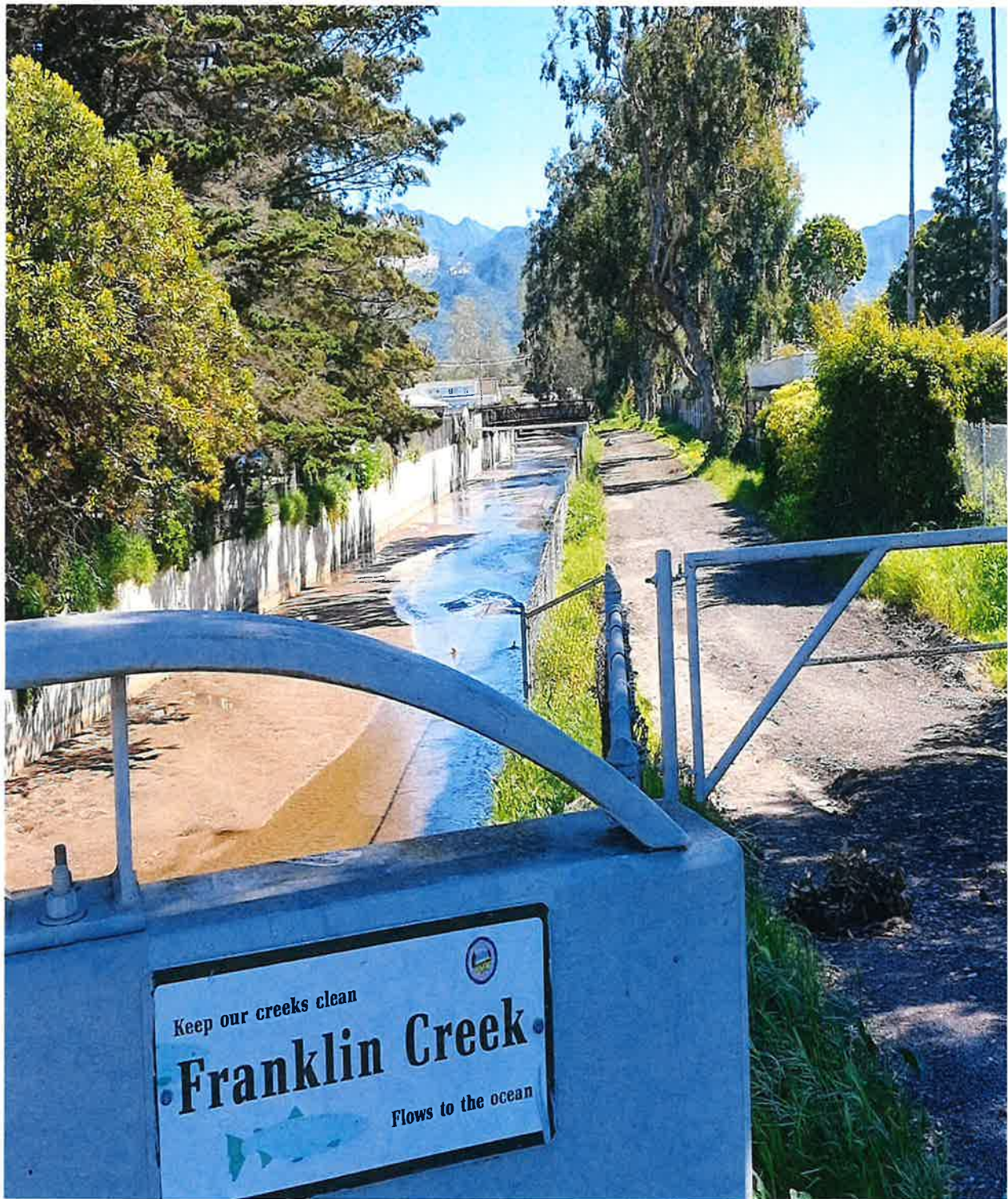
- Boxing and moving any of the trees is not recommended as the probability of survival is low. These are mature, well-established trees, and many of them have canopy-wide dieback, thinning, and poor new bud formation. Chronic water stress is often a long-term implication of construction and development projects due to root loss and will further strain plant health.
- Any trees that will be preserved should be pruned as necessary to accommodate any construction equipment or other activity impacting the trees' canopy or critical root zone. Trees shall be pruned using a natural system, which focuses on retaining and promoting the natural, characteristic form of the species as much as possible.
 - Cleaning is the selective removal of dead, diseased, detached, and broken branches. This type of pruning is done to reduce the risk of branches falling from the tree and to reduce the movement of decay, insects, and diseases from dead or dying branches into the rest of the tree.
 - Structural pruning improves tree structure by establishing a strong central leader, establishing a larger trunk taper, and influencing branch orientation, spacing, growth rate, the strength of attachment, and the ultimate size of remaining and new branches and stems. Although this procedure is generally undertaken on young and medium-aged trees, it is frequently used with aging trees to reduce certain defects and encourage better spacing of main branches along the one dominant trunk.
- Any trees marked for preservation should be monitored during and after construction to watch for stress or construction-related decline.
- Provide supplemental irrigation as needed throughout the course of the project. Construction-impacted trees have a smaller soil water reservoir due to root loss, changes to coverage area, runoff/stormwater diversion, soil compaction, and the addition of impervious layers (i.e., concrete or asphalt walkways and road surfaces). Avoid frequent irrigation that maintains soil in a wet condition and allow enough time between irrigations for the soil to become slightly to moderately dry.
- Coarse organic mulch shall be applied to the soil surface of all retained trees. This will help conserve soil moisture, moderate soil temperatures, promote soil organisms, and protect the soil from additional compaction.

All pruning should be done in a manner consistent with *ISA Best Management Practices, ANSI A300 Part 1: Tree, Shrub, and Other Woody Plant Maintenance, Standard Practices, Pruning, 3rd Edition*.

Refer to Appendix C for general guidelines regarding root protection, establishing root protection zones, and safe root-cutting practices; these guidelines are provided for reference by those responsible for design planning and implementation. Refer to Appendix D for a tree-by-tree recommended minimum TPZ and minimum distance from the trunk necessary for the greatest retention potential.



APPENDIX A -SAMPLE PHOTOS



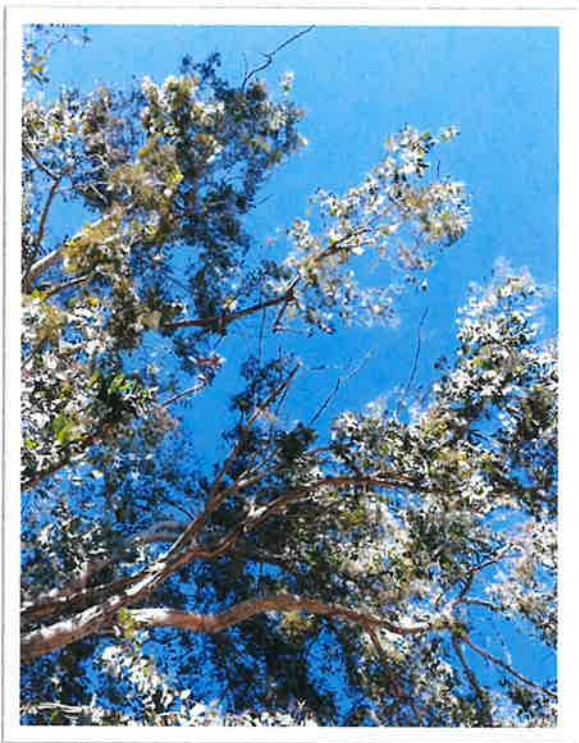
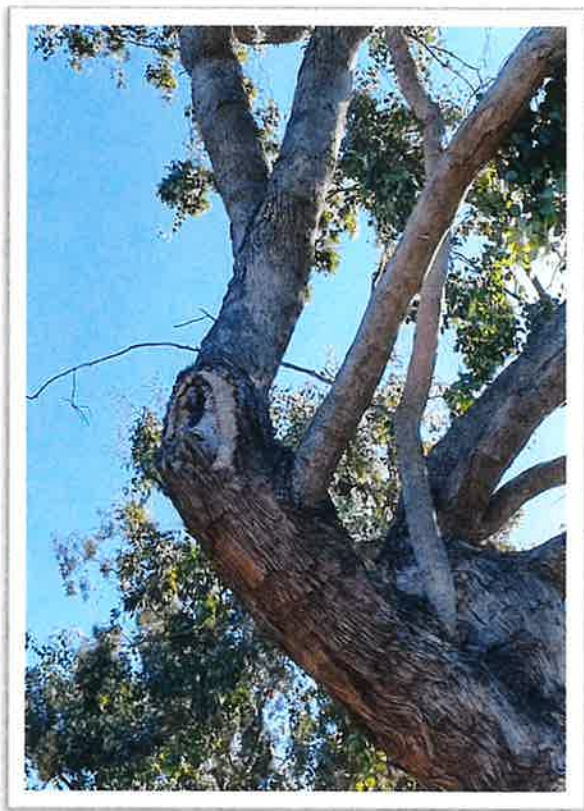
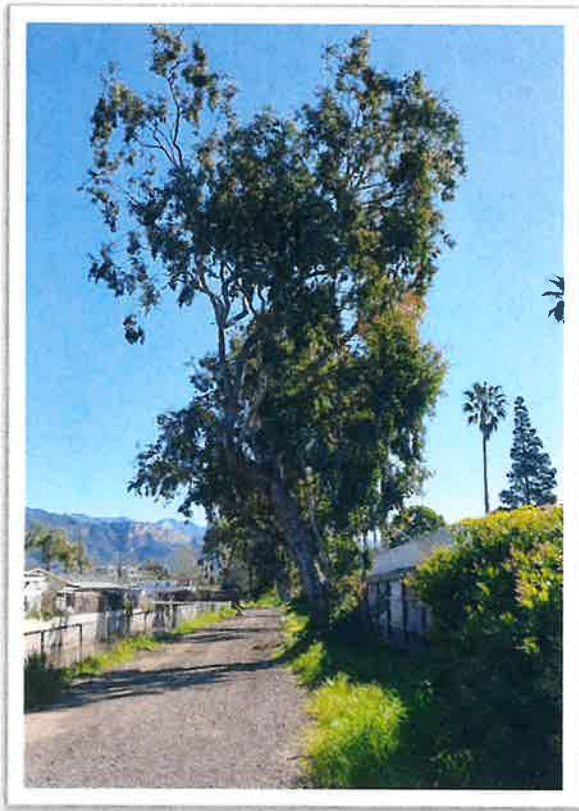
Images 1. Trees were assessed starting on the west side of the creek, adjacent to 7th Street, and progressing along the dirt path toward Carpinteria Avenue.



*Images 2-4 show Tree 1, a Bushy Yate (*Eucalyptus lehmanni*). This tree is in good health but displays fair structure due to its lean, and several weak branch unions. Image 3, above left, shows the main union, where there is possible decay within the old wound. This could weaken the branch attachment of the western stem.*

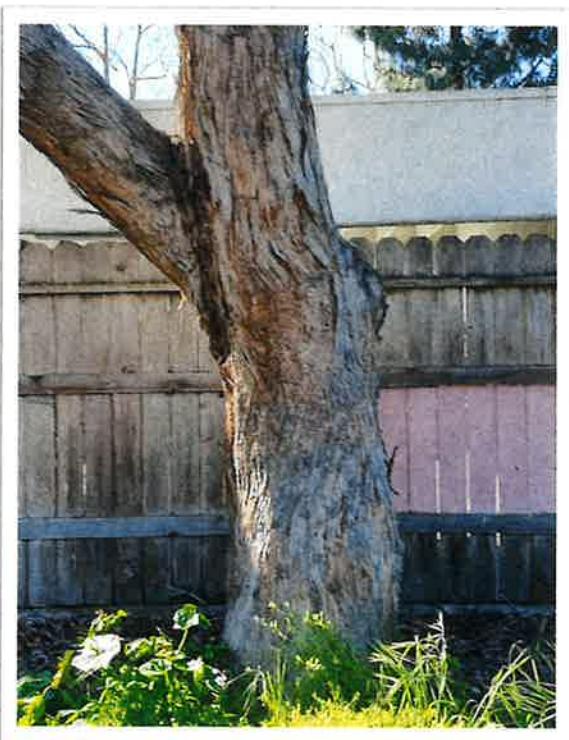
Image 5, bottom left, shows slight damage to the buttress roots. This appears to be due to people walking or riding bicycles across the roots as they enter and move along the trail.

This tree would be worthy of site retention efforts, however, it is not believed that an appropriate TPZ can be established based on the design plans provided. If retained, prune for cleaning and structure, and reduce the western scaffold over the sidewalk, and monitor for any decrease in health or stability.



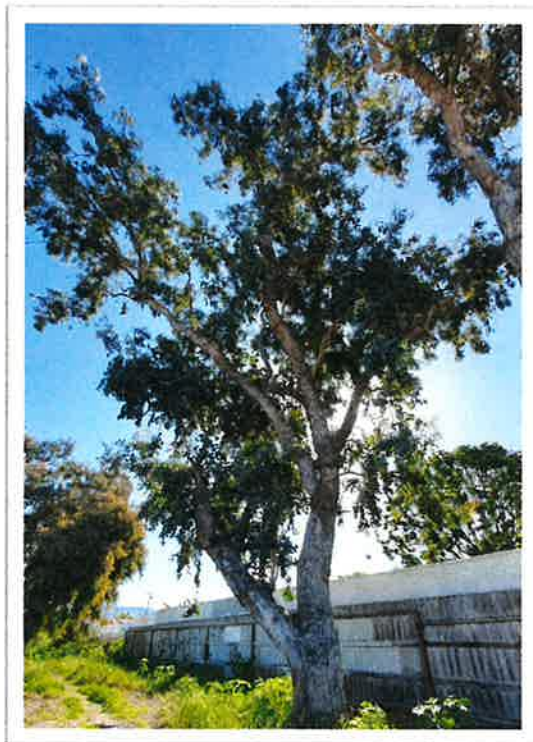
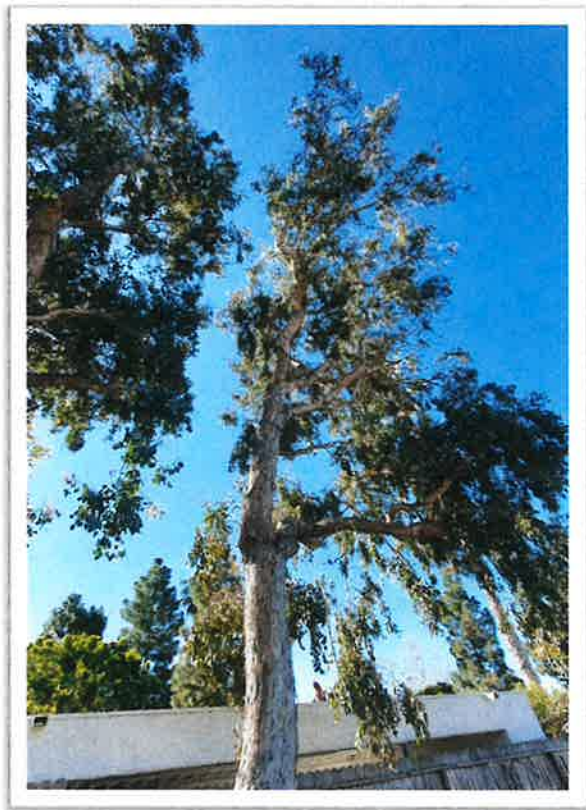
*Images 5-7 show Tree 2, a Silver Dollar Gum (*Eucalyptus polyanthemos*). This tree is in fair health with poor structure due to a thinning canopy and numerous old topping cuts with weakly attached secondary branches. Note the base of the tree is very close to the fence line, & all of the supptive roots will be within the planned construction area.*

This tree is not considered a good candidate for retention due to its poor overall health and structure.



*Images 8-10 show Tree 3, a Silver Dollar Gum (*E. polyanthemos*). This tree is in fair health with some canopy thinning in the upper mid portions of the crown. The structure is fair and is comprised of a bending trunk but a fairly well-balanced crown.*

This tree is worthy of site retention efforts if the recommended TPZ can be established to protect as much of the CRZ as possible. However, the base of the tree is very close to the fence line & all of the supportive roots will be within the planned construction area. If retained, prune for cleaning and structure, and monitor for any decrease in health or stability.



Images 11 & 12 (top) show Tree 4, a Silver Dollar Gum with fair health due to canopy thinning in the upper & mid portions of the crown. The structure is considered fair due to its one-sided growth pattern, as seen in Image 12 above (top right).

Image 13 (at left) shows Tree 5, this tree displays good health and structural condition.

Both of these trees are worthy of site retention efforts if the recommended TPZ can be established to protect as much of the CRZ as possible. However, the base of the trees is very close to the fence line & all of the supptive roots will be within the planned construction area. If retained, prune for cleaning and structure, and monitor for any decrease in health or stability.

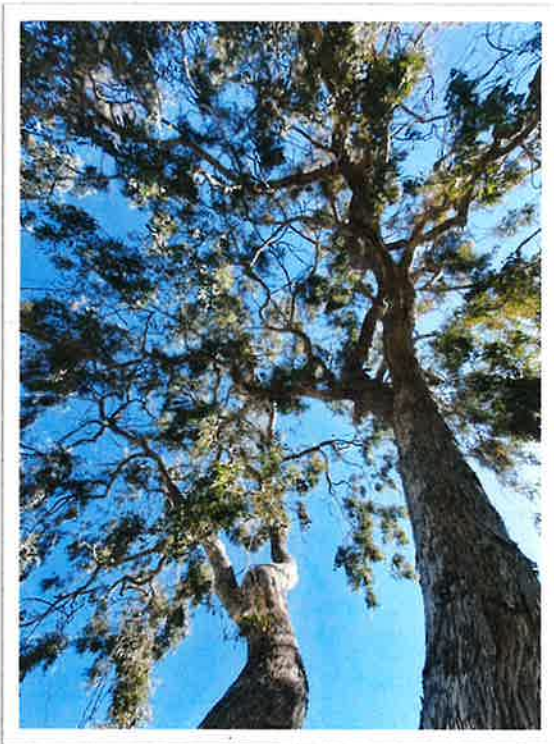
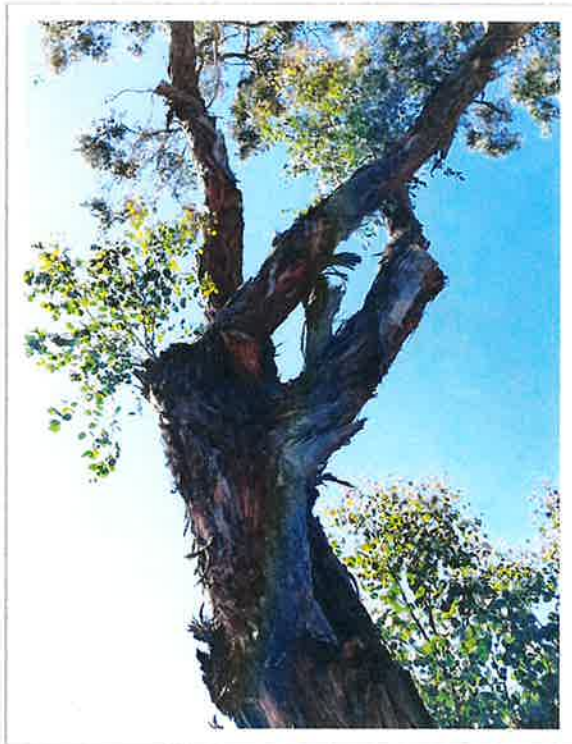
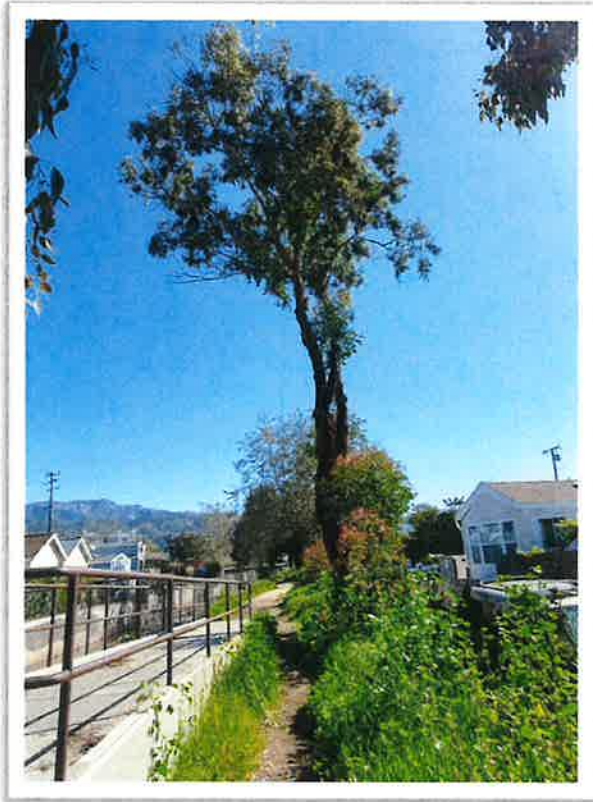


Image 14 (top, left) shows Tree 6 and Tree 7. Both are Silver Dollar Gums. Tree 6 is stunted due to a past partial trunk failure and is leaning toward the trail. Good health, but fair to poor structure.

Images 15 & 16 (top right & bottom left) show Tree 7. This tree displays fair health and structural condition. This tree is double-stemmed with a thinning canopy and visible twig/small branch dieback.

These trees would be worthy of site retention efforts if the recommended TPZ can be established to protect as much of the CRZ as possible. However, the base of the trees is very close to the channel wall & all of the supptive roots will be within the planned construction area. If retained, prune for cleaning and structure, and monitor for any decrease in health or stability.



Images 17-19 show Tree 8. This Silver Dollar Gum was assessed to have fair health but poor structure due to the loss of a codominant stem and the weakly attached branches throughout the crown. According to the plans provided to me, this tree is in the middle of the proposed trail.

This tree is not considered a good candidate for retention due to its poor overall health and structure.



Image 20 (top, right) show Tree 9, a stunted and leaning Myaporum with good health but poor structure. This tree is not considered a good candidate for retention due to its poor overall structure.

Image 21 & 22 (top right & bottom, left) shows Tree 10, which is comprised of two stems. One of the stems has broken near the base (see image at left). Both stems are dead.

Neither of these trees are considered good candidates for site retention.



*Image 23 (top left) shows Tree 11, a California Sycamore (*Platanus racemosa*) assessed to have fair health and structure with a large scaffold spanning the trail. Construction impacts are expected to encroach into the CRZ; therefore, preservation efforts may not be attainable. Pruning to reduce the length of the overextended branch should be considered if the tree is retained.*

*Image 24 (top, right) shows Tree 12, a California Sycamore (*P. racemosa*) with good health and structure.*

*Image 25 shows Tree-13, a California Sycamore (*P. racemosa*) with good health but fair structure due to its multi-stemmed nature. Construction impacts are expected to encroach into the CRZ, therefore, preservation efforts may not be attainable.*



Images 26-28 show Tree 14. This Silver-dollar Gum was assessed to have good health but fair structure due to the slight lean toward the creek and the uneven crown. This tree is worthy of site retention efforts if the recommended TPZ can be established. Prune to correct the uneven canopy weight.





APPENDIX B

Health & Condition Components



Health & Condition components				
Rating category	Health	Structure	Form	Percent rating
Excellent	High vigor and nearly perfect health with little or no twig dieback, discoloration, or defoliation.	Nearly ideal and free of defects.	Nearly ideal for the species. Generally symmetric. Consistent with the intended use.	81% to 100%
Good	Vigor is normal for the species. No significant damage due to diseases or pests. Any twig dieback, defoliation, or discoloration is minor.	Well-developed structure. Defects are minor and can be corrected.	Minor asymmetries and/or deviations from species norm. Mostly consistent with the intended use. Function and aesthetics are not compromised.	61% to 80%
Fair	Reduced vigor. Damage due to insects or diseases may be significant and associated with defoliation but is not likely to be fatal. Twig dieback, defoliation, discoloration, and/or dead branches may comprise up to 50% of the crown.	A single defect of a significant nature or multiple moderate defects. Defects are not practical to correct or would require multiple treatments over several years.	Major asymmetries and/or deviations from species norm or intended use. Function or aesthetics are compromised.	41% to 60%
Poor	Unhealthy and declining in appearance. Poor vigor. Low foliage density and poor foliage color are present. Potentially fatal pest infestation. Extensive twig and/or branch dieback.	A single serious defect or multiple significant defects. Recent change in tree orientation. Observed structural problems cannot be corrected. Failure may occur at any time.	Largely asymmetric and/or abnormal. Detracts from intended use and/or aesthetics to a significant degree.	21% to 40%
Very Poor	Poor vigor. Appears to be dying and in the last stages of life. Little live foliage.	Single or multiple severe defects. Failure is probable or imminent.	Visually unappealing. Provides little or no function in the landscape.	6% to 20%
Dead	0% to 5%			

This table is taken from the Guide For Plant Appraisal, 10th Edition



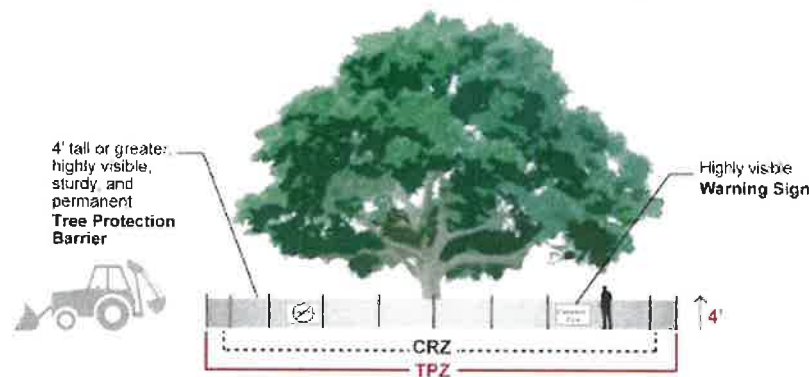
APPENDIX C

General Construction Protection Guidelines

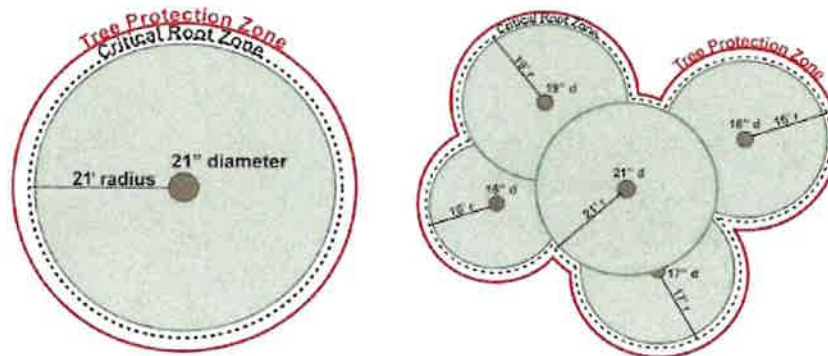
To ensure the best survival rate of any tree(s) being retained on the project site, it is recommended that the following guidelines be implemented:

- Identify a **Tree Protection Zone (TPZ)** for each tree to be retained; provide adequate space around protected trees from the beginning of the project. This generally involves outlining the dripline of a given tree and installing fencing around that tree. No construction activity should be allowed within this area, including storage, dumping of excess material, etc. See the example below:

Tree protection barrier encloses the Tree Protection Zone and is at least 4' tall, highly visible, sturdy, permanent and has warning signs on or near it for the duration of any construction activities.



Tree Protection Zone (TPZ) is an area where construction activities are prohibited or restricted to prevent injury to preserved trees, especially during pre- construction and construction, and includes the Critical Root Zone and/or beyond.



- Before any grading, appropriately root prune tree(s) at the edge of any excavation.
- Always maintain the natural grade around the tree(s).
- Avoid open trenching in the root area. If necessary, this activity should be restricted to only one side of the tree and at an appropriate distance, as discussed below in the root pruning guidelines provided below.



- Consider minimum height requirements of construction equipment and prune any branches accordingly.
- Provide supplemental irrigation in similar volumes and seasonal distribution as would normally occur.
- Wood chips generated during the clearing of onsite vegetation should be used as mulch under retained trees. This will reduce soil moisture loss, protect against compaction, and moderate soil temperatures.
- Trees should be monitored during and after construction on a regular basis. Watch for signs of stress, such as small twig and branch dieback, leaf discoloration and loss, and a general decline in tree health and/or vigor.

The following sections of *ANSI A300 (Part 8)-2020 Root Management* should be used with regard to the level of acceptable root loss and/or cutting that may be necessary for each individual tree:

83.1 Root pruning and root cutting

83.1.1 When mitigating or avoiding infrastructure damage, only roots causing or likely to cause damage should be pruned.

83.1.2 When root removal is unavoidable, selective pruning shall be the preferred method.

83.2 Root pruning (selective)

83.2.1 Roots should be exposed using minimally damaging excavation method prior to pruning.

83.2.2 A pruning cut that removes a root at its point of origin should not cut into the trunk or parent root.

83.2.3 The pruning cut should be the smallest diameter that meets the objective.

83.2.4 The final cut should result in a flat surface with adjacent bark firmly attached.

83.3 Root cutting (non-selective)

83.3.1 When non-selective root cutting is necessary, roots shall be cut as far from the trunk as practical.

83.3.2 Minimum distance from the trunk for root cutting should be adjusted according to trunk diameter, species tolerance to root loss, tree age, health, and site condition (see ANSI A300 Part 5, Management).

83.3.3 Root cutting distances from the trunk shall be adjusted for disease management, root location, tree species and condition, and, site and soil conditions.

83.3.4 Roots should be cut with equipment that minimizes cracking the wood and tearing the bark.

83.3.5 Heavy equipment should be located outside the root cut line or remain on existing



pavement or on a soil-protecting surface.

- 83.3.6 Temporary staging areas for excavated soil should be located at a safe distance on the side of the trench furthest from the trunk.
- 83.3.7 Upon completion of non-selective root cutting, damaged roots should be pruned in accordance with **subclause 83.3** where practical.



APPENDIX D

Calculated Tree Protection Zone & Retention Recommendations

Table 2: Determining the calculated Tree Protection Zone (TPZ) radius using trunk diameter (for healthy, structural sound trees)

Species Tolerance to Construction Damage	Relative Tree Age	Multiplication Factor (distance from trunk per inch trunk diameter)
High	Young	6
	(<20% life expectancy)	
	Mature	8
	(20-80% life expectancy)	
	Overmature	12
	(>80% life expectancy)	
Medium	Young	8
	Mature	12
	Overmature	15
Low	Young	12
	Mature	15
	Overmature	18

Tree #1. E. lehmanni, medium tolerance, mature tree: dbh (24in) x 12 = 288 in = 24.0 ft radius

Tree #2. E. polyanthemos, medium tolerance, mature tree: dbh (32in) x 12 = 384 in = 32.0 ft radius

Tree #3. E. polyanthemos, medium tolerance, mature tree: dbh (26in) x 12 = 312 in = 26.0 ft radius

Tree #4. E. polyanthemos, medium tolerance, mature tree: dbh (23in) x 12 = 276 in = 23.0 ft radius

Tree #5. E. polyanthemos, medium tolerance, mature tree: dbh (30in) x 12 = 360 in = 30.0 ft radius

Tree #6. E. polyanthemos, medium tolerance, mature tree: dbh (16in) x 12 = 192 in = 16.0 ft radius

Tree #7. E. polyanthemos, medium tolerance, mature tree: dbh (44in) x 12 = 528 in = 44.0 ft radius

Tree #8. E. polyanthemos, medium tolerance, mature tree: dbh (26in) x 12 = 312 in = 26.0 ft radius

Tree #9. Myoprum, high tolerance, mature tree: dbh (13in) x 8 = 104 in = 8.7 ft radius

Tree #10. Dead Tree, not applicable. No protection is needed

Tree #11. P. racemosa, medium tolerance, mature tree: dbh (35in) x 12 = 420 in = 35 ft radius

Tree #12. P. racemosa, medium tolerance, mature tree: dbh (29in) x 12 = 348 in = 29 ft radius

Tree #13. P. racemosa, medium tolerance, mature tree: dbh (38in) x 12 = 456 in = 38 ft radius

Tree #14. E. polyanthemos, medium tolerance, mature tree: dbh (34in) x 12 = 408 in = 34 ft radius



Table 3: Tree Disposition Table

TREE DISPOSITION TABLE

Tree #	Species	Trunk Diameter	Heath	Condition	Calculated TPZ	Minimum distance from trunk	Preserve*/Remove**
1	<i>E. lehmanni</i>	24	Good	Fair	24 ft radius	12.0 ft	Remove
2	<i>E. polyanthemos</i>	32	Fair	Poor	32 ft radius	16.0 ft	Remove
3	<i>E. polyanthemos</i>	26	Fair	Fair	26 ft radius	13.0 ft	Preserve
4	<i>E. polyanthemos</i>	23	Fair	Fair	23 ft radius	11.5 ft	Preserve
5	<i>E. polyanthemos</i>	30	Good	Good	30 ft radius	15.0 ft	Preserve
6	<i>E. polyanthemos</i>	16	Good	Fair	16 ft radius	8.0 ft	Preserve
7	<i>E. polyanthemos</i>	44	Fair	Fair	44 ft radius	12.0 feet	Preserve
8	<i>E. polyanthemos</i>	26	Fair	Poor	26 ft radius	13.0 ft	Remove
9	<i>Myoprum laetum</i>	13	Good	Poor	13 ft radius	8.7 ft	Remove
10	Dead tree	18	Dead	Dead	N/A	N/A	Remove
11	<i>P. racemosa</i>	35	Fair	Fair	35 ft radius	17.5 ft	Remove
12	<i>P. racemosa</i>	29	Good	Good	38 ft radius	19.0	Preserve
13	<i>P. racemosa</i>	38	Good	Fair	35 ft radius	17.5 ft	Remove
14	<i>E. polyanthemos</i>	34	Good	Fair	34 ft radius	17.0 ft	Remove

**Preserve, if the minimum distance from the trunk base can be obtained. Preservation may be possible for those trees, as indicated. This will be highly dependent on the actual amount of root disturbance or damage that occurs during demolition and construction activities. This can be better assessed once work begins.*

***Remove, if the protection distance cannot be obtained, or the tree's health, condition, or the design layout will not allow for successful preservation.*

As discussed in Appendix C, the calculated Tree Protection Zone generally encompasses the dripline of the tree and as much of the Critical Root Zone as possible. However, because trees have varying structures and forms, oftentimes, this zone is not in a circular design and will vary with regard to its distance from the trunk of an individual tree. For this reason, a “minimum distance from the trunk” is provided in order to accommodate leaning trees or those along fence lines where a protective barrier cannot be installed. The goal of a protection zone is to allow for the least amount of disturbance possible. Mature trees are far less tolerant of root loss and are more susceptible to damage and stress related to construction activities.

Due to the width of the corridor, all of the trees will have roots throughout the entire project area that are considered critical to health and stability. One major problem with this location is that many of the trees are either directly adjacent to the channel wall or the neighboring fence line and, therefore, will have no anchorage roots along those areas. Unfortunately, it is not possible to guarantee the long-term survivability of the trees due to the level of expected impacts.



GLOSSARY

Best Management Practices (BMPs) – The International Society of Arboriculture has developed a series of Best Management Practices (BMPs) to interpret tree care standards and provide guidelines of practice for arborists, tree workers, and the people who employ their services.

Calculated Tree Protection Zone – A TPZ that is calculated using the trunk diameter and a multiplication factor based on the species tolerance to construction and age of the tree. It is often plotted on a plan as a circle or other simple geometric shape. It can be used as a guide for establishing the specified TPZ.

Controlling Authority - An agency, organization, or corporate entity with the legal authority and/or obligation to manage individual trees or tree populations.

Critical Root Zone (CRZ) – The area of soil around a tree where the minimum amount of roots considered essential to the tree's health or structural stability are located. The CRZ is subjective; there are no universally accepted methods to calculate the CRZ.

Crown cleaning – An Arboriculture term used to describe selective pruning to remove one or more of the following: dead, diseased, infested, rubbing, declining, detached, and/or broken branches.

Crown reduction – An arboricultural term referring to decreasing branch length or plant height and/or spread.

Decline – The gradual reduction of the growth and vitality in a plant.

Dieback – The progressive death of twigs and branches, generally starting at the tips or outer edges of the canopy.

Specified Tree Protection Zone – A TPZ that is adjusted in size or shape to accommodate the existing infrastructure, planned construction, and specific aspects of the site, as well as the tree canopy configuration, visible root orientation, size, condition, maturity, and species response to construction impacts.

Tree Protection Zone (TPZ) – An area within which certain activities are prohibited or restricted to prevent or minimize potential injury to designated trees, especially during construction or development. The TPZ should encompass the critical root zone, based on the judgment of the arborist.



BIBLIOGRAPHY

Costello, Laurence R., and K.S. Jones. *Reducing Infrastructure Damage By Tree Roots: A Compendium of Strategies*. Illinois: International Society of Arboriculture, 2003. Print.

Harris, Richard W., James R. Clark, and Nelda P. Matheny. *Arboriculture: Integrated Management of Landscape Tree, Shrubs, and Vines. Fourth Edition*. New Jersey: Prentice-Hall, 2004. Print

Lilly, Sharon J., Edward F. Gilman, and E. Thomas Smiley. *Best Management Practices: Tree Pruning (Third Edition)*. Illinois: International Society of Arboriculture, 2019. Print

Matheny, Nelda P., and Thomas E. Smiley. *Best Management Practices: Managing Trees During Construction (Third Edition)*. Illinois: International Society of Arboriculture, 2023. Print.

Matheny, Nelda P., and James R. Clark. *Trees and Development, A Technical Guide to Preservation of Trees During Land Development*. Illinois: International Society of Arboriculture, 1998. Print.



ASSUMPTIONS AND LIMITING CONDITIONS

1. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, the Consultant can neither guarantee nor be responsible for the accuracy of the information supplied by others. Standard of Care has been met with regard to this project within reasonable and normal conditions.
2. The Consultant will not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule and contract of engagement.
3. Loss or alteration of any part of this report invalidates the entire report.
4. Possession of this report or a copy thereof does not imply a right of publication or use for any purpose by any other than the person to whom it is addressed without the prior written consent of the Consultant.
5. This report and any values expressed herein represent the opinion of the Consultant, and the Consultant's fee is in no way contingent upon the reporting of a stipulated result, a specified value, the occurrence of a subsequent event, nor any finding to be reported.
6. Unless expressed otherwise: 1) information contained in this report covers only those items that were examined and reflects the condition of those items at the time of inspection; and 2) the inspection is limited to visual examination of accessible items without dissection, excavation, or coring unless otherwise stated. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the tree(s) or property in question may not arise in the future.
7. Arborists are tree specialists who use their education, knowledge, training, and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. It is highly recommended that you follow the arborist's recommendations; however, you may choose to accept or disregard the recommendations and/or seek additional advice.
8. Arborists cannot detect every condition that could lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances or for a specific period of time.
9. Any recommendations and/or performed treatments (including, but not limited to, pruning or removal) of trees may involve considerations beyond the scope of the arborist's services, such as property boundaries, property ownership, site lines, disputes between neighbors, and any other related issues. Arborists cannot take such considerations into account unless complete and accurate information is disclosed to the arborist. An arborist can then be expected to consider and reasonably rely on the completeness and accuracy of the information provided.
10. The author has no personal interest or bias with respect to the subject matter of this report or the parties involved. He/she has inspected the subject tree(s), and to the best of their knowledge and belief, all statements and information presented in the report are true and correct.



Certificate of Performance

Premises: Franklin Creek Trail, Carpinteria, CA.

I, Rebecca Mejia, certify that to the best of my knowledge and belief:

1. To the best of my knowledge, the statements of fact contained in this report are true and correct.
2. I have personally inspected the trees and property referenced in this report and have stated my findings accurately.
3. I have no current or prospective interest in the trees or the property that is/are the subject of this report, and I have no personal interest or bias with respect to the parties involved.
4. The analysis, opinions, and conclusions were developed, and this report has been prepared according to commonly accepted arboricultural practices and standards.
5. My compensation is not contingent upon the reporting of conclusions that favor the cause of my client or any other party nor upon the results of the assessment, the attainment of stipulated results, or the occurrence of any subsequent events.

I further certify that I am a member of good standing with the International Society of Arboriculture, an ISA Certified Arborist, and an ISA Qualified Tree Risk Assessor. I hold a Bachelor of Science in Forestry and Natural Resources Management, with a minor in Urban Forestry. I have been a Certified Arborist since 1996 and have practiced municipal arboriculture for over 27 years.

Signed:

Rebecca Mejia

Rebecca Mejia
ISA Board Certified Master Arborist # WE-2355B
ISA Qualified Tree Risk Assessor
Consulting Arborist, West Coast Arborists, Inc.

Date: September 13, 2023

ACTION MINUTES

The meeting was called to order at 5:30 p.m. by Vice-Chair O'Connor

ROLL CALL

Boardmembers present: Patrick O'Connor, Vice Chair
Richard Johnson
Richard Little
Lisa Woolf

Boardmembers absent: Amy Blakemore, Chair

OTHERS PRESENT: Two members of the public were in attendance

PUBLIC COMMENT: None

PROJECT REVIEW

- 1) Project: Mayer Residence Remodel & Additions, Project 22-2183-CUP/CDP/ARB
Address: 5557 Calle Arena
Applicants: Ted Meeder, architect, for Tyler and Jessica Mayer
Planner: Syndi Souter

Request of Ted Meeder, architect, for Tyler and Jessica Mayer, to consider Project 22-2183-CUP/CDP/ARB for final review of a proposal to partially demolish an existing 2,233 square-foot single-family residence and construct a new 2,663 square-foot two-story single-family residence with an attached 378 square-foot two-car garage, for a total size of 3,041 square feet. The height would reach a maximum of 23.67-feet above finished grade. The proposal also includes new landscaping, hardscape, and fencing. The property is a 7,620 square foot parcel zoned Single Family Residential (6-R-1) and shown as APN 003-382-011, addressed as 5557 Calle Arena.

Ex Parte Communications Disclosure: None

Staff Comments:

Syndi Souter provided a presentation and described the plan updates in response to the ARB's previous comments from the May 16, 2024 continued preliminary review meeting including: proposing a darker body color and confirming that landscape plant sizes and layout would be coordinated prior to installation. Syndi displayed the final plans and noted that the proposed exterior color will be a darker off-white "Swiss Coffee OC-45" as shown on the colors and materials board, and that the landscaping installation will be supervised. Syndi then answered questions from the Boardmembers related to project height and to confirm that the utility lines would be underground from the pole to the residence, which Syndi confirmed. Finally, Syndi presented the architectural details and asked for the Board's comments on the following issue areas:

- Architectural style and details;
- Proposed colors and materials, including exterior lighting; and
- Neighborhood compatibility.

Applicant Comments:

Ted Meeder, architectural designer, was present at the meeting and explained the choice of the exterior color and noted that the architectural renderings accurately represent the chosen color. Ted further explained the window details and answered questions from Boardmember Johnson regarding structural details for the windows above the entry. Ted then clarified the roof overhang and design of the windows above the entry to answer questions of Boardmember Woolf. Finally, Ted clarified that the palms have been eliminated from the landscape palette and a few other plantings were removed to simplify the landscape layout.

Public Comments: None

Boardmember Discussion:

Vice Chair O'Connor commented that while he previously did not support the second-floor aspect of the project with respect to neighborhood compatibility, he respects the Board's previous recommendation for preliminary approval and supports recommending final approval of the project.

Boardmember Little wondered if the Swiss Coffee color is still too light.

Boardmember Johnson commented that revisions to the structural drawing details will be needed during plan check for the window headers above the entry.

Boardmember Woolf made a motion to recommend final approval of the project.

ACTION: Motion by Boardmember Woolf, seconded by Boardmember Little, to recommend final approval to the Director.

VOTE: 4-0

- 2) Project: De Mattos Residence Addition & Remodel, Project 23-2269-CDP/ARB
Address: 413 Calle Dia
Applicants: Jyl Ratkevich, architect, for George and Marijo de Mattos
Planner Syndi Souter

Hearing of Jyl Ratkevich, architect, for George and Marijo de Mattos, to consider Project 23-2269-CDP/ARB for preliminary review of a proposal to construct three additions totaling 292 square feet to the existing 2,288 square-foot single-story single-family residence, and relocation of the garage door from the side to the front of the garage. The resultant residence would be 2,580 square feet in size with a maximum roof ridge height of 16.42 feet. The project would include new landscaping and hardscape, including a new curb cut and driveway off Calle Dia. A street tree is proposed to be removed to construct the new driveway. The property is a 7,405 square foot parcel zoned Single Family Residential (6-R-1) and shown as APN 003-351-032, addressed as 413 Calle Dia.

Ex Parte Communications Disclosure: None

Staff Comments:

Syndi Souter provided a presentation and described the proposed addition and remodel project, along with the associated driveway, hardscape and landscape changes. Syndi next outlined the project's compliance with the municipal code, noting that the existing residence encroaches slightly into the

currently required side setback but that the proposed addition and remodel work within the established side setback is allowed provided the setback is at least 5 feet from the property line. Finally, Syndi summarized the project's consistency with the relevant General Plan and Neighborhood Design policies and asked for the Board's comments on the following issue areas:

- Proposed architectural style and details,
- Proposed colors and materials,
- Fencing heights and locations, and
- Proposed landscaping and hardscape plan.

After concluding her presentation, Syndi answered questions from the Boardmembers regarding compliance with the solar access standard and lot coverage calculations.

Public Comments: None

Applicant Comments:

Jyl Ratkevich, architect, was present at the meeting and provided some background on the owner's goals for the project and how the design intent was to give the project a sense of style and a more timeless design as opposed to the current "tract home" design. Jyl next explained that the reason for raising the roof height was to create a taller plate height for the newly designed interior rooms to add height and light to the interior. She concluded her comments by noting that the removal and reconfiguration of the existing driveway allows for the creation of a courtyard landscape design with an inviting entry and overall aesthetic improvement as viewed from the street. Jyl then answered questions from the Board regarding the entry trellis design, plate/ceiling heights of the reconfigured rooms, and confirmed that the utilities would be placed underground. Finally, Jyl addressed privacy considerations for the window at the entry viewing into a bathroom as raised by Boardmember Woolf.

Boardmember Discussion:

Boardmember Johnson commented that due to the garage door now facing the street, it would be nice to add a trellis over the garage to break-up the long elevation and provide some animation.

Boardmember Woolf commented that the applicant should consider altering the door to the front bathroom or altering the front window location for privacy considerations.

Boardmember Little commented that it is interesting that the project would result in a reduced number of bedrooms. Boardmember Little further commented that he liked the proposed exterior remodel to provide variation and reduce the "cookie cutter" appearance, but is concerned if the Acacia tree is the appropriate species due to getting too much water in the proposed location. Boardmember Little concluded his comments by noting his only concern is the mix of interior ceiling heights.

Vice Chair O'Connor commented that the project would result in a really nice change and that all the required findings can be made. However, Vice Chair O'Connor believes that the non-buildable utility easement areas should not be counted when calculating building coverage, but he can support the project.

ACTION: Motion by Boardmember Johnson, seconded by Boardmember Little, to recommend preliminary approval to the Director with the condition that the tree species and landscaping plan be reviewed by Chair Blakemore to confirm it is appropriate prior to the project returning for final review.

VOTE: 4-0

- 3) Project: Little Dom's Private Parklet Dining Patio, Project 24-2302-DPR/CDP
Address: 686 Linden Avenue
Applicants: Joe Andrulaitis, architect for 686 Linden Ave LLC
Planner: Brian Banks

Hearing of Joe Andrulaitis, architect for 686 Linden Ave LLC, to consider Project 24-2302-DPR/CDP/ARB for preliminary and final review of a proposal to construct an approximately 838 square foot outdoor dining area on the south portion of the Little Dom's restaurant property fronting Linden Avenue, currently functioning as a driveway and parking area. The dining patio area would consist of a chip seal paved surface. The project also includes a six-foot bi-fold wood gate along the Linden Avenue frontage to secure the patio area when not in use, a small planter area between the patio area and Linden Avenue sidewalk, replacement of the rear six-foot vehicle gates along the Seventh Street frontage, an employee bicycle rack at the rear of the building, and the installation of a public bicycle rack within the City right-of-way adjacent to the project site. The property is a 7,038 square foot parcel zoned Central Business (CB) with a Visitor-serving Commercial (V) Overlay, and shown as APN 003-314-001, addressed as 686 Linden Avenue.

Ex Parte Communications Disclosure: Vice Chair O'Connor visited the site and spoke with the manager and neighboring business owners.

Staff Comments:

Brian Banks provided a presentation and described the proposed project, including the proposed dining patio layout, surface material, fencing design, and landscaping. Brian next presented the project's compliance with the municipal code requirements, including an analysis of the parking calculations and related compliance with Assembly Bill 2097 and related Coastal Commission guidance. Finally, Brian summarized the project's consistency with the relevant General Plan and Neighborhood Design policies, specifically noting concerns with the proposed fence height, and asked for the Board's comments on the following issue areas:

- Layout, colors/materials, lighting and landscape design;
- Fencing design and arrangement; and
- Overall Compatibility with Downtown Core & "small beach town" character.

Public Comments:

Franco and Anna, from Gianfranco's Restaurant (adjacent to the project) asked questions regarding the surface material of the dining patio and expressed concerns with runoff when spraying-down patio area, the associated odors, and concerns with continued access to their trash bins.

Applicant Comments:

Joe Andrulaitis, architect, and Warner Ebbink, owner, were present at the meeting provided some background information for the inspiration for the project and answered questions from the Board

regarding the material surface preparation required for the proposed chip seal surface, the existing grease interceptor servicing, the dining patio furniture placement, the proposed fence design, and the proposed bicycle rack location. Warner clarified that the dining patio is proposed to be used seasonally and during large community events such as The Avocado Festival and Rod's and Roses, rather than year-round.

Boardmember Discussion:

Boardmember Little commented that the updating of the landscaping and the proposed dining patio surface will be nice. He further commented that a lower fence height along Linden Avenue would be preferred; similar to other business in the downtown area, but the 6-foot gates at the property line on the Seventh Street frontage is appropriate to screen the rear of the property.

Boardmember Johnson commented that he agrees with staff that the fence height along Linden Avenue should be lower to provide better visibility from both the street and from the patio. He further commented that the overhead string lights are a fine idea but 24 inches on center rather than 12 inches on center might be better. He concluded his comments by stating that some additional landscaping such as potted plans with vertical plantings to break up the masonry wall would add charm, and that the paving is fine.

Boardmember Woolf commented that she does not mind a 6-foot fence and the whole design is great. She urged the business owner to find a solution for cleaning the patio.

Vice Chair O'Connor commented that he is very supportive of the project and the combination of the two restaurants next to each other is iconic, and it is important to see what is happening at each business.

The Board reached consensus that the Linden Avenue fence should be lower but the Seventh Street gate location at the property line and at 6 feet in height would be appropriate.

ACTION: Motion by Boardmember Johnson, seconded by Boardmember Little, to recommend preliminary and final approval to the Director with the condition that fencing along the Linden Avenue frontage be no taller than 42 inches.

VOTE: 4-0

OTHER BUSINESS: None

CONSENT CALENDAR:

4) Action Minutes of the Architectural Review Board Meeting of February 13, 2025.

ACTION: Motion by Boardmember Johnson, seconded by Boardmember Woolf, to approve the minutes as drafted.

VOTE: 4-0

MATTERS REFERRED BY THE PLANNING COMMISSION/CITY COUNCIL: None

MATTERS PRESENTED BY BOARDMEMBERS/STAFF:4818 Dorrance Way – Howard New Residence Changes:

Syndi Souter provided a brief presentation of the proposed changes during construction of the new residence. The following changes to the previously approved project were reviewed by the Board:

- Exterior siding change from brown shingle to gray lap siding;
- Enclose primary bedroom balcony and minor pop out of front wall of bedroom #2;
- Wood porch, landings and steps instead of stone;
- Change in mechanical room door;
- Eliminate fireplace in Workshop; and
- Minor window changes throughout project.

The ARB provided the following comments:

- Boardmember Woolf recused herself from review of the project due to her residence being located in close proximity to the project site.
- Vice Chair O'Connor commented that the proposed front elevation looks better and is broken up.
- Boardmember Little and Johnson commented that they had no concerns with the proposed changes.

ADJOURNMENT

Chair Blakemore adjourned the meeting at 7:24 p.m. to the next scheduled meeting to be held at 5:30 pm on Thursday, April 17, 2025. All Boardmembers present expect to attend.

Chair, Architectural Review Board

ATTEST:

Secretary, Architectural Review Board