



Planning Commission Meeting Agenda

Monday, October 7, 2024 at 5:30 pm

City of Carpinteria, Council Chamber

5775 Carpinteria Avenue

Carpinteria, CA 93013

*Teleconference Location: 752 Kippen, Mayne Island, BC Canada, V0N 2J1

In-Person Meeting and Virtual Participation Options

Attendance/Viewing Options:

- 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 and rebroadcast on the Wednesday and the Saturday following the meeting at 8:00 p.m. and 5:00 p.m., respectively).
- Call 669-900-9128 (and enter Webinar ID 886 2938 3844) 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 886 2938 3844.

Public Comments:

- 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 Planning Commissioners by **12:00 P.M. on the day of the meeting** by either submitting your comment via (1) email to PublicComment@carpinteriaca.gov, (PLEASE NOTE NEW PUBLIC COMMENT

EMAIL ADDRESS) 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.

Please note that the City will make every effort to make the meeting accessible; however, if one of the above attendance/viewing or public comment options is unavailable due to technological issues, you are invited to take advantage of one of the other participation options outlined above (including attending and providing public comment in-person in the City Council Chambers). Additional options may be made available at the meeting.

THE PLANNING COMMISSION RESERVES THE RIGHT TO CHANGE THE ORDER IN WHICH ITEMS ARE HEARD. APPLICANTS NOT IN ATTENDANCE WHEN THEIR ITEM IS CALLED MAY HAVE THEIR ITEM CONTINUED TO THE NEXT REGULAR MEETING.

Any information presented to the Planning Commission by the public on any agenda item and during Public Comment using electronic materials must be arranged with staff. Electronic materials must be provided to staff a minimum of two business days prior to the meeting.

Any written, printed or electronic material and/or exhibit presented at this meeting becomes the property of the City, and a copy must be provided to City staff.

Planning Commissioners

Glenn La Fevers, Chair

David Allen, Vice-Chair

Jane L. Benefield

John Moyer

Katherine Salant

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

INTRODUCTIONS, PRESENTATIONS, ANNOUNCEMENTS

PUBLIC COMMENT

This time on the agenda provides an opportunity for the public to address the Planning Commission on items within the jurisdiction of the Commission and not listed on other sections of the agenda. Please limit comments to no more than five minutes.

Depending on the number of speakers wishing to make comments, the Chair may further limit the time available to each speaker to control the amount of time spent on this part of the agenda. If you wish to speak on a CONSENT CALENDAR item, please do so during this part of the meeting.

Please be advised that California law does not allow the Planning Commission to discuss or take action on any issue presented by the public during this portion of the meeting. The Commission may ask a question for clarification, provide a brief response to public comment, refer the matter to staff for review and a later report or direct staff to place an item on a future agenda.

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

CONSENT CALENDAR

- 1) Minutes of the regular Planning Commission meeting held September 3, 2024

NEW PUBLIC HEARING

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
- Public Hearing
- Planning Commission Action

- 2) **Marquez Duplex Addition & Remodel for Unit A Time Extension**

Planner: Syndi Souter

Project # 20-2057-CUP/CDP/TEX

Address: 4684 Seventh Street

Applicant: Martha Marquez

Hearing on the request of Martha Marquez to consider Project 20-2057-CUP/CDP/TEX (request filed June 20, 2024) for approval of a 12-month time extension to the previously-approved Conditional Use Permit and Coastal Development Permit to remodel a legal nonconforming 847 square-foot duplex unit and construct a 258 square-foot addition to the side of the unit for a resultant size of 1,035 square feet under the provisions of the Carpinteria Municipal Code (CMC) §14.14 – Planned Residential Development District and §14.62 – Conditional Use Permit; and to determine that the time extension request is statutorily exempt from the California Environmental Quality Act (CEQA) pursuant to §15061(b)(3) of the CEQA Guidelines. The application involves APN 003-301-012, addressed as 4684 Seventh Street.

3) Howard New Residence Time Extension

Planner: Syndi Souter

Project # 22-2162-DP/CDP/ARB/TEX

Address: 4818 Dorrance Way

Applicant: Dylan Chappell, architect, for John Howard

Hearing at the request of Dylan Chappell, architect, for John Howard, to consider Project 22-2162-DP/CDP/ARB/TEX (request filed August 27, 2024) for approval of a 12-month time extension to the previously-approved Development Plan and a Coastal Development Permit to construct a new 2,197 square-foot two-story single-family residence and a detached 512 square-foot two-car garage with a 446 square-foot workshop above on a vacant lot under the provisions of Carpinteria Municipal Code (CMC) §14.14 – Planned Residential Development District and §14.68 – Development Plan; and to determine that the time extension request is statutorily exempt from the California Environmental Quality Act (CEQA) pursuant to §15061(b)(3) of the CEQA Guidelines. The application involves APN 003-440-013, addressed as 4818 Dorrance Way.

4) Scerni New Residence Time Extension

Planner: Syndi Souter

Project # 22-2184-DP/VM/CDP/ARB/TEX

Address: 4684 Seventh Street

Applicant: Jeremy Roberts, architect, for Gregg and Beth Scerni

Hearing at the request of Jeremy Roberts, architect, for Gregg and Beth Scerni, to consider Project 22-2184-DP/VM/CDP/ARB/TEX (request filed August 14, 2024) for approval of a 12-month time extension to the previously-approved Development Plan and a Coastal Development Permit to construct a new 2,257 square-foot two-story single-family residence with an 838 square-foot partially-covered deck, and a detached 504 square-foot two-car garage with a storage loft under the provisions of Carpinteria Municipal Code (CMC) §14.14 – Planned Residential Development District and §14.68 – Development Plan; and to

determine that the time extension request is statutorily exempt from the California Environmental Quality Act (CEQA) pursuant to §15061(b)(3) of the CEQA Guidelines. The application involves APN 003-431-005, addressed as 4610 Fourth Street.

5) Public Works Carport

Planner: Brian Banks

Applicant: John L. Ilasin, P.E., Public Works Department Director
Project: 24-2300-DP/VAR/CDP
Location: 5775 Carpinteria Avenue

Hearing on the request of John L. Ilasin, P.E., Director, City of Carpinteria Public Works Department, to consider Project 24-2300 (application filed June 20, 2024) for a Development Plan, Variance, and Coastal Development Permit to allow construction of a 750 square foot equipment carport to be located partially within the required rear setback of the City of Carpinteria Public Works corporation yard; and to accept a categorical exemption pursuant to §15303 and §15305 of the California Environmental Quality Act (CEQA) Guidelines. The application involves APN 001-170-018, addressed as 5775 Carpinteria Avenue.

6) Amendment to Safety Element

Planner: Megan Musolf

Project # 24-2308-GPA
Address: Citywide
Applicant: City of Carpinteria

Hearing on the request of the City of Carpinteria to consider Project 24-2308-GPA to amend the Safety Element of the Carpinteria General Plan to incorporate in its entirety the City's Local Hazard Mitigation Plan (LHMP) into the Safety Element pursuant to California (State) Assembly Bill 2140, thereby making the City eligible for additional State Public Assistance funding, and to provide recommendations to the City Council regarding adoption of the amendment, as determined appropriate. The amendment is minor in nature and would provide a direct internet link to the LHMP in the Safety Element.

OTHER BUSINESS

MATTERS PRESENTED BY COMMISSIONERS

DIRECTOR'S REPORT

- 7) Architectural Review Board Meeting Minutes of August 15, 2024
- 8) City calendar for the month of October, 2024

9) Planning Activity Report as of September 30, 2024

10) Building Permit Report as of September 30, 2024

**ATTENDANCE OF PLANNING COMMISSIONERS FOR THE NEXT MEETING OF
MONDAY, NOVEMBER 4, 2024**

ADJOURNMENT

NOTES

All actions of the Planning Commission may be appealed to the City Council. Appeals must be filed with the City Clerk within 10 calendar days of the Commission's action.

If you challenge any of the Planning Commission's decisions related to the agenda items above in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence to the Planning Commission prior to the public hearing.

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, October 3, 2024 in the Community Development Department, on the City Hall Public Notices Board, and on the City website.

CALL TO ORDER and ROLL CALL The meeting was called to order at 5:30 p.m. by Acting Chair Benefield. Commissioners Present: David Allen, Vice-Chair (via teleconference) Jane L. Benefield, Acting Chair John Moyer Katherine Salant Commissioners Absent: Glenn La Fevers, Chair Others Present: Nick Bobroff, Community Development Director Brian Banks, Principal Planner	CALL TO ORDER & ROLL CALL
PLEDGE OF ALLEGIANCE – Acting Chair Benefield led the flag salute.	PLEDGE
INTRODUCTIONS, PRESENTATIONS, ANNOUNCEMENTS - None	ANNOUNCEMENTS
PUBLIC COMMENT - None	PUBLIC COMMENT
CONSENT CALENDAR 1) Minutes of the regular Planning Commission meeting held July 1, 2024 MOTION Upon a motion by Commissioner Moyer, seconded by Commissioner Salant, the Planning Commission voted 4-0 to approve the minutes of the regular Planning Commission meeting held July 1, 2024, as submitted. 2) Minutes of the regular Planning Commission meeting held August 5, 2024 MOTION Upon a motion by Commissioner Moyer, seconded by Commissioner Salant, the Planning Commission voted 4-0 to approve the minutes of the regular Planning Commission meeting held August 5, 2024, as submitted.	CONSENT CALENDAR
NEW PUBLIC HEARING 3) Ebeling-Van Der Kar Lot Split Project: 23-2264-TPM/VAR/CDP Address: 435 Concha Loma Drive Applicant: Kaitlyn Earnest, SEPPS, for Carolyn Ebeling and Suan Van Der Kar Planner: Brian Banks Hearing on the request of Kaitlyn Earnest, SEPPS, to consider Project 23-2264-TPM/VAR/CDP (application filed November 30, 2023) for a Tentative Parcel Map (TPM 25,204) to subdivide the existing 19,912 square foot lot into two parcels of 11,236 square feet and 8,689 square feet in size, respectively, in the 6-R-1 Zone District and a Variance from the setback requirements, covered parking, and parking location	NEW PUBLIC HEARING

requirements under the provisions of Carpinteria Municipal Code (CMC) §14.12 - Single-Family Residential District, §14.70 - Variances, and Chapter 16 - Subdivisions; and to approve an Exemption pursuant to §15303, §15315, and §15061 of the California Environmental Quality Act (CEQA) Guidelines. The application involves APN 003-370-011, addressed as 435 Concha Loma Drive.

DISCLOSURE OF EX-PARTE COMMUNICATIONS – Commissioner Salant and Acting Chair Benefield disclosed they visited the site and toured the property with the owners. Commissioner Allen said he had no communications with the owners but is familiar with the property.

Principal Planner Brian Banks presented the staff report and presented action options. He responded to the commissioners’ questions.

Chair Benefield asked if something different had been built whether the variances would disappear, and Banks explained new construction would require re-applying for the variances and not be able to take advantage of the relief granted this evening.

Commissioner Salant shared that the lot is being split in the event heirs of the two owners (sisters) want to sell the property. She said her family had dealt with a parcel that was split and it resulted in issues years later. She questioned what would happen if a fence was put up or views compromised. She asked whether such issues can be addressed in the deed.

Principal Planner Brian Banks explained that construction of fences would require review through a permit process. He said property owners can also come up with their own private agreements with respect to fences and views, but it’s not something the city would necessarily get involved in.

Commissioner Salant suggested that potential issues resulting from the lot split be incorporated into the deeds.

PUBLIC HEARING OPENED

Laurel Perez explained the property was inherited by two sisters and this lot split is about keeping it in the family for future generations. The following are highlights from a PowerPoint presentation Perez gave: She said although the parcel is more than twice the size of adjacent lots, it is in a unique situation where it is zoned 6-R-1 consistent with adjacent lots. The lots resulting from this split would still be larger than most of the lots on Calle Arena. She emphasized no new structures are proposed with this development, and any new development would have to comply with code requirements. She said the development footprint is compatible and consistent with surrounding lots in the neighborhood. Parking is also consistent with many other houses in the neighborhood that have single-car garages. The fire department visited the parcel and had no request for changes. She noted all additional structures are permitted, except for the shed that will be removed. She clarified there is a third permitted carport without a driveway on parcel 1 that serves as storage.

Susan Van der Kar, applicant and co-owner, spoke about how her parents owned the property for 50 years, and this lot split was explored as a solution for her and her sister to keep the property in the family.

James McElvain, 551 Calle Arena, expressed full support and said what has been laid out makes perfect sense. He said the triangular shape is unique, and this is a good solution to separate the residences. He added the homes

“as is” contribute to the eclectic feel of the neighborhood. He shared that there have never been issues with parking or congestion in that area. We are formalizing what was divided already, he said. PUBLIC HEARING CLOSED Commissioner Moyer said he supports the project and agrees with the findings as written by staff. He wished them the best. Commissioner Allen said the lot split makes sense for the owners, and it imposes no burden on the neighborhood to allow it. He added it conforms to all our subdivision laws and variances given the circumstances of the lot. He expressed support and thanked Mr. Banks for a great presentation. Commissioner Salant described the project as sensible. She urged the two sisters when drawing up the legal deeds to contemplate all possibilities with their lawyer. Acting Chair Benefield commented on how she has seen many families break up over property and money disputes, and getting their ducks in line is a good idea. She expressed support for the project. MOTION Commissioner Allen moved, and Commissioner Moyer seconded, to adopt Resolution PC-24-006, thereby approving Project 23-2264-TPM/VAR/CDP to grant a Tentative Parcel Map, Variance and Coastal Development Permit to allow a subdivision to create two lots each developed with a single family dwelling and accessory structures, grant Variances to allow deviation from the building setback, covered parking, and parking location requirements of the 6-R-1 zone district; adopt the Notice of Exemption for the project pursuant to the Guidelines for the Implementation of CEQA; and adopt the findings in Attachment A, Exhibit 1 and recommend project Conditions of Approval in Attachment A, Exhibit 3. Motion passed 4-0 by voice vote.	
OTHER BUSINESS - None	OTHER BUSINESS
MATTERS PRESENTED BY COMMISSIONERS Acting Chair Benefield asked for a status update on the Monte Vista Dog Park. Community Development Director Nick Bobroff said the project was tentatively scheduled for its six-month review for the Planning Commission’s November meeting.	MATTERS PRESENTED
DIRECTOR’S REPORT 4) Architectural Review Board Meeting Minutes of May 30, 2024 and July 11, 2024 5) City Calendar for the month of September 2024 6) Planning Activity Report as of August 29, 2024 7) Building Permit Report as of August 29, 2024 Community Development Director Nick Bobroff reviewed the materials. He said the Palms Restaurant has submitted a Development Plan and a preliminary review will be coming to the Planning Commission. Patrick O’Connor asked for a status update on the Carter Warehouse Addition project that had been reviewed by the ARB in May. Bobroff explained the project was a conceptual application and the applicant has not followed up whether they plan to pursue it formally.	DIRECTOR’S REPORT

ATTENDANCE OF PLANNING COMMISSIONERS FOR THE NEXT MEETING OF MONDAY, October 7, 2024 – Commissioner Allen said he was uncertain he could attend due to travel. The other commissioners said they would be in attendance.	ATTENDANCE FOR NEXT MEETING
ADJOURNMENT – Acting Chair Benefield adjourned the meeting at 6:34 p.m. _____ Secretary, Planning Commission ATTEST: _____ Chair, Planning Commission	ADJOURNMENT

PLANNING COMMISSION
STAFF REPORT

MEETING DATE: October 7, 2024

ITEM FOR CONSIDERATION

Marquez Duplex Addition & Remodel for Unit A Time Extension
Project 20-2057-CUP/CDP/TEX

Request for a 12-month time extension to the previously-approved Conditional Use Permit and Coastal Development Permit to remodel a legal nonconforming 847 square-foot duplex unit and construct a 258 square-foot addition to the side of the unit for a resultant size of 1,035 square feet; and to determine that the project is statutorily exempt from environmental review pursuant to §15061(b)(3) of the CEQA Guidelines.

Report prepared by: Syndi Souter, Senior Planner
Community Development Department


SIGNATURE

Reviewed by: Nick Bobroff, Director
Community Development Department


SIGNATURE

Owner: Martha Marquez

Project Location: 4684 Seventh Street

APN: 003-301-012

Zoning: Planned Residential Development
(PRD-15)

General Plan Designation: Medium Density
Residential (MDR)



I. RECOMMENDATION

Adopt the attached Resolution No. PC-24-008, thereby approving a 12-month time extension to December 16, 2025 for the previously-approved Marquez Duplex Addition & Remodel for Unit A project located at 4684 Seventh Street; Project 20-2057-CUP/CDP/TEX; and finding the time extension request to be statutorily exempt from the California Environmental Quality Act (CEQA).

II. PROPOSED PROJECT DESCRIPTION

Time Extension Request

The project applicant is requesting a 12-month time extension to the previously-approved Conditional Use Permit and Coastal Development Permit for the Marquez Duplex Addition & Remodel for Unit A Project described below. The requested time extension would extend the term of the existing planning entitlements until December 16, 2025. If a building permit is not issued and substantial physical construction initiated by the extended expiration date, the project approvals would expire.

The previously-approved project is as described below:

Conditional Use Permit

The requested Conditional Use Permit would allow an interior/exterior remodel and construction of a new 258 square-foot addition to the side of the existing 847 square-foot front duplex unit on a parcel of approximately 6,094 square feet in size. The addition would contain a new bedroom, bathroom, and laundry room. The project would also include a new covered front entry porch, new doors and windows, new exterior finishes, a new roof, interior alterations, and the demolition of a 176 square-foot covered porch. The existing uncovered parking space in the front yard is proposed to be removed and replaced with landscaping and a new picket fence. The project will result in a 1,035 square-foot duplex unit with an attached 378 square-foot two-car carport. The maximum height of the duplex unit would remain at approximately 16 feet-seven inches.

A portion of the existing duplex unit is located in the required front setback rendering the structure legal nonconforming. The Conditional Use Permit is required to allow for the proposed structural alterations to those portions of the structure located within the front setback.

Coastal Development Permit

A Coastal Development Permit is required to allow the proposed development as described above.

Plans are attached as Attachment A, Exhibit 2.

III. BACKGROUND

Site Characteristics

The subject property is located on the north side of Seventh Street, between Holly Avenue and Franklin Creek. The property is currently developed with a 3,431 square-foot duplex. Unit A is a single-story unit that is 847 square-feet in size with an attached 378 square-foot two-car carport that was constructed in 1949 as the original residence on the property. Unit B is a two-story unit that is 1,786 square-feet in size with an attached 420 square-foot two-car garage that was constructed in 1987. Unit A is located at the front of the property, Unit B is located towards the rear, and the garage and carport connect the structures in the center. The property is accessed from Seventh Street via a

shared driveway (with reciprocal access easements) that serves four units total at 4684 Seventh Street and on the adjoining property at 4678 Seventh Street. A portion of the original driveway for 4684 Seventh Street still remains and functions as an additional informal off-street parking space in front of Unit A.

Architectural Review Board & Planning Commission Review

The project was reviewed by the Architectural Review Board (ARB) on May 26, 2022, wherein the Board generally supported the project. The Board liked the proposed picket fence and detailing, and suggested adding another material around the raised foundation to break up the siding. The Board requested a landscaping plan for the front yard prior to final review. At that meeting, the Board made a recommendation to the Planning Commission for preliminary approval with comments.

The project was reviewed by the Planning Commission at their December 5, 2022 meeting and was unanimously approved as presented with a 5-0 vote. The plans were revised to incorporate the prior ARB comments, and the project received a recommendation to the Community Development Director for final approval at the ARB meeting on April 27, 2023.

Copies of the Minutes from the May 26, 2022 and April 27, 2023 ARB meetings are included in Attachment B.

IV. ENVIRONMENTAL

During the previous review of this project, the Planning Commission found that the project would not result in any significant impacts to the environment and was therefore found to be categorically exempt from environmental review pursuant to Sections 15301(a) and (e) (existing facilities), 15304(b) (minor alterations to land), and 15332 (in-fill development projects) of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). Given that adequate environmental review has been accomplished for this project, no further environmental review is needed for this Time Extension request. A Time Extension does not result in any changes to the project description, setting or conditions of approval so it will not result in any new environmental impacts. Accordingly, the Time Extension is exempt from environmental review pursuant to CEQA Guidelines §15061(b)(3), which exempts projects from CEQA which can be seen with certainty to not have the potential for causing any significant effects on the environment.

A copy of the previously prepared and accepted Notice of Exemption is attached as Attachment C.

V. ANALYSIS

Time Extension Request

Pursuant to Condition No. 16 of the adopted project conditions of approval, the approval of the Conditional Use Permit and Coastal Development Permit shall expire two years after approval by the Planning Commission, unless prior to the expiration date, substantial physical construction has been completed on the development or a time extension has been applied for by the applicant. The decision-maker with jurisdiction over the project may, upon good cause shown, grant a time extension. Only one opportunity for a time extension of an unspecified duration is offered on such a project.

As the original approval for this project was granted on December 5, 2022 and became final on December 16, 2022 following the expiration of the 10-day appeal period of the Planning Commission's decision, the approval will expire on December 16, 2024 unless substantial physical construction is completed on the development or the applicant requests a time extension prior to the December 16, 2024 permit expiration deadline.

Included as Attachment D to this report, is an email dated June 20, 2024 from Ubaldo Diaz, designer, on behalf of Martha Marquez, requesting a 12-month time extension for the project. The email was submitted prior to the above-noted permit expiration date. Approval of the 12-month time extension request would extend the Planning Commission's approval date to December 16, 2025.

In the letter, Mr. Diaz explains that the time extension is necessary to complete the building permit plan check process. Building permit application No. 14153 was submitted to the City on October 16, 2023 and the first set of plan check corrections were issued to Mr. Diaz in early June 2024. Due to the scope of the corrections, the time extension request was submitted preemptively to ensure that there would be enough time to address the corrections, obtain the building permit, and commence construction on the project.

Staff believes the applicant's request for a 12-month time extension is warranted. The applicants require additional time to complete the building permit review process and hire a contractor to construct the addition. Since the project was originally approved by the Planning Commission, the applicant has made progress towards satisfying the project Conditions of Approval, including obtaining a recommendation for final approval from the Architectural Review Board on April 27, 2023 and submitting for the building permit on October 16, 2023.

Condition No. 18 of the adopted project conditions of approval states that if the applicant requests a time extension for this permit, the permit may be revised to include updated language to the conditions or additional conditions which reflect changed circumstances or additional identified project impacts. No substantial changes have been proposed to the project at this time, nor have there been any significant changes to the neighborhood surrounding the project site. Staff continues to believe that the approved project is of an appropriate design and character for the City's downtown neighborhood and would result in improved living conditions for the occupants of the rental unit. Therefore, staff is recommending only minor changes to the previously imposed Conditions of Approval, specifically revising Condition No. 16 and removing Conditions No. 17 and No. 18 to reflect the approved 12-month time extension for the project.

If the requested time extension is approved, the Planning Commission Resolution adopted for the original project (PC-22-009, included as Attachment E) will be superseded by Resolution No. PC-24-008, in Attachment A. If the time extension is not granted and the project approvals expire on December 16, 2024, the applicant would need to resubmit the project as a new application and go through the City's planning review process anew to gain re-approval for the project.

VI. ACTION OPTIONS

1. Adopt Resolution PC-24-008, thereby: 1.) approving a 12-month time extension to December 16, 2025 for the previously-approved Marquez Duplex Addition & Remodel for Unit A project located at 4684 Seventh Street; Project 20-2057-CUP/CDP/TEX; 2.) finding the time extension request is statutorily exempt from environmental review pursuant to Section 15061(b)(3) of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA); and 3.) adopting the findings for approval in Attachment A, Exhibit 1 and the updated Conditions of Approval as proposed in Attachment A, Exhibit 3. (Staff's recommendation)
2. Continue the project to a future hearing date and direct the applicant to make changes to the project.
3. Deny the time extension request as proposed. Denial of the time extension request will result in the expiration of the previously-granted Conditional Use Permit and Coastal Development Permit entitlements on December 16, 2024.

VII. ATTACHMENTS

Attachment A Resolution PC-24-008

Exhibit 1 – Findings for Approval

Exhibit 2 – Plan Set

Exhibit 3 – Recommended Conditions of Approval

Attachment B Minutes from the May 26, 2022 and April 27, 2023 ARB Meetings

Attachment C Previously-Accepted CEQA Notice of Exemption

Attachment D Time Extension Request Letter

Attachment E Previously-Adopted Resolution No. PC-22-009

Attachment A
Resolution PC-24-008

Marquez Duplex Addition & Remodel for Unit A Time Extension
Project 20-2057-CUP/CDP/TEX

October 7, 2024

RESOLUTION NO. PC-24-008

**A RESOLUTION OF THE CITY OF CARPINTERIA PLANNING COMMISSION
APPROVING A 12-MONTH TIME EXTENSION FOR THE PREVIOUSLY-
APPROVED CONDITIONAL USE PERMIT AND COASTAL DEVELOPMENT
PERMIT #20-2057-CUP/CDP/TEX TO ALLOW AN ADDITION AND REMODEL
TO AN EXISTING LEGAL NONCONFORMING DUPLEX UNIT. THE
PROJECT IS LOCATED AT 4694 SEVENTH STREET (APN 003-301-012),
REQUESTED BY MARTHA MARQUEZ.**

WHEREAS, on December 5, 2022, the Planning Commission approved an application for a Conditional Use Permit and Coastal Development Permit filed by Martha Marquez, on July 22, 2020; and

WHEREAS, pursuant to Condition No. 16 of the adopted project conditions of approval, approval of the Conditional Use Permit and Coastal Development Permit shall expire two years after approval by the Planning Commission, unless prior to the expiration date, substantial physical construction has been completed, or a time extension has been applied for by the applicant; and

WHEREAS, due to the scope of the building permit plan check corrections, the project risks its approvals expiring before construction can begin and substantial physical construction is completed; and

WHEREAS, on June 20, 2024, the applicant filed a written request to extend the approved Conditional Use Permit and Coastal Development Permit for 12 additional months to December 16, 2025; and

WHEREAS, the City of Carpinteria Planning Commission conducted a hearing and received evidence regarding the application for the 12-month Time Extension request; and

WHEREAS, the City of Carpinteria Planning Commission previously adopted a Notice of Exemption from the California Environmental Quality Act (CEQA) for the described project; and

WHEREAS, the requested Time Extension does not have the potential to result in any new environmental effects, and therefore, no additional environmental review is required pursuant to §15061(b)(3) of the CEQA Guidelines; and

WHEREAS, the Planning Commission has reviewed the policies of the General Plan/Coastal Land Use Plan and the regulations of the Carpinteria Municipal Code that are relevant to the project.

NOW THEREFORE, THE PLANNING COMMISSION HEREBY RESOLVES AS FOLLOWS:

1. The 12-month Time Extension request of the previously-adopted Conditional Use Permit and Coastal Development Permit is approved, making the Findings outlined in Exhibit 1.
2. The Conditional Use Permit and Coastal Development Permit for the project shown in Exhibit 2 is approved for 12 additional months to December 16, 2025, subject to the Conditions of Approval set forth in Exhibit 3.
3. This Resolution and accompanying Findings for Approval made in Exhibit 1 and the project Conditions of Approval in Exhibit 3 shall supersede the previous adopted Planning Commission Resolution No. PC-22-009, and its attached Findings for Approval and Conditions of Approval.

PASSED, APPROVED AND ADOPTED this 7th day of October 2024, by the following called vote:

AYES: Commissioners:

NOES: Commissioner(s):

ABSENT: Commissioner(s):

ABSTAIN: Commissioner(s):

Glenn La Fevers, Chair

ATTEST:

Nick Bobroff, Secretary

I hereby certify that the foregoing Resolution was duly and regularly introduced and adopted at a regular meeting of the Planning Commission of the City of Carpinteria held the 7th day of October 2024.

Attachment A
Exhibit 1: Findings

Marquez Duplex Addition & Remodel for Unit A Time Extension
Project 20-2057-CUP/CDP/TEX

October 7, 2024

**ATTACHMENT A
EXHIBIT 1: FINDINGS FOR APPROVAL**

**PLANNING COMMISSION HEARING
PROJECT 20-2057-CUP/CDP/TEX
OCTOBER 7, 2024**

**MARQUEZ DUPLEX ADDITION & REMODEL FOR UNIT A TIME EXTENSION
REQUESTED BY MARTHA MARQUEZ**

**FINDINGS PURSUANT TO GOVERNMENT CODE, LOCAL COASTAL PLAN, GENERAL
PLAN, AND TITLE 14 OF THE CARPINTERIA MUNICIPAL CODE**

1.0 Administrative Findings

The Planning Commission hereby incorporates by reference as though set forth in full all Community Development Department staff reports and attachments thereto presented to the Planning Commission and all comments made or received either orally or in writing at the public hearings on this project.

1.1 Procedures

Pursuant to the California Coastal Act, the Administrative Regulations of the California Coastal Commission and the City's Local Coastal Program, it has been found that the process for public review of the subject Conditional Use Permit and Local Coastal Development Permit has been properly conducted as follows:

- a. On December 5, 2022, the Planning Commission approved an application for a Conditional Use Permit and Coastal Development Permit filed by Martha Marquez on July 22, 2020.
- b. A request for a 12-month Time Extension to the previously-approved Conditional Use Permit and Coastal Development Permit was submitted on June 20, 2024. Said request and all related materials have been available for public review at City offices since the date of submittal.
- c. The application has been evaluated and found to conform to the applicable zone district and to be consistent with the City's Coastal Land Use Plan, the Interpretive Guidelines of the California Coastal Commission and the California Coastal Act.
- d. The project has been reviewed by the City's Planning Commission at a duly noticed public hearing which included, but is not limited to, mailed notice to all property owners within 300 feet of the subject property and residents within 100 feet of the property, and publication in the local newspaper, the Coastal View News.

1.2 California Environmental Quality Act

The Planning Commission previously found that the project is categorically exempt from the California Environmental Quality Act under Categorical Exemption Sections 15301(a) and (e) (existing facilities), 15304(b) (minor alterations to land), and 15332 (in-fill development projects) of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). The project meets the requirements for the Categorical Exemptions as the project includes only interior/exterior alterations, a small addition, and landscaping on an existing duplex unit, wherein the project is consistent with the City's General Plan/Coastal Plan and Zoning Code, is located within city limits on a project site of no more than five acres substantially surrounded by urban uses, and the project site has no value as habitat for endangered, rare or threatened species. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality, and the site can be adequately served by all required utilities and public services.

Given that there have been no changes to the project description or the project setting, and that adequate environmental review has therefore been accomplished, no further environmental review is needed for this Time Extension request pursuant to CEQA Guidelines §15061(b)(3).

1.3 Conditional Use Permit Findings

There have been no changes to the project description or the project setting since the original Planning Commission approval on December 5, 2022. As such, the Conditional Use Permit findings from the staff report dated December 5, 2022 remain valid for this Time Extension request.

a. The site for the proposed use is adequate in size and shape to accommodate the use.

As discussed in the Planning Commission staff report dated December 5, 2022, and hereby incorporated into these Findings by reference, the project includes a remodel and an addition to an existing legal nonconforming duplex unit. The unit is legal nonconforming as to the front yard setback requirement. Some of the proposed work includes structural alterations to portions of the unit located within the required setback, and therefore requires that a Conditional Use Permit be approved to allow the remodel.

The existing use and density of the property for a two-unit residential development is consistent with the type and intensity of development allowed on the subject property. The existing front duplex unit on the property, which was the original residence on the property, is typical of the type of structures originally built in the City's beach and downtown neighborhoods. It is common for these older structures to encroach into required current setbacks. The proposed remodel and addition project would improve the livability of the existing unit without resulting in any increase to intensity of the existing use. The existing legal nonconforming condition (i.e., a dwelling unit with setback encroachments) would be maintained and enhanced by a new conforming bedroom, bathroom, and laundry room addition. All new square footage added by the project would be located within the site's allowed building envelope. Allowing the addition and remodel to occur while maintaining the legal nonconforming site condition is consistent with the types of projects permissible in the PRD zone district with the approval of a Conditional Use Permit and Coastal Development Permit pursuant to CMC §14.82.061.

- b. *The site for the proposed use is served by streets and highways that are properly designed to carry the type and quantity of traffic generated by the subject use.*

The project site is located on Seventh Street, and is adequately served by the existing street network in the area. The proposed remodel and addition to the existing duplex unit will not generate any new traffic or parking demands as no new dwelling units are proposed. The project would therefore be adequately served by existing streets and highways.

- c. *The granting of the permit will not materially adversely affect such necessary community services as sewage disposal, fire protection, water supply, and police protection.*

Local service providers were notified of the project and provided with information regarding the proposed remodel and addition. The service providers did not specify any concerns regarding the project. The project would not change the intensity of the existing use, nor would it negatively impact such services as sewage disposal, fire protection, water supply or police protection. Condition letters, as applicable, for the Special Districts that serve the subject property have been included with the project conditions of approval.

- d. *The granting of the permit will not be detrimental to the health, safety and general welfare of the neighborhood.*

The proposed project consists of a remodel and addition to an existing duplex unit. Municipal Code §14.82.061 requires a Conditional Use Permit to allow structural alterations to the dwelling unit while allowing the existing legal nonconforming conditions to continue. With the approval of the Conditional Use Permit and Coastal Development Permit, the existing nonconforming conditions would be allowed to remain, however portions of the unit would be brought up to current building and safety requirements. The addition and remodel would improve the livability of the unit without substantially altering the size, scale, or mass of the existing structures. The new addition would be located within the allowed building envelope, and the remodel to the unit and proposed yard improvements would enhance the property's street frontage and façade. The project therefore would not impact the health, safety and general welfare of the neighborhood as the existing use or intensity will not be affected.

- e. *The proposed use is consistent with the Coastal Plan, General Plan, and applicable specific plan.*

The project involves a remodel and small addition to an existing duplex unit. The unit is legal nonconforming as to the front setback requirement and therefore requires that a Conditional Use Permit be approved to allow the structural alterations proposed as part of the project. As discussed in the Planning Commission staff report dated December 5, 2022, and hereby incorporated into these Findings by reference, the project is consistent with the General Plan/Coastal Plan's applicable Land Use, Community Design Element, Noise, and Safety Element Objectives and Policies in that the project involves upgrades to an existing dwelling unit in its present location and configuration. As the existing arrangement would be maintained, the improvement can be found to fit within the "small beach town" character of the neighborhood and the established surrounding development pattern relative to architectural style, overall size, and scale. The use of the dwelling will not change.

- f. The proposed use will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.*

The proposed project involves a remodel and construction of a small addition to a duplex unit in a developed urban area and does not impact natural environments, habitat areas, or wildlife. The construction activities have been conditioned to avoid water runoff, dust, noise and other construction-phase impacts to the surrounding neighborhood. Conditions of Approval are included as Exhibit 3 to the Planning Commission Resolution. The project therefore would not cause a substantial impact to the environment.

- g. The proposed development will not conflict with recorded easements acquired by the public-at-large for access through or use of the property within the proposed development or any easements granted to any public agency or required as a condition of approval.*

There are no known recorded easements on the property for public access or to any public agency, nor are any such easements required as a project condition of approval.

- h. Any other conditions which are reasonably necessary to protect the public peace, health, safety, and general welfare.*

This finding can be made as a number of standard construction activity conditions have been recommended to be applied to the project approval to ensure that no negative impacts to the public peace, health, safety, and general welfare result from the proposed use.

1.4 Nonconforming Structure Findings

Pursuant to Carpinteria Municipal Code §14.82.061(2), the Planning Commission may authorize improvements which may result in prolonging the life of a nonconforming structure subject to approval of a Conditional Use Permit (CUP) if all of the following findings can be met. There have been no changes to the project description or the project setting since the original Planning Commission approval on December 5, 2022. As such, the Nonconforming Structure findings from the staff report dated December 5, 2022 remain valid for this Time Extension request.

- a. Continuation or upgrading the residential unit or units will not have an adverse effect on the surrounding neighborhood.*

As discussed in the Planning Commission staff report dated December 5, 2022 and hereby incorporated into these Findings by reference, the subject existing duplex unit is legal nonconforming in terms of setback requirements. The proposed project would entail a comprehensive remodel, including structural alterations, and an addition to the existing unit. The proposed project would add 258 square feet of conforming addition to the existing 847 square foot unit, for a total size of 1,035 square feet. The project would not change the placement or orientation of the home relative to public views from the street nor would the remodel and addition result in a change to the intensity or character of the existing residential use of the property. The remodel and addition would however improve the aesthetics and livability of the existing dwelling unit by updating the exterior finishes and providing more functional modern living space. In light of these factors, it is not anticipated that the proposed remodel and addition

to improve and extend the life of the existing duplex unit would pose an adverse effect on the surrounding neighborhood.

- b. *The habitable capacity of the unit or units will not be increased beyond that previously existing.*

The term “habitable capacity” is not defined in Chapter 14.82. However, reading that chapter in context, the Planning Commission has previously interpreted the restriction in CMC 14.82.061 on increasing habitable capacity to refer to a restriction on adding additional dwelling units (See CMC 14.82.010(3)). The property is presently developed with a duplex. The project would not result in a net increase to the number of units maintained on the property; therefore, this finding can be made.

- c. *The shortage of adequate housing within the City justifies the continuation of the nonconforming use and authorization to make improvements necessary to upgrade the living conditions in the unit or units.*

The Planning Commission finds that the continued existence of a nonconforming dwelling unit outweighs the purpose behind uniform application of the City’s zoning regulations. Carpinteria Municipal Code §14.82.061 authorizes structural alterations to a nonconforming structure if the improvement(s) will address the shortage of adequate housing in the City. The existing duplex unit is a contributing example of the smaller homes that help create the City’s small beach town character and that provide critical housing opportunities within the City’s downtown district, near existing businesses and services. Approval of the CUP would allow the owners to expand and upgrade the small dwelling unit. The Commission finds that the policy of promoting adequate housing is advanced when improvements result in safer, modernized and improved living conditions for the residents without imposing significant impacts on the community or environment.

1.5 Coastal Development Permit Finding

There have been no changes to the project description or the project setting since the original Planning Commission approval on December 5, 2022. As such, the Coastal Development Permit Finding from the staff report dated December 5, 2022 remains valid for the Time Extension request. Pursuant to the California Coastal Act, the Administrative Regulations of the California Coastal Commission and the City’s Local Coastal Program, it has been found that the permit requested may be issued based on the following findings:

1. *The proposed development is in conformity with the City’s certified Local Coastal Program.*

The project involves a remodel and small addition to an existing duplex unit. The existing unit is legal nonconforming as to the front yard setback and therefore requires that a Conditional Use Permit be approved to allow the structural alterations included in the proposed remodel. The proposed addition is conforming to the current setback requirements, consistent with the requirements of the PRD district of Title 14, Zoning. As discussed in the Planning Commission staff report dated December 5, 2022 and hereby incorporated by reference, the project is consistent with the General Plan’s applicable Land Use, Community Design, Noise, and Safety Elements’ Objectives and Policies in that the project involves minor improvements to an existing dwelling unit. As the existing improvements would be largely maintained, the

proposed project can be found to fit within the “small beach town” character of the neighborhood and the established surrounding development pattern relative to architectural style, overall size, and scale. The project would not result in any changes to the type, intensity, or character of the existing residential use of the property. Therefore, the remodel and addition project is consistent with the City’s certified Local Coastal Program as shown.

1.6 Time Extension Finding

Pursuant to Condition No. 17 of the adopted project Conditions of Approval, the Planning Commission may grant a time extension if the following criteria have been met:

- a. The applicant submitted a written request, prior to the expiration date, stating their reasons for the time extension request.*

The applicant has requested a 12-month time extension to allow sufficient time to complete the building permit plan check corrections, obtain a building permit, and to initiate and complete substantial physical construction prior to the project approval’s expiration date. The applicant has made progress towards completion of the project by obtaining a recommendation for Final Approval by the Architectural Review Board and submitting for a building permit. Considering the foregoing, there is good cause shown for granting a 12-month extension on the approval of the Conditional Use Permit and Coastal Development Permit.

Attachment A
Exhibit 2: Reduced Plans

Marquez Duplex Addition & Remodel for Unit A Time Extension
Project 20-2057-CUP/CDP/TEX

October 7, 2024

MARQUEZ APARTMENT DUPLEX ADDITION PROJECT



PROJECT DESCRIPTION:

OWNER: MATHIA MARQUEZ
4864 SEVENTH ST
CARPINTERIA, CALIFORNIA 91013
PHONE (805) 463-3187

CONTACT: URSALDO J ENZ
URSALDO J ENZ
PHONE (805) 333-8810

PROJECT ADDRESS: 4864 SEVENTH ST
CARPINTERIA, CALIFORNIA 91013

APN: 003-301-012

ZONING: R-1/J

DEVELOPER: VS-NON-SPRINKLERED

LOT SIZE: 0.14 ACRES

STATUS: UNIT 21A IS ATTACHED ADDITION TO EXISTING 2 BEDROOM APARTMENT AND NEW ENTRY PORCH

AREA ANALYSIS

UNIT 21A	UNIT 21B	UNIT 21C	UNIT 21D	UNIT 21E	UNIT 21F	UNIT 21G	UNIT 21H	UNIT 21I	UNIT 21J	UNIT 21K	UNIT 21L	UNIT 21M	UNIT 21N	UNIT 21O	UNIT 21P	UNIT 21Q	UNIT 21R	UNIT 21S	UNIT 21T	UNIT 21U	UNIT 21V	UNIT 21W	UNIT 21X	UNIT 21Y	UNIT 21Z
758 SF	758 SF	758 SF	758 SF	758 SF	758 SF	758 SF	758 SF	758 SF	758 SF	758 SF	758 SF	758 SF	758 SF	758 SF	758 SF	758 SF	758 SF	758 SF	758 SF	758 SF	758 SF	758 SF	758 SF	758 SF	758 SF
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CONSULTANTS

OWNER: MATHIA MARQUEZ
4864 SEVENTH ST
CARPINTERIA, CALIFORNIA 91013

DESIGN: URSALDO J ENZ
URSALDO J ENZ
4864 SEVENTH ST
CARPINTERIA, CALIFORNIA 91013
PHONE (805) 333-8810

SHEET INDEX

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A-4	EXISTING SECOND FLOOR PLAN
A-5	EXTERIOR ELEVATIONS
A-6	EXTERIOR ELEVATIONS
A-7	EXTERIOR ELEVATIONS
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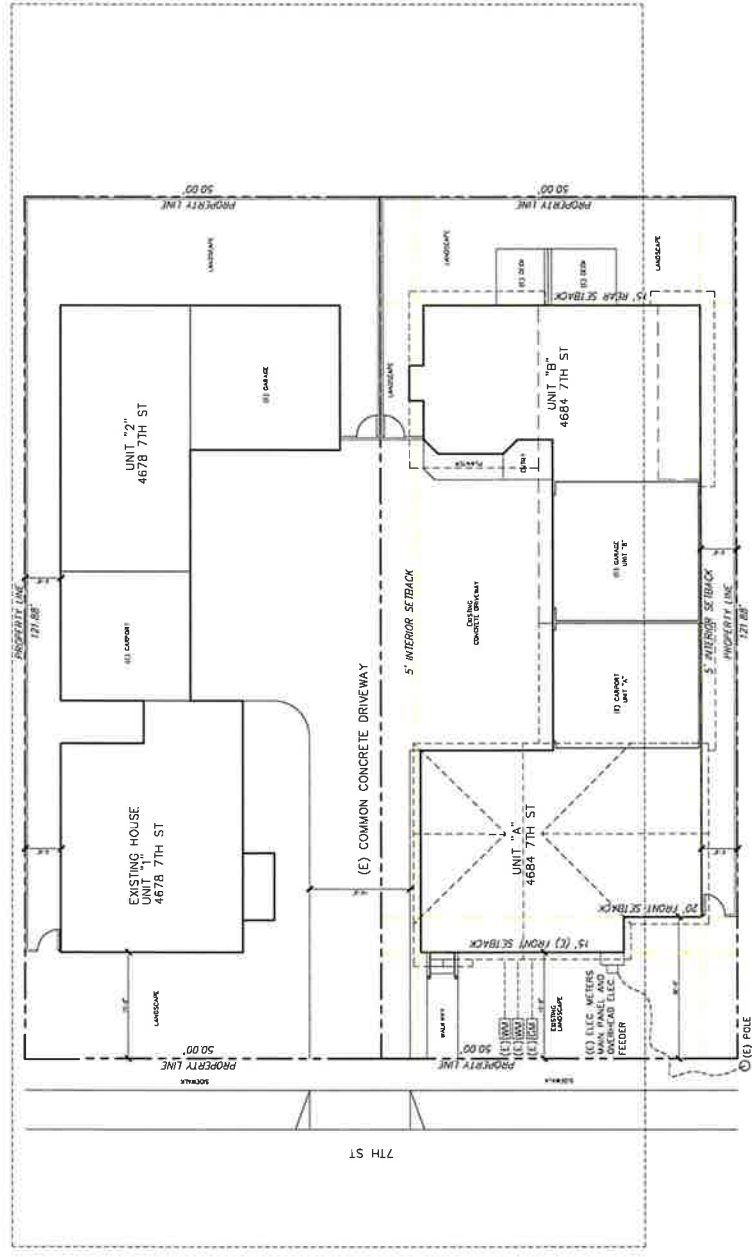
VICINITY MAP



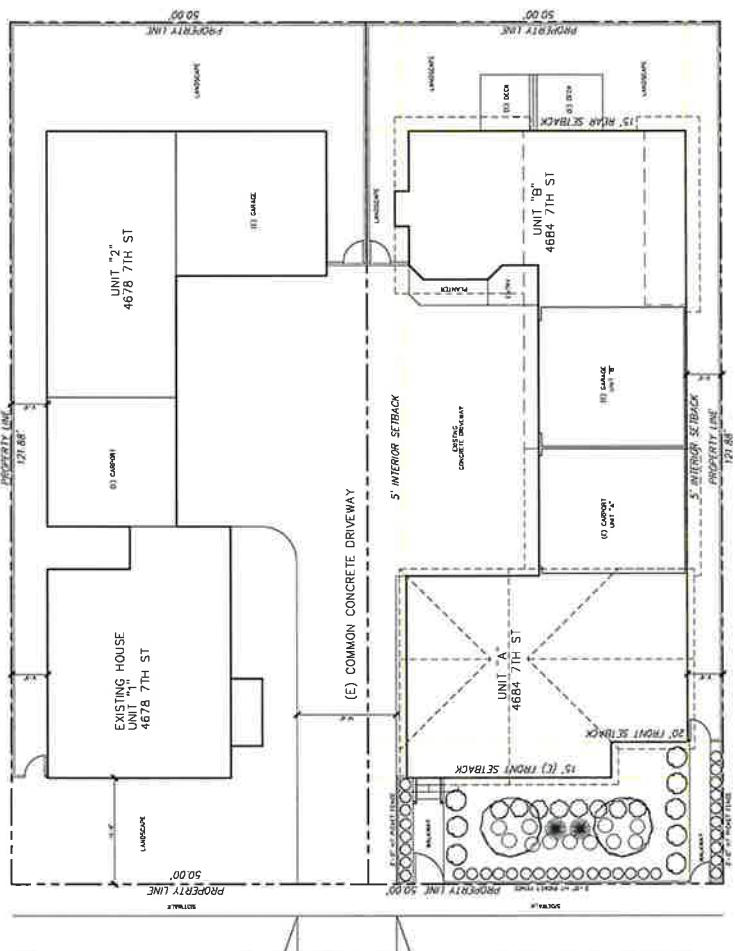
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SITE PLAN
SCALE 1/8" = 1'-0"



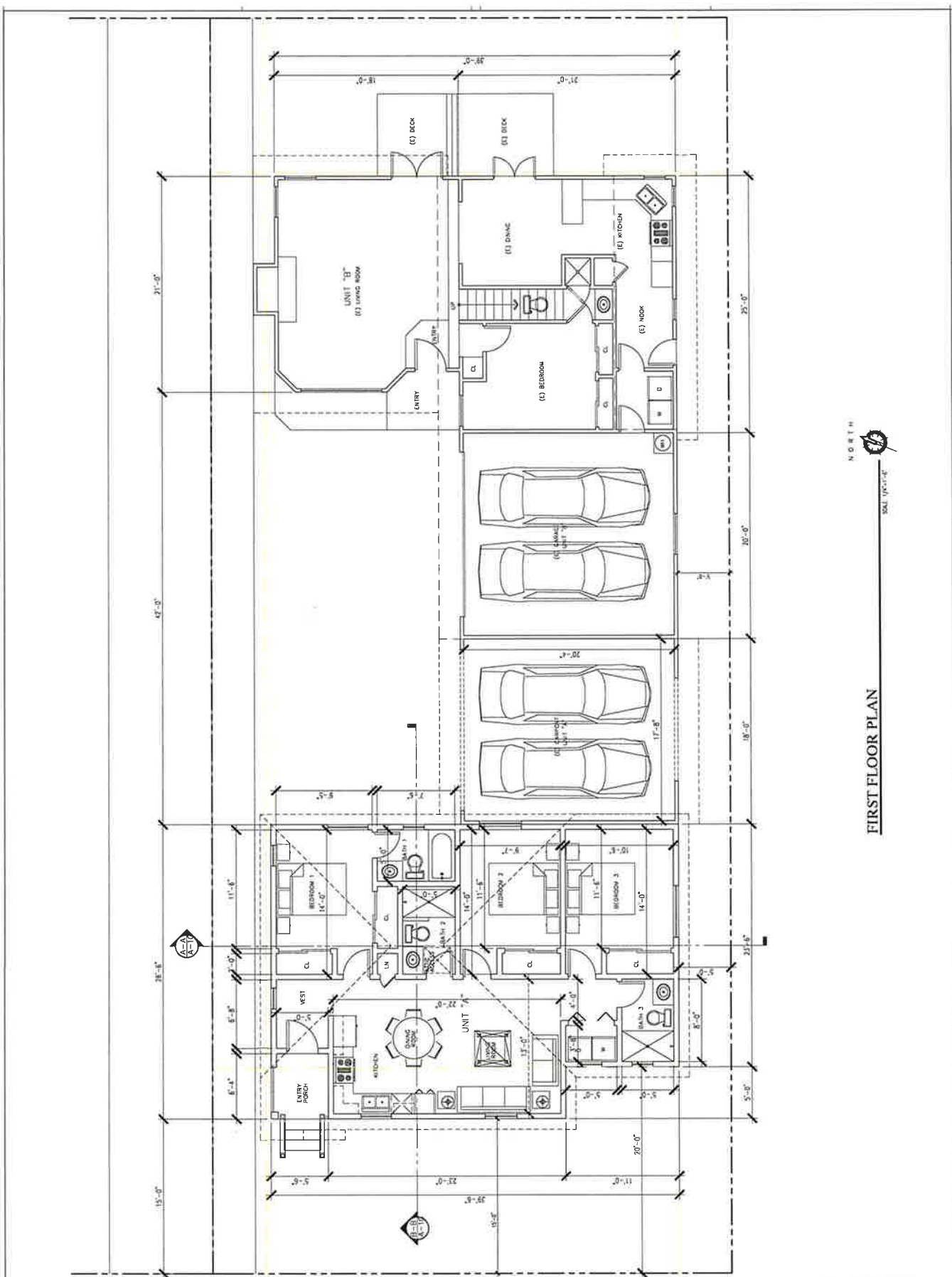
LANDSCAPE PLAN
SCALE: 1/8" = 1'-0"

- Plant Legend
- 5 - 24" box arbutus united 'compascia'
(strawberry tree)
- 6 - 5 gal raphiolepis 'lora'
- 5 - 5 gal phorumn 'dark design'
- 5 - 5 gal raphiolepis umbellata minor
- 16 - 5 gal punicea grandium 'luna'
- 3B - 1 gal oppositifolius orientalis
(rice tree)



FIRST FLOOR PLAN

SCALE 1/8"=1'-0"

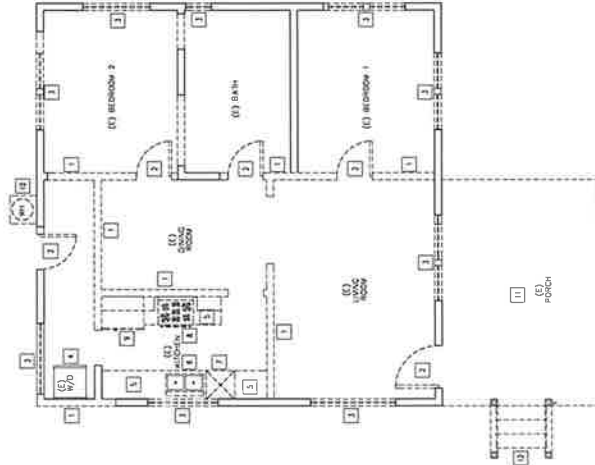


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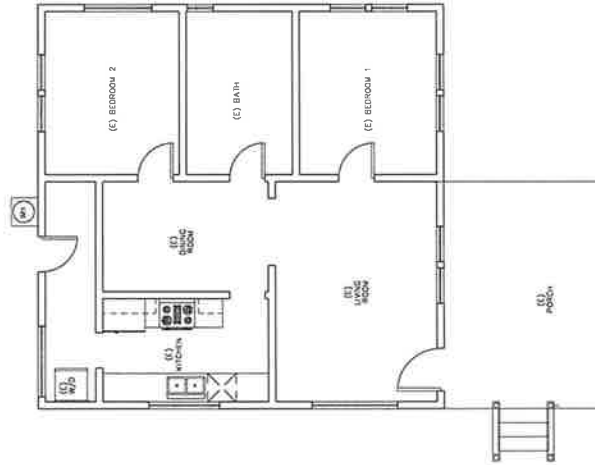
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PROJECT NO. 4684 SEVENTH ST
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PROJECT NO. 4684 SEVENTH ST
EMAIL: INFO@UDICA.COM

1	(E) WALL TO BE REMOVED
2	(E) DOOR TO BE REMOVED
3	(E) WINDOW TO BE REMOVED
4	(E) WASHER/DRYER TO BE REMOVED
5	(E) KITCHEN COUNTER AND CABBINETS TO BE REMOVED
6	(E) KITCHEN SINK TO BE REMOVED
7	(E) DISHWASHER TO BE REMOVED
8	(E) STOVE TO BE REMOVED
9	(E) REFRIGERATOR TO BE REMOVED
10	(E) WATER HEATER TO BE REMOVED
11	(E) ENTRY PORCH TO BE REMOVED
12	(E) ENTRY STEPS TO BE REMOVED



DEMOLITION PLAN



EXISTING FLOOR PLAN

PROJECT NAME: MARQUEZ DUPLEX
ADDRESS: 4584 SEVENTH ST CARPINTERIA CALIFORNIA 93013
OWNER NAME: MARTHA MARQUEZ
SECOND FLOOR PLAN

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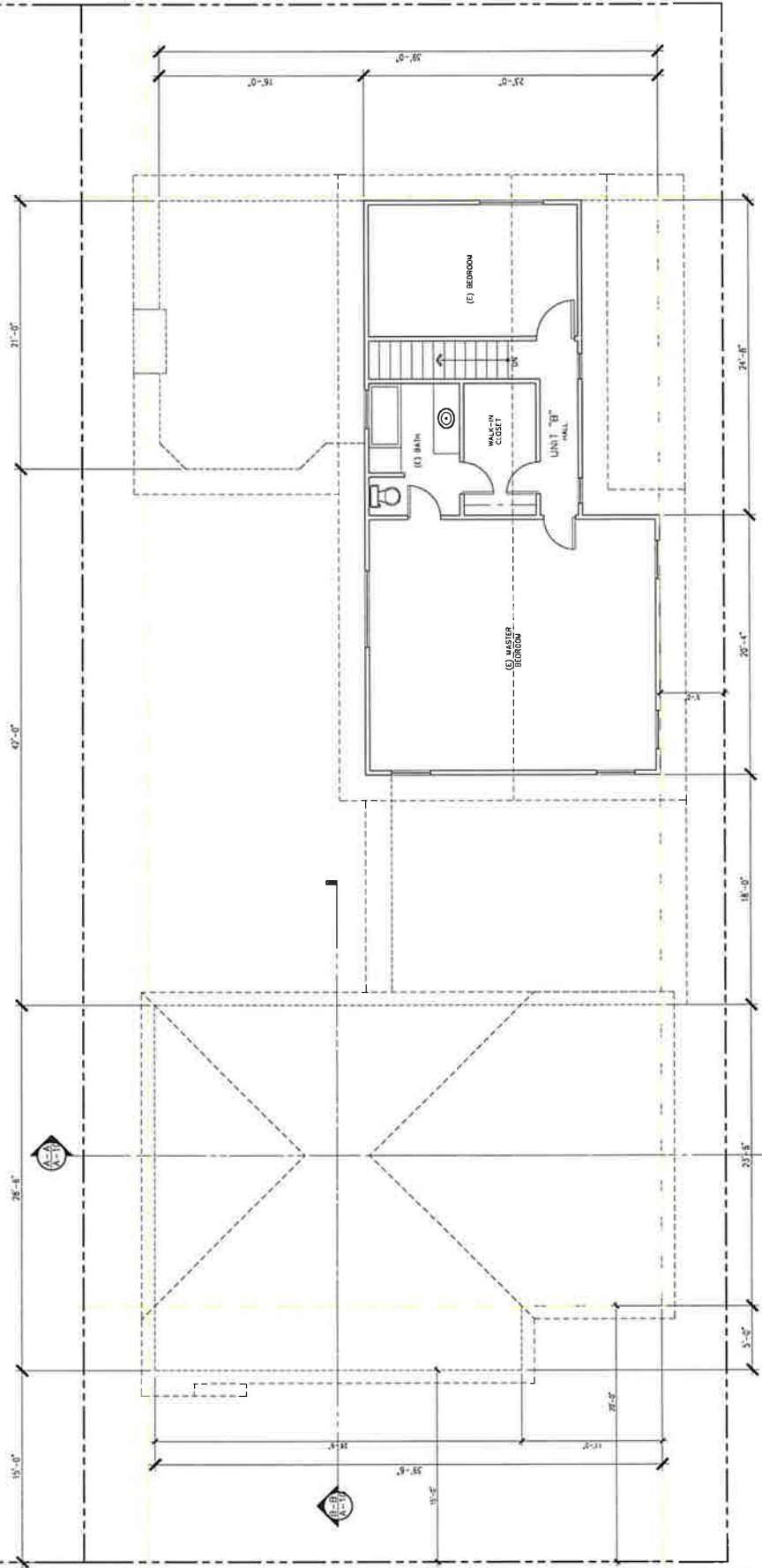
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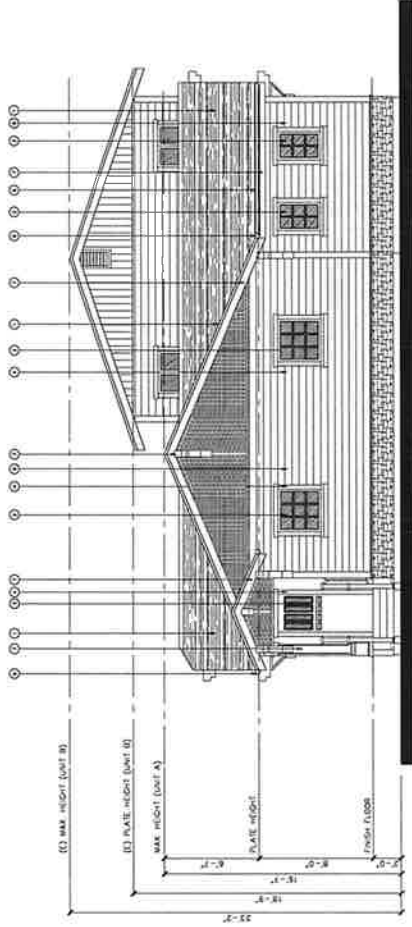
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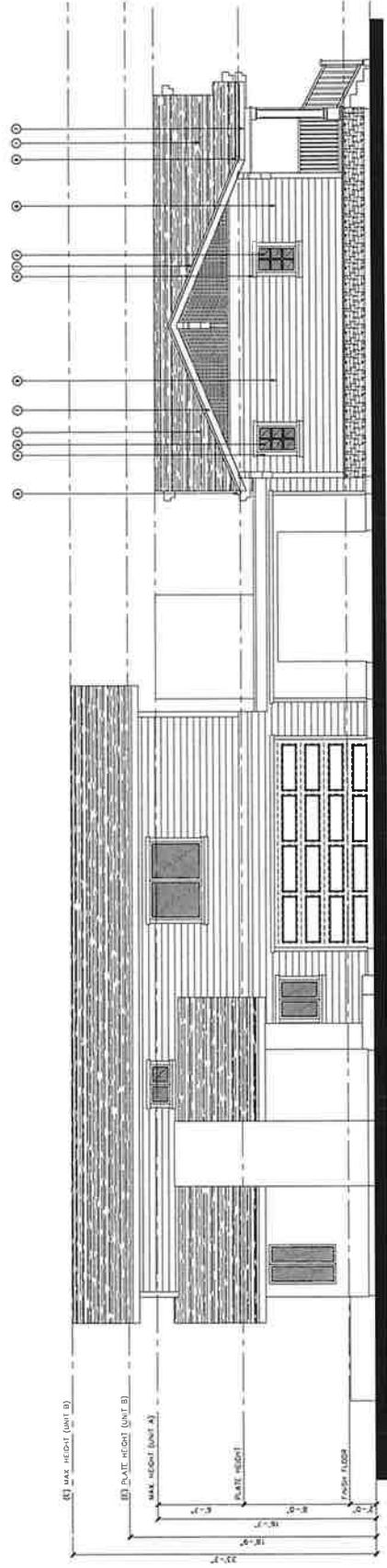
SECOND FLOOR PLAN

SCALE 1/4"=1'-0"





SCALE: 1/4"=1'-0"
WEST ELEVATION (FRONT)



SCALE: 1/4"=1'-0"
NORTH ELEVATION (DRIVEWAY SIDE)

ELEVATION NOTES

ROOFING

- ASPHALT SHINGLES CLASS "X" NON-COMBUSTIBLE OVER 30# FELT
- GAF TIMBERLINE ROOFING SHINGLES
- ULTRA HD COLOR CHARCOAL

WINDOWS

- SERRA PACIFIC WINDOWS
- METAL CLAD WINDOWS
- COLOR 001 WHITE

DOORS

- EXTERIOR DOORS, TO BE PAINTED BENJAMIN MOORE SIMPLY WHITE 2143-70

TRIM

- DOOR AND WINDOW TRIM TO BE PAINTED BENJAMIN MOORE SIMPLY WHITE 2143-70

N/A

GUTTERS AND DOWNSPOUTS

- (5" G.L. SH) 1/2" GUTTERS AND DOWNSPOUTS PAINTED BENJAMIN MOORE HAMILTON CLOUD WHITE CC-40

FASCIAS, CORBELS AND PORCH POSTS

- PAINT BENJAMIN MOORE HAMILTON CLOUD WHITE CC-40

SIDING

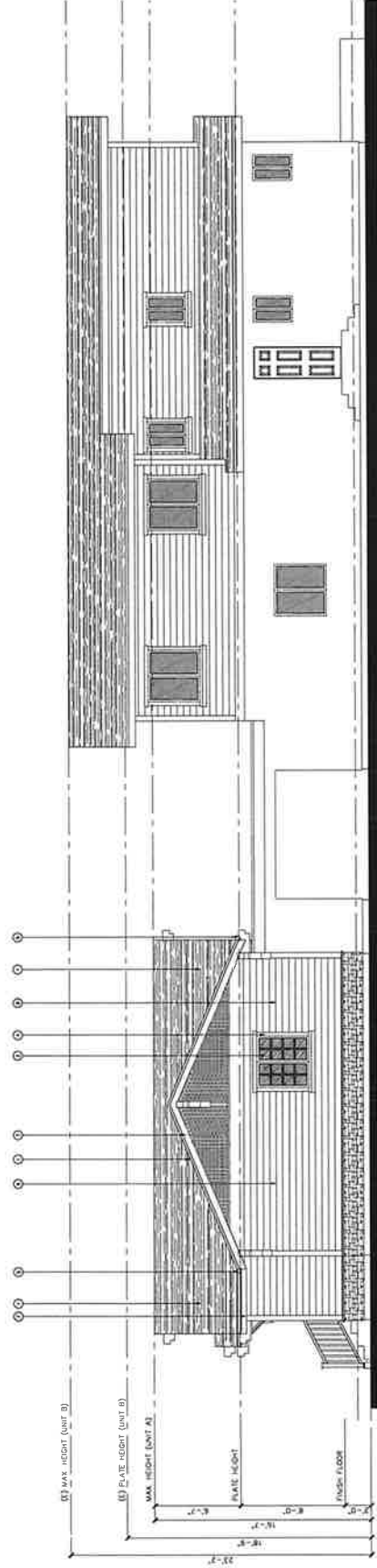
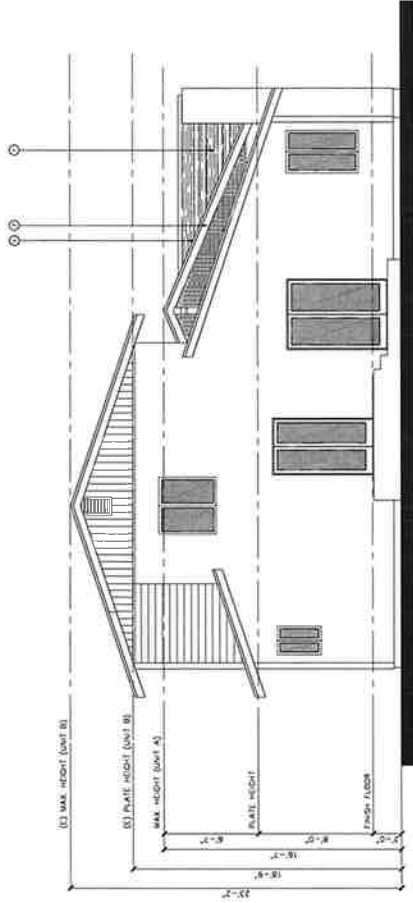
- SHUPLAND SIDING (6" EXPOSURE) OVER BUILDING PAPER
- PAINTED MOD SHUPLAND SIDING MODEL 168PMWSL
- PAINT BENJAMIN MOORE FRENCH TOLE

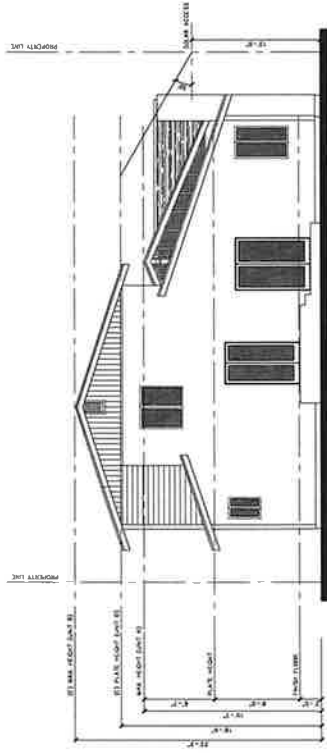
STONE VENEER

- STONE VENEER OVER BUILDING PAPER
- P-SERIES FLAT PANELS
- M-ROCK HUNTER LEDGE MODEL #10213 HUNTER FLATS

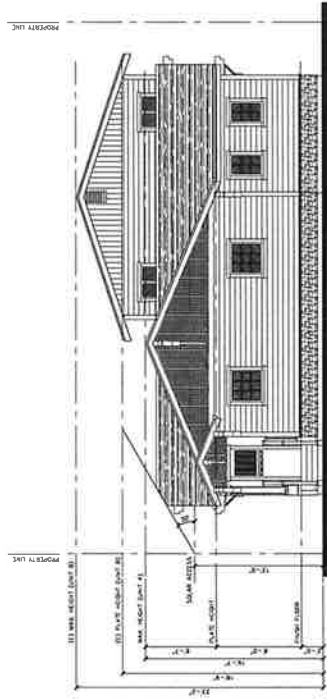
ELEVATION NOTES

- ROOFING**
- ① ASPHALT SHINGLES GLASS "A" NON-COMBUSTIBLE
OVER 3/8" FELT
GUT THUNDERING, ROOFING SHINGLES
ULTRA HD COLOR CHARCOAL
- WINDOWS**
- ② SERRA PACIFIC WINDOWS
METAL CLAD WINDOWS
COLOR 001 WHITE
- DOORS**
- ③ EXTENSIVE DOORS TO BE PAINTED BENJAMIN MOORE
SWIRLY WHITE 2143-70
- TRIM**
- ④ DOOR AND WINDOW TRIM TO BE PAINTED BENJAMIN MOORE
SWIRLY WHITE 2143-70
- ⑤ N/A
- GUTTERS AND DOWNSPOUTS**
- ⑥ 15" C.I. SHT AIR GUTTERS AND DOWNSPOUTS PAINTED BENJAMIN MOORE
HAMILTON COLOR WHITE CC-40
- FASCIAS, CORBELS AND PORCHES**
- ⑦ PAINT BENJAMIN MOORE
COLOR WHITE CC-40
- SIDING**
- ⑧ SHIMAWOOD SIDING (1" EXPOSURE) OVER BUILDING PAPER
PAINTED W/6 SHIP LAP SIDING MODEL 1880451
PAINT BENJAMIN MOORE FRENCH TONLE
- STONE VENEER**
- ⑨ STONE VENEER OVER BUILDING PAPER
P-SERIES FLAT PANELS
M-ROCK HUNTER LEDE MODEL #102731 HUNTER FLATS

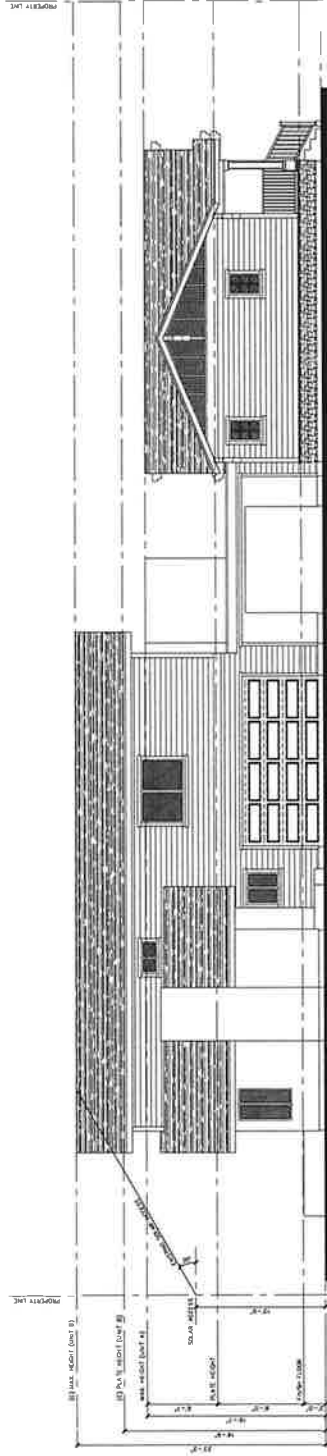




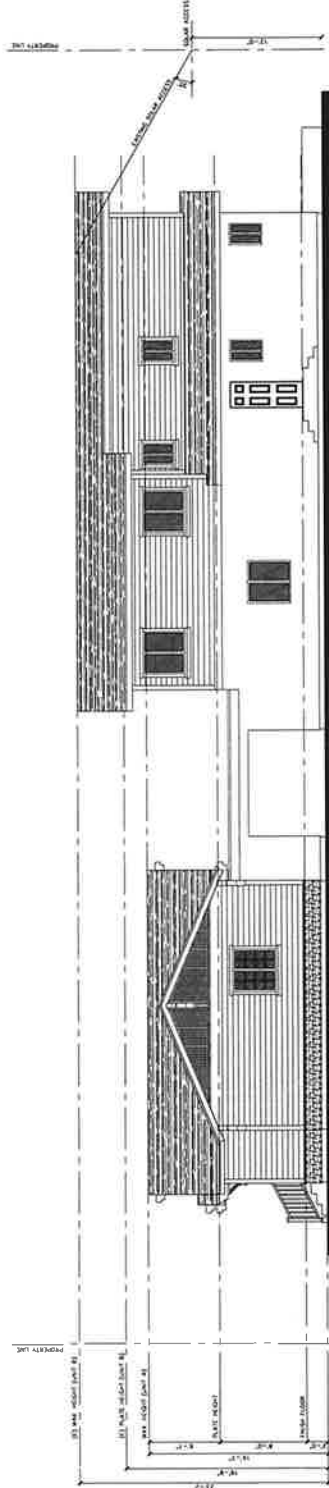
EAST ELEVATION (REAR)



WEST ELEVATION (FRONT)

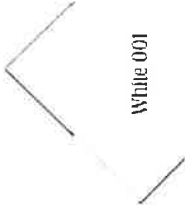


NORTH ELEVATION (DRIVEWAY SIDE)
SCALE 3/16"=1'-0"



SOUTH ELEVATION (SIDE)
SCALE 1/16"=1'-0"

COLOR AND MATERIAL BOARD

ROOFING ASPHALT SHINGLES CLASS "A", NON-COMBUSTIBLE OVER 3/8" FELT GAF TIMBERLINE ROOFING SHINGLES ULTRA HD COLOR CHARCOAL	 Charcoal	GUTTERS AND DOWNSPOUTS 5" CJ SHI MTL GUTTERS AND DOWNSPOUTS PAINTED BENJAMIN MOORE HAMILTON CLOUD WHITE CC-40	
WINDOWS SERRA PACIFIC WINDOWS METAL CLAD WINDOWS COLOR 001 WHITE	 White 001	FASCIAS, CORBELS AND PORCH POSTS PAIN'T BENJAMIN MOORE CLOUD WHITE CC-40	
DOORS EXTERIOR DOORS, TO BE PAINTED BENJAMIN MOORE SIMPLY WHITE 2143-70	 Simply White (2143-70) Benjamin Moore	SIDING SHIP-LAP SIDING (6" EXPOSURE) OVER BUILDING PAPER PRIMED MDF SHIP-LAP SIDING MODEL 166MDPSL PAIN'T BENJAMIN MOORE FRENCH TOLE	
TRIM DOOR AND WINDOW TRIM TO BE PAINTED BENJAMIN MOORE SIMPLY WHITE 2143-70	 Simply White (2143-70) Benjamin Moore	STONE VENEER STONE VENEER OVER BUILDING PAPER P-SERIES FLAT PANELS M-ROCK HUNTER LEDGE MODEL #70271 HUNTER FLATS	

UDICA
DESIGN + PERMITS

260 HARBOR LN SANTA MARIA CALIFORNIA 93455
PH: (805) 924-8888 EMAIL: INFO@UDICA.COM

UDICA
DESIGN + PERMITS

REVISIONS	DATE	DESCRIPTION
1	01/20/22	ISSUED FOR PERMIT

PROJECT NAME
MARQUEZ DUPLEX
RESIDENTIAL ADDITION PROJECT
4684 SEVENTH ST CARPENTRIA CALIFORNIA 93013
OWNER NAME
MARTHA MARQUEZ
4684 SEVENTH ST CARPENTRIA CALIFORNIA 93013
COLOR AND MATERIAL BOARD

SHEET TITLE	01/20/22
DATE	01/20/22
PROJECT NAME	UDICA
PROJECT NUMBER	001
PROJECT LOCATION	001
PROJECT TYPE	001

A-8

ROOF NOTES

- 1 - PROVIDE CONTINUOUS RIDGE & HIP VENT
- 2 - PROVIDE 24" DIA. G.I. ROOF DOMES WHERE SHOWN (VENTING AREA: 94 SQ. FT.)
- 3 - 5" G.I. SHT METAL O.G. GUTTER
- 4 - 3" DIA. G.I. SHT METAL DOWN SPOUT
- 5 - N/A
- 6 - ASPHALT SHINGLES CLASS "A", NON-COMBUSTIBLE OVER 30# FELT

NEW ATTIC CALCULATIONS

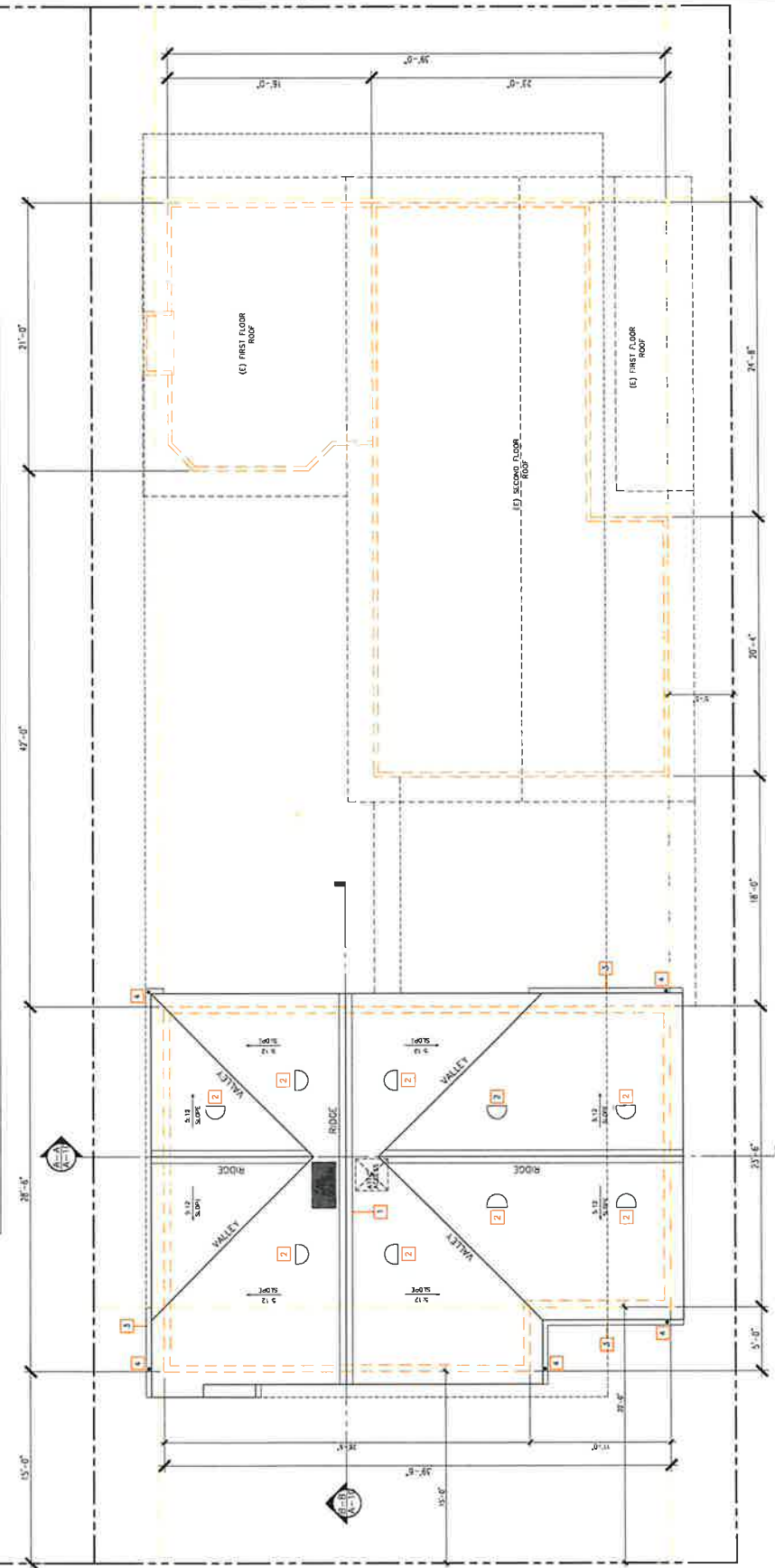
ATTIC VENTING AREA REQUIRED: 1 PER 150
 VENTING AREA REQUIRED: 1001.750 SQ. FT.
 ROOF DOMES (NET FREE VENTING AREA PROVIDED: 7 DOMES X .94 = 6.58 SQ. FT.)

LOCATE PLUMBING AND MECHANICAL ROOF VENTS TOWARDS REAR OF BUILDING, PAST THE RIDGE WHENEVER FEASIBLE. ETCH, PRIME AND PAINT ALL ATTIC, PLUMBING AND MECHANICAL VENTS TO MATCH ROOF COLOR.

PROVIDE G.I. VALLEY FLASHING PER S.M.A.C.N.A. RECOMMENDATIONS.

PROVIDE FAVOR (3"-15" DIA.) RIDGES (PER BLOCK) AND RIDGE VENTS FOR CORROSION RESISTANT WIRE MESH COVERED INSIDE AND OUT WITH 1/4"

UDICA
 DESIGN + PERMITS
 4684 SEVENTH ST CARPINTERIA CALIFORNIA 91013
 (805) 343-8832 EMAIL: UDICA@UDICA.COM



ROOF PLAN

REV	DATE	DESCRIPTION
1	01/20/22	ISSUED FOR PERMITS
2		
3		
4		
5		
6		
7		
8		
9		
10		

PROJECT NAME
 MARQUEZ DUPLEX
 4684 SEVENTH ST CARPINTERIA CALIFORNIA 91013

OWNER NAME
 MARTHA MARQUEZ
 4684 SEVENTH ST CARPINTERIA CALIFORNIA 91013

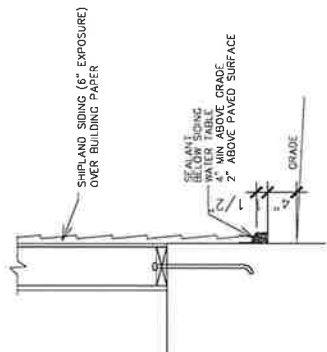
SHEET TITLE
 ROOF PLAN

PROJECT NO.
 1100

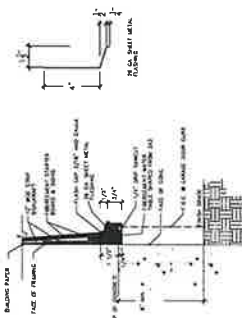
SHEET NO.
 A-9

UDICA
DESIGN & PERMITS

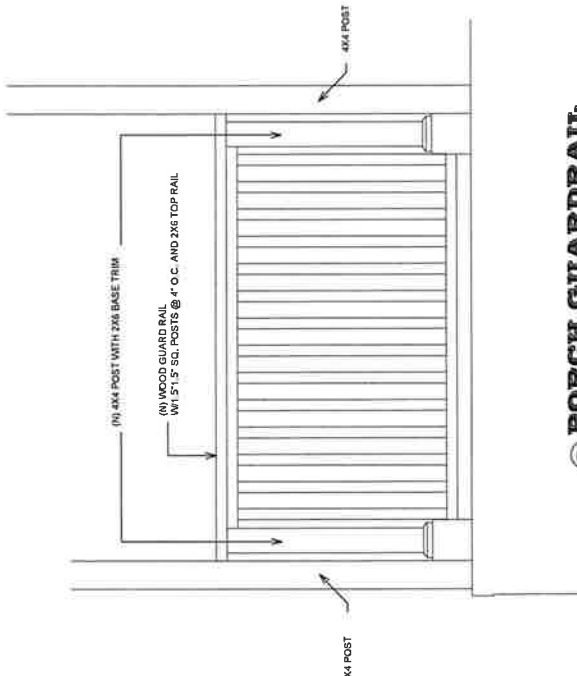




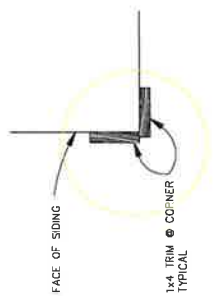
③ WATER TABLE
SCALE 1 1/2"=1'-0"



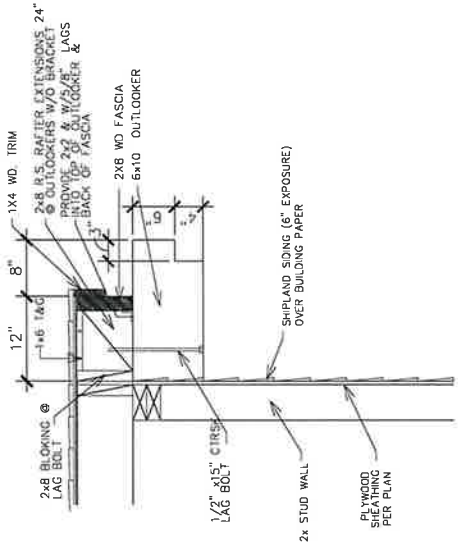
5 WATER TABLE
SCALE 3"=1'-0"



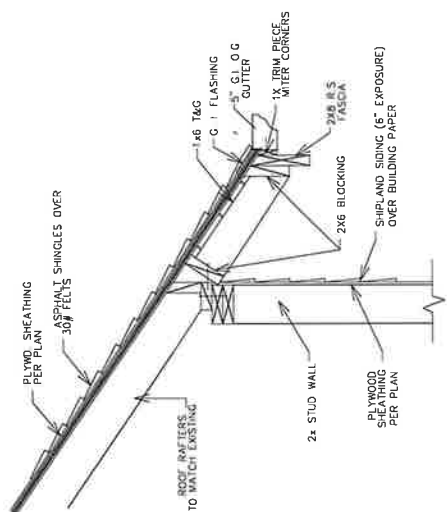
6 PORCH GUARDRAIL
SCALE 1/2"=1'-0"



4 **CORNER TRIM**
SCALE 3/16"=1'



OUTLOOKER
SCALE 1 1/2"=1'-0"



DAVE
SCALE 1 1/2"=1'-0"



Attachment A
Exhibit 3: Recommended Conditions of Approval

Marquez Duplex Addition & Remodel for Unit A Time Extension
Project 20-2057-CUP/CDP/TEX

October 7, 2024

**PLANNING COMMISSION HEARING
PROJECT 20-2057-CUP/CDP/TEX
4684 SEVENTH STREET (APN 003-301-012)
OCTOBER 7, 2024**



**ATTACHMENT A, EXHIBIT 3: CONDITIONS OF APPROVAL
MARQUEZ DUPLEX ADDITION & REMODEL FOR UNIT A
TIME EXTENSION**

The Conditions set forth in this permit affect the title and possession of the real property that is the subject of this permit and shall run with the real property or any portion thereof. All the terms, covenants, conditions and restrictions herein imposed shall be binding upon and inure to the benefit of the owner (applicant, developer), his or her heirs, administrators, executors, successors and assigns. Upon any sale, division or lease of real property, all the conditions of this permit shall apply separately to each portion of the real property and the owner (applicant, developer) and/or possessor of any such portion shall succeed to and be bound by the obligations imposed on the owner (applicant, developer) by this permit.

PROJECT DESCRIPTION

1. This Conditional Use Permit and Coastal Development Permit are based upon and limited to compliance with the project description, the hearing exhibits (Attachment A, Exhibit 2 to the staff report dated October 7, 2024) and conditions of approval set forth below. Any deviations from the project description, exhibits or conditions must be reviewed and approved by the City for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above-described approval will constitute a violation of permit approval.

The project description is as follows:

Request for a Conditional Use Permit and Coastal Development Permit to allow an interior/exterior remodel and construction of a new 258 square-foot addition to the side of the existing 847 square-foot front duplex unit on a parcel of approximately 6,094 square feet in size. The addition would contain a new bedroom, bathroom, and laundry room. The project would also include a new covered front entry porch, new doors and windows, new exterior finishes, a new roof, interior alterations, and the demolition of a 176 square-foot covered porch. The existing uncovered parking space in the front yard is proposed to be removed and replaced with landscaping and a new picket fence. The project will result in a 1,035 square-foot duplex unit with an attached 378 square-foot two-car carport. The maximum height of the duplex unit would remain at approximately 16 feet-seven inches.

The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and conditions of approval below. The property and any portions thereof shall be sold, leased or financed in compliance with this project description and the approved hearing exhibits and conditions of approval hereto. All plans (such as Landscape Plans) must be submitted for review and approval and shall be implemented as approved by the City.

COMMUNITY DEVELOPMENT DEPARTMENT PROJECT SPECIFIC CONDITIONS

2. Any exterior night lighting installed on the project site shall be of low intensity, low glare design, minimum height, and shall be hooded to direct light downward onto the subject parcel and prevent spill-over onto adjacent parcels. **Plan Requirements:** The selected fixtures for all exterior lighting fixtures shall be depicted on plans to be reviewed and approved by CDD and shall conform to what was presented to and approved by the ARB. **Monitoring:** CDD shall review plans prior to the Building Permit approval. CDD shall site inspect prior to occupancy clearance.
3. The design, scale and character of the project architecture, landscape and signage (as applicable) shall be compatible and blend harmoniously with vicinity development and consistent with the City's "small beach town" character. **Plan Requirement and Timing:** The applicant shall submit plans for the project for final review by the Architectural Review Board prior to approval of any Building Permit for physical development. **Monitoring:** Community Development Department staff (CDD) shall review submitted plans, provide direction to the ARB regarding this condition and site inspect during the construction phase.
4. All materials and colors used in construction and all landscape materials shall be as represented to the City and any deviation will require the express review of the Community Development Department.
5. In the event archaeological remains are encountered during grading, work shall be stopped immediately or redirected until a CDD-qualified archaeologist and Native American representative are retained by the applicant to evaluate the significance of the find pursuant to Phase 2 investigations of the City Archaeological Guidelines. If remains are found to be significant, they shall be subject to a Phase 3 mitigation program consistent with City Archaeological Guidelines and funded by the applicant. **Plan Requirements/Timing:** This condition shall be printed on all building and grading plans. **Monitoring:** CDD shall check plans prior to issuance of a Grading or Building Permit and shall spot check in the field.
6. Construction activity for site preparation and for future development shall be limited to the hours between 7:00 a.m. and 5:00 p.m., Monday through Friday. No construction shall occur on weekends or State holidays (e.g., Thanksgiving, Labor

Day). Construction equipment maintenance shall be limited to the same hours. Non-noise generating construction activities such as interior painting are not subject to these restrictions. **Plan Requirements:** A sign stating this restriction shall be provided to the applicant and posted onsite. **Timing:** The sign shall be in place prior to the beginning of and throughout all construction activities. Violations may result in suspension of permits. **Monitoring:** Building Inspector shall spot check and respond to complaints.

7. All construction equipment shall be maintained in proper operating condition and fitted with standard noise reduction features (e.g., mufflers). **Timing:** During all construction activities. **Monitoring:** CDD staff shall notify the contractor of this requirement prior to construction and spot check in the field.
8. Construction materials and waste such as paint, mortar, concrete slurry, fuels, etc. shall be stored, handled, and disposed of in a manner which minimizes the potential for storm water contamination. **Plan Requirements and Timing:** Bulk storage locations for construction materials and any measures proposed to contain the materials shall be shown on the plans submitted to the Community Development Department for review prior to issuance of a Building Permit. **Monitoring:** CDD staff shall site inspect prior to the commencement and as needed during all grading and construction activities.
9. During construction, washing of concrete trucks, paint, equipment or similar activities shall occur only in areas where polluted water and materials can be contained for subsequent removal from the site. Wash water shall not be discharged to the storm drains, street, drainage ditches, creeks or wetlands. The location of the washout area shall be clearly noted at the construction site with signs. **Plan Requirements:** The applicant shall designate a washout area, acceptable to CDD, and this area shall be shown on the construction and/or grading and building plans. **Timing:** The wash off area shall be designated on all plans prior to issuance of a Grading or Building Permit. The washout area shall be in place and maintained throughout construction. **Monitoring:** CDD shall check plans prior to issuance of a Grading or Building Permit and staff shall site inspect throughout the construction period to ensure proper use and maintenance of the washout area.
10. Sixty-five percent (65%) or more of all construction and demolition debris generated shall be diverted from the landfill, as mandated by Carpinteria Municipal Code. Demolition and/or excess construction materials shall be separated onsite for reuse/recycling or proper disposal (e.g., concrete asphalt). During demolition and grading, separate bins for recycling of construction materials and brush shall be provided onsite. **Plan Requirements:** This requirement shall be printed on demolition plans. Applicant shall submit a Waste Management Plan (WMP) prior to demolition and provide Public Works with a completed WMP, including receipts for recycled materials to demonstrate compliance with the City's Construction and Demolition Program's 65% mandatory diversion rates. **Timing:** Materials shall be

recycled as necessary throughout demolition and grading activities. **Monitoring:** Public Works shall review and approve a completed WMP prior to issuance of a Building Permit.

11. To prevent construction and/or employee trash from blowing offsite, covered receptacles shall be provided onsite prior to commencement of grading or construction activities. Waste shall be picked up weekly or more frequently as directed by CDD staff. **Plan Requirements and Timing:** Prior to Building Permit issuance, applicant shall designate and provide to CDD the name and phone number of a contact person to monitor trash/waste and organize a clean-up crew. Trash control shall occur throughout all grading and construction activities. **Monitoring:** CDD shall inspect periodically throughout grading and construction activities.

CITY RULES & REGULATIONS/LEGAL REQUIREMENTS

12. This Conditional Use Permit and Coastal Development Permit are not valid until a Building Permit for the development has been obtained. Failure to obtain said Building Permit shall render this Conditional Use Permit and Coastal Development Permit null and void. Prior to the approval of the Building Permit, all of the conditions listed in this Conditional Use Permit and Coastal Development Permit that are required to be satisfied prior to approval of a Building Permit must be satisfied. Upon issuance of the Building Permit, the Conditional Use Permit and Coastal Development Permit shall be valid. The effective date of this Permit shall be the date of expiration of the appeal period, or if appealed, the date of action by the City Council.
13. If the Planning Commission determines at a noticed public hearing that the permittee is not in compliance with any permit condition(s), pursuant to the provisions of Section 14.62.060 of the Carpinteria Municipal Code, the Planning Commission is empowered, in addition to revoking the permit pursuant to said section, to amend, alter, delete or add conditions to this permit.
14. Any use authorized by this Conditional Use Permit and Coastal Development Permit shall immediately cease upon expiration or revocation of this Conditional Use Permit and Coastal Development Permit. Any Building Permit issued pursuant to this Conditional Use Permit and Coastal Development Permit shall expire upon expiration or revocation of the Conditional Use Permit and Coastal Development Permit. Conditional Use Permit and Coastal Development Permit renewals must be applied for prior to expiration of the Conditional Use Permit and Coastal Development Permit.
15. The applicant's acceptance of this permit and/or commencement of construction and/or operations under this permit shall be deemed acceptance of all conditions of this permit by the permittee.

16. Within ~~two years~~ one year after the effective date of this permit, construction shall commence. Construction cannot commence until a Building Permit has been issued. Failure to commence the construction pursuant to a valid Building Permit shall render the Conditional Use Permit and Coastal Development Permit null and void.
17. ~~All time limits may be extended by the Planning Commission for good cause shown, provided a written request, including a statement of reasons for the time limit extension request is filed with Community Development prior to the expiration date.~~
18. ~~If the applicant requests a time extension for this permit, the permit may be revised to include updated language to standard conditions and/or mitigation measures and additional conditions and/or mitigation measures which reflect changed circumstances or additional identified project impacts. Mitigation fees shall be those in effect at the time of issuance of a Building Permit.~~
19. All applicable conditions of approval and mitigation measures shall be printed in their entirety on applicable pages of grading/construction or building plans submitted to CDD. The approved set of plans shall be retained at the construction site for review by the Building Inspector during the course of construction.
20. Prior to issuance of a Building Permit, the applicant shall provide a signed copy of the Conditions of Approval.
21. Any minor changes may be approved by the City Manager and/or Community Development Director. Any major changes will require the filing of a modification application to be considered by the Planning Commission.
22. Prior to issuance of a Building Permit, the applicant shall pay all applicable CDD permit processing fees in full.
23. No building permits shall be issued for this project prior to meeting all required terms and conditions listed herein. When not specified herein, all conditions shall be satisfied prior to issuance of a building permit or prior to occupancy when allowed by the Community Development Director.
24. Any and all damage or injury to public property resulting from this development, including without limitation, City streets, shall be corrected or result in being repaired and restored to its original or better condition.
25. The owner/applicant ("Owner") hereby agrees to defend, indemnify and hold harmless the City, its officers, employees, agents, consultants and independent contractors ("City's Agents") from any claim, action or proceeding ("Claims") against the City and the City's Agents to attack, review, set aside, void or annul, in whole or in part, the City's approval of the Conditional Use Permit and Coastal

Development Permit (the "Project"), or any condition attached thereto, or any proceedings, acts or determinations taken, done or made prior to the approval that were part of the approval process. Owner further agrees to indemnify and hold harmless the City and the City's Agents from any award of attorneys' fees or court costs made in connection with any Claim. Owner further agrees to pay any and all City costs, permits, attorneys' fees, engineering fees, license fees and taxes arising out of or concerning the Project, whether incurred prior to or subsequent to the date of approval and that the City's costs shall be reimbursed prior to this approval becoming valid. These commitments of defense and indemnification are material conditions of the approval of the Project. Nothing contained in this condition shall prevent the City or the City's Agents from independently defending any Claim. If the City or the City's Agents decide to independently defend a Claim, the City and the City's Agents shall bear their own attorneys' fees, expenses and costs of that independent defense.

26. In the event that any Condition of Approval imposing a fee, exaction, dedication or other mitigation measure is challenged by Applicant/Owner/Permittee in an action filed in a court of law or threatened to be filed therein which action is brought within the time period provided by law, this approval shall be suspended pending dismissal of such action, the expiration of the limitation period applicable to such action, or final resolution of such action. If any Condition of Approval is invalidated by a court of law, the entire project shall be reviewed by the City and substitute Conditions of Approval may be imposed.
27. Written authorization to proceed and consent to conditions of approval by the legal owner of the property shall be provided to the City prior to building permit issuance.

SPECIAL DISTRICT CONDITION LETTERS

28. Compliance with the attached Departmental and District letters is required as follows:
 - a.) Carpinteria Sanitary District (email), dated March 25, 2021,
 - b.) Santa Barbara County Air Pollution Control District, dated March 30, 2021,
 - c.) Carpinteria Valley Water District, dated March 31, 2021, and
 - d.) Carpinteria-Summerland Fire Protection District letter, dated March 31, 2021.

Approved by the Planning Commission on October 7, 2024.

I HAVE READ AND UNDERSTOOD, AND I WILL COMPLY
WITH ALL ABOVE STATED CONDITIONS OF THIS PERMIT.

Applicant/Property Owner

Date

From: [Lance Lawhon](#)
To: [Syndi Souter](#)
Subject: RE: 4684 Seventh Street A; 20-2057-DP/CUP/CDP
Date: Thursday, March 25, 2021 9:10:00 AM
Attachments: [image001.png](#)
[image002.png](#)

****EXTERNAL EMAIL****

CAUTION: This email originated from outside the City of Carpinteria. DO NOT OPEN attachments or CLICK on links unless you are sure they are safe. Remember, reputable vendors, banks, etc. will not ask you to disclose passwords or other sensitive information.

Hi Syndi, Thank you for the opportunity to review the subject project. The District has no comment at this time. If the project requires modifications to the sewer lateral serving the residence, a permit from the District would be required. Thank you

Lance Lawhon

Engineering Technician

5300 Sixth Street, Carpinteria, CA 93013

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

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

ENVIRONMENTAL LEADERSHIP IN CARPINTERIA SINCE 1938

NOTE: Our Administration Office has temporarily relocated to 1110 Eugenia Place. Please continue to use 5300 Sixth Street as our mailing address. Phone numbers and email addresses remain the same.

From: Syndi Souter [mailto:SyndiS@ci.carpinteria.ca.us]
Sent: Wednesday, March 24, 2021 4:42 PM
To: John Ilasin; Erin Maker; Dan Chepley; Brian King (Brian@cvwd.net); Danielle Rose; Lance Lawhon; FirePrevention; Todd Jenkins (T.Jenkins@csfd.net); Michael LoMonaco (m.lomonaco@csfd.net); Desmond S. Ho (HoD@sbcapcd.org)
Subject: 4684 Seventh Street A; 20-2057-DP/CUP/CDP

Hi All,

Attached please find the routing slip, application, plans, and Flood Hazard Determination letter for the above project.

Please review the project and send any comments/conditions to me by 4/9/2021.

Thanks,

Syndi Souter, Associate Planner
Community Development Department
City of Carpinteria



air pollution control district
SANTA BARBARA COUNTY

March 30, 2021

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

Re: Santa Barbara County Air Pollution Control District Suggested Conditions on 4684 Seventh Street, 20-2057-DP/CUP/CDP

Dear Syndi Souter:

The Air Pollution Control District (District) has reviewed the referenced project, which consists of the construction of a new 35 square foot (SF) front porch entry, a 258 SF addition, a new roof, interior remodeling, and exterior updates on the existing property. The subject property, a 0.14-acre parcel zoned PRD-15 and identified in the Assessor Parcel Map Book as APN 003-301-012, is located at 4684 Seventh Street in the City of Carpinteria.

The District recommends that the following **best practice** be considered for inclusion as conditions of approval:

1. **Advisory:** The applicant should determine whether any structure(s) proposed for demolition or renovation contains asbestos that is friable or has the potential to become friable during demolition or disposal. If any structure does contain friable asbestos, the asbestos should be removed by a contractor that is state certified for asbestos removal. For more information on asbestos in construction, please see www.ourair.org/asbestos.

If you or the project applicant have any questions regarding this comment, please feel free to contact me at (805) 961-8873 or via email at HoD@sbcapcd.org.

Sincerely,

Desmond Ho

Desmond Ho
Air Quality Specialist
Planning Division

cc: Planning Chron File

Aeron Arlin Genet, Air Pollution Control Officer



Carpinteria Valley Water District

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

BOARD OF DIRECTORS

Matthew Roberts
President
Case Van Wingerden
Vice President
Polly Holcombe
Shirley L. Johnson
Kenneth Stendell

March 31, 2021

GENERAL MANAGER

Robert McDonald, P.E. MPA

Syndi Souter – Associate Planner
City of Carpinteria - Community Development Department
5775 Carpinteria Avenue
Carpinteria, CA 93013

SUBJECT: 4684 SEVENTH ST, A, APN 003-301-012, ACCOUNT NO. 03-030775-09, NEW FRONT PORCH, ADDITION, INTERIOR REMODEL, AND EXTERIOR UPDATES – INTENT TO SERVE - NO COMMENT

To Whom It May Concern,

Please be advised, this parcel is within the jurisdiction of Carpinteria Valley Water District (District) and therefore is entitled to District water service in accordance with District Rules and Regulations. Currently the District is in a Stage I Water Shortage Condition; for more information on Ordinance 19-2, please visit the District's website www.cvwd.net. This letter is good for one year from the date of the letter.

The subject property is served by a 3/4" water meter. Based on the plans submitted, dated February 7, 2021, the District has no comments on the project at this time.

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

If you have any questions, please feel free to contact me at danielle@cvwd.net or 805-684-2816x121.

Sincerely,
Carpinteria Valley Water District

Danielle Rose
Engineering Assistant

Cc: Brian King, District Engineer; TCM to account



CARPINTERIA~SUMMERLAND FIRE PROTECTION DISTRICT

4684, 7th Street, , Carpinteria, , CA, 93013, , 258 SqFt addition and interior remodel, yes

Location 34.399939, -119.523945
Status 📅 Planning Completed
Submittal Date: 2021-03-29
Address/Location: 4684 7th Street
Carpinteria, CA 93013
APN: 003-301-012
Comments: 258 SqFt addition and interior remodel
Submittal Type: Planning
Applicant: UDICA Design & Permits (Ubaldo Diaz)
Address 260 Pabst Lane
Santa Maria, CA 93455
Phone Number: 805-363-8810
Fire Protection Systems Existing or Required Yes

Planning/Conceptual Design

Date Plan Review Completed: 2021-03-31
Permit Number: 20-2057-DP/CUP/CDP
Planner: Syndi Souter
Submittal Type: Addition & Remodel
Description: Addition and Interior Remodel
Plans Checked By: Todd Jenkins
Invoiced Yes
Items Invoiced: FPC-P
Invoices Paid Yes
Invoices Paid: FPC-P

Project Conditions

All work shall be done per current applicable CFC and CSFPD ordinance and standards.

Fire Protection Systems

City Jurisdiction: Any existing one-and two-family dwellings for which an application for building permits is filed or required to be filed with the City for any alteration modification remodel and/or addition that exceeds 75% of the existing square footage of the building floor area shall be required to install automatic fire sprinklers throughout the entire building.

Existing buildings which are deemed by the Building Official to have undergone excessive reconstruction and are new construction shall be required to install automatic fire sprinklers throughout.

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

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

Fees

PURSUANT to Ordinance 599 Chapter 8.26 Section 8.26.030 - Imposition of fire protection mitigation fee of the Carpinteria Municipal Code: The applicant will be required to pay a fee PRIOR TO THE ISSUANCE OF A "CERTIFICATE OF OCCUPANCY" for the purpose of mitigating the increased fire protection needs generated by the development. The amount of the fee is as follows:

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

"Pride in Service"

1140 Eugenia Place, Suite A • Carpinteria, California 93013 • (805) 684-4591 Fax (805) 684-8242



CARPINTERIA~SUMMERLAND FIRE PROTECTION DISTRICT

Inspector's Signature:

Signed 2021-03-31 13:36:25 UTC

"Pride in Service"

1140 Eugenia Place, Suite A • Carpinteria, California 93013 • (805) 684-4591 Fax (805) 684-8242

Attachment B
Minutes from the May 26, 2022 and April 27, 2023
ARB Meetings

Marquez Duplex Addition & Remodel for Unit A Time Extension
Project 20-2057-CUP/CDP/TEX

October 7, 2024

access points. He added that the bulb-outs could be reduced to 20-feet instead of 40-feet, and that native landscaping that incorporates the existing poppy field could be added to the project.

Boardmember Johnson agreed with Boardmember Reginato's comments and asked why a landscaping plan was not included with the proposal. Mr. Roberts responded that the project is an interim trail with a very small budget allocated to the project. Boardmember Johnson closed by stating that he thinks the trail is a great idea for improved safety.

Boardmember Rodriguez shared that he likes the idea of a bulb-out at the Linden Avenue access and a more meandering path, and was okay with the 40-foot bulb width. He added that safety is important, and that the open field would be safer for the kids to play in than where they play in the street now. He expressed that he did not like the tractor enclosure, or any other encroachments on the property. He said the project was a great use of open space, and it would be an improvement to the end of Holly Avenue. He suggested that the private leaseholders on the property could add more landscaping to their gardens to enhance the trail.

A discussion was held among the Boardmembers regarding the location of the tractor enclosure. Boardmember Stein stated that the small tractors are stored on the City property and are used to groom the beach daily. Boardmember Johnson added that the storage location at the end of Elm Avenue reduced the carbon footprint of the tractors during use. Boardmember Rodriguez asked if the tractors could be parked at the Community Garden off of Fifth Street. Boardmember Reginato suggested that the tractors could be stored at the Ash Avenue Boathouse or at the Community Garden. Mr. Roberts stated that he would look into alternate practical tractor parking locations.

Boardmember Blakemore agreed with Boardmember Reginato's comments and suggested a bulb-out between 20-feet and 30-feet would be an appropriate size. She commented that the tractor enclosure should be screened with landscaping if a new location is not feasible. She added that the trail will be a good asset to the community.

Boardmember Stein agreed with all of the other Boardmembers' comments. He suggested that the City should have the property surveyed and remove all of the encroachments and cancel the private leases.

ACTION: Motion by Boardmember Johnson, seconded by Boardmember Rodriguez, to recommend preliminary approval to the Planning Commission with their comments attached and the following condition:

- Final review to be completed administratively by staff and Boardmember Blakemore.

VOTE: 5-0

3) Project: Marquez Duplex Addition & Remodel for Unit A, 20-2057-DP/CUP/CDP
Address: 4864 Seventh Street, Unit A
Applicant: Ubaldo J. Diaz, UDICA Design + Permits, agent for Martha Marquez
Planner: Syndi Souter

Request of Ubaldo J. Diaz, UDICA Design + Permits, agent for Martha Marquez, to consider Project 20-2057-DP/CUP/CDP for preliminary review of a proposal to construct a 258 square foot addition, relocate the front porch and entry, construct a new roof, and complete an interior

remodel to the existing front duplex Unit A. An existing 176 square foot covered porch would be demolished. The resultant residence would be 1,035 square feet in size with an attached 378 square-foot two-car carport, for a total size of 1,413 square feet. The property is a 6,094 square-foot parcel zoned Planned Residential Development (PRD-15), and shown as APN 003-301-012, addressed as 4684 Seventh Street.

Ex Parte Communications: None

Staff presented the project and explained that the proposal is only for the front Unit A, and that portions of the residence are legal nonconforming and will need a Conditional Use Permit approved by the Planning Commission for alterations in those areas of the structure. Boardmember Reginato asked about the parking space in the front yard and the proposed picket fence that would block access. Staff replied that the parking space cannot be located within the front yard setback. Boardmember Johnson inquired about the age of the rear unit and staff responded that it was built in 1987.

Ubaldo Diaz, project designer/agent, confirmed that the parking space in front would be eliminated, the vent pipes would be removed, and the electric meter box would be relocated or enclosed.

Public Comment: None

Boardmember Discussion:

Boardmember Reginato commented that he likes the picket fence. Boardmember Stein commented that he likes the details and understands the Conditional Use Permit is necessary for the alterations to the legal nonconforming portions of the residence.

Boardmember Rodriguez suggested the single living room window could be swapped out for two smaller windows centered with the kitchen window to break up the mass. He also suggested wainscoting, brick, stone, or another trim around the raised foundation to break up the siding.

Boardmember Blakemore said the project looks good. Boardmembers Reginato and Stein stated that they could go either way with Boardmember Rodriguez's comments. Boardmember Stein said that the front unit does need to tie in with the rear unit.

Boardmember Johnson asked if a landscaping plan was proposed for the project, and staff added that a landscaping plan would be needed to address how the front yard will look once the parking space is removed. Mr. Diaz commented that he would get input from a landscape architect for ideas before final review.

ACTION: Motion by Boardmember Johnson, seconded by Boardmember Reginato, to recommend preliminary approval to the Planning Commission with their comments attached.

VOTE: 5-0

OTHER BUSINESS: None

ACTION MINUTES

The meeting was called to order at 5:28 p.m. by Chair Stein.

ROLL CALL

Boardmembers present: Brad Stein, Chair
Amy Blakemore, Vice Chair
Richard Johnson

Boardmembers absent: Patrick O'Connor

OTHERS PRESENT: 16 members of the public were in attendance.

PUBLIC COMMENT: None

PROJECT REVIEW

- 1) Project: Marquez Duplex Addition & Remodel for Unit A, Project 20-2057-DP/CUP/CDP
Address: 4864 Seventh Street, Unit A
Applicant: Ubaldo J. Diaz, UDICA Design + Permits, agent for Martha Marquez
Planner: Syndi Souter

Request of Ubaldo J. Diaz, UDICA Design + Permits, agent for Martha Marquez, to consider Project 20-2057-DP/CUP/CDP for final review of a proposal to construct a 258 square foot addition, relocate the front porch and entry, construct a new roof, complete an interior remodel to the existing front duplex Unit A, and add new landscaping. An existing 176 square foot covered porch would be demolished. The resultant residence would be 1,035 square feet in size with an attached 378 square-foot two-car carport, for a total size of 1,413 square feet. The property is a 6,094 square-foot parcel zoned Planned Residential Development (PRD-15), and shown as APN 003-301-012, addressed as 4684 Seventh Street

No ex parte communications were disclosed.

Syndi Souter summarized the changes made to the plans in response to the ARB's preliminary review comments. She explained that staff felt the changes adequately addressed the Board's comments and staff was recommending approval as submitted.

Ubaldo Diaz, agent for the applicant, was present to answer any questions. He confirmed the selected light fixture was night-sky friendly and that the lighting element was recessed into the hood of the light.

Public Comment: None

Boardmember Discussion:

Boardmember Blakemore recommended the Arbutus trees called out on the landscape plan be specified as "*Arbutus marina*," as this was the most attractive of the arbutus options.

The rest of the Board was pleased with the changes made and agreed that all ARB comments had been satisfied.

ACTION: Motion by Boardmember Stein, seconded by Boardmember Blakemore, to recommend final approval of the project to the Community Development Director with their comments attached.

VOTE: 3-0

- 2) Project: Shattuck Residence Remodel and Addition, Project 22-2191-CDP/ARB
Address: 5631 Canalino Drive
Applicant: Kurt Muenzer, NMA Architects, for Richard and Lisa Shattuck
Planner: Marysol Smith

Request of Kurt Muenzer, NMA Architects, for Richard and Lisa Shattuck to consider Project 22-2191-CDP/ARB for preliminary review of a proposal for a remodel and 414 square foot addition to the front of an existing single-family residence. The property is a 6,534 square foot parcel zoned Single Family Residential (6-R-1) and shown as APN 003-352-002, addressed as 5631 Canalino Drive.

No ex parte communications were disclosed.

Marysol Smith presented the project to the Board. She summarized the handful of changes made to the project in response to comments received from the ARB during the conceptual review of the project. Overall, she believed the changes made adequately responded to the Board's comments and was recommending approval.

Kurt Muenzer, NMA Architects, and Scott Menzel, landscape architect, summarized the changes to the project, presented the proposed colors and materials board, and answered questions from the Board.

Public Comment: None

Boardmember Discussion:

Boardmember Blakemore asked the applicant to consider upsizing the olive tree in the front yard to a 36" box, if possible.

The rest of the Board expressed their support for the project as presented, noting that all of their conceptual review comments had been addressed and that the project looked very nice. They indicated they did not need to see the project again for a separate final review.

ACTION: Motion by Boardmember Johnson, seconded by Boardmember Stein, to recommend preliminary / final approval to the Community Development Director as submitted.

VOTE: 3-0

Attachment C
Previously-Accepted CEQA Notice of Exemption

Marquez Duplex Addition & Remodel for Unit A Time Extension
Project 20-2057-CUP/CDP/TEX

October 7, 2024

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk

County of: Santa Barbara
105 East Anapamu Street
Santa Barbara, CA 93101

From: (Public Agency): City of Carpinteria
5775 Carpinteria Avenue
Carpinteria, CA 93013

(Address)

2022 DEC 21 P 2:33

COUNTY OF SANTA BARBARA
BOARD OF SUPERVISORS

Project Title: Marquez Duplex Addition & Remodel for Unit A

Project Applicant: Martha Marquez

Project Location - Specific:

4684 Seventh Street, Carpinteria, CA 93013 (APN 003-301-012)

Project Location - City: Carpinteria

Project Location - County: Santa Barbara

Description of Nature, Purpose and Beneficiaries of Project:

The proposed project would allow a remodel and 258 square-foot addition to an existing 847 square-foot duplex unit, for a resultant size of 1,035 square feet. A Conditional Use Permit is required because the structure has a legal nonconforming front yard setback and structural alterations are proposed within the setback.

Name of Public Agency Approving Project: City of Carpinteria

Name of Person or Agency Carrying Out Project: Martha Marquez, property owner

Exempt Status: (check one):

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☒ Categorical Exemption. State type and section number: §15301(a) & (e), §15304(b), and §15332
- ☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:

The project includes only alterations and a small addition to an existing dwelling unit, wherein the project is consistent with the City's General/Coastal Plan, Zoning Code, is within city limits on a project site of no more than five acres substantially surrounded by urban uses, and the project site has no value as habitat for endangered, rare or threatened species. Approval of the project would not result in any significant effects.

Lead Agency

Contact Person: Syndi Souter, Associate Planner Area Code/Telephone/Extension: (805) 755-4405

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? ☐ Yes ☐ No

Signature: Syndi Souter Date: 12/5/2022 Title: Associate Planner

☒ Signed by Lead Agency ☐ Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____

Attachment D
Time Extension Request Letter

Marquez Duplex Addition & Remodel for Unit A Time Extension
Project 20-2057-CUP/CDP/TEX

October 7, 2024

From: [ubaldo diaz](#)
To: [Syndi Souter](#)
Subject: 4684 Seventh Street Coastal Development Permit extension request
Date: Thursday, June 20, 2024 1:49:08 PM

****EXTERNAL EMAIL****

CAUTION: This email originated from outside the City of Carpinteria. DO NOT OPEN attachments or CLICK on links unless you are sure they are safe. Remember, reputable vendors, banks, etc. will not ask you to disclose passwords or other sensitive information.

Marquez Duplex Addition and Remodel for Unit A
(apn 003-301-012)

June 20, 2024

Syndi Souter
Community Development Department
City of Carpinteria

Dear Syndi Souter,

We respectfully request a one-year extension of the Coastal Development Permit for improvements on this parcel granted on Dec 05 2022. We are currently under the plan check phase and we are responding to the first plan checklist, we expect to complete this final phase in a prompt period of time.

Thank You for your consideration of this request. Best regards

Attachment E
Previously-Adopted Resolution No. PC-22-009

Marquez Duplex Addition & Remodel for Unit A Time Extension
Project 20-2057-CUP/CDP/TEX

October 7, 2024

RESOLUTION NO. PC-22-009

**A RESOLUTION OF THE CITY OF CARPINTERIA PLANNING COMMISSION
APPROVING CONDITIONAL USE PERMIT AND COASTAL DEVELOPMENT
PERMIT #20-2057-CUP/CDP TO ALLOW AN ADDITION AND REMODEL TO
AN EXISTING LEGAL NONCONFORMING DUPLEX UNIT. THE PROJECT IS
LOCATED AT 4694 SEVENTH STREET (APN 003-301-012), REQUESTED BY
MARTHA MARQUEZ.**

WHEREAS, the Carpinteria Planning Commission has considered an application for a Conditional Use Permit and Coastal Development Permit filed by Martha Marquez on July 22, 2020 to allow an addition and remodel, including structural alterations, to an existing legal nonconforming duplex unit; and

WHEREAS, the application was subsequently deemed complete and accepted by the City as being consistent with the applicable submittal requirements on April 15, 2022; and

WHEREAS, the City of Carpinteria Architectural Review Board considered the proposed project at their May 26, 2022 meeting, wherein the project was recommended for preliminary approval; and

WHEREAS, the Planning Commission has conducted a public hearing and received evidence regarding the application for the Conditional Use Permit and Coastal Development Permit; and

WHEREAS, the project is categorically exempt from the California Environmental Quality Act ("CEQA") pursuant to Sections 15301(a) and 15301(e) (existing facilities), 15304(b) (minor alterations to land), and 15332 (in-fill development projects) of the CEQA Guidelines as the project includes only interior/exterior alterations and a small addition to an existing duplex unit; and

WHEREAS, the Planning Commission has reviewed the policies of the General Plan/Coastal Plan and the Zoning Code standards that are relevant to the project.

**NOW THEREFORE, THE PLANNING COMMISSION HEREBY RESOLVES AS
FOLLOWS:**

1. The Conditional Use Permit and Coastal Development Permit are approved, making the Findings for approval outlined in Attachment A;
2. The Notice of Exemption prepared for the project is accepted as having satisfied the requirements of CEQA; and

3. The Conditional Use Permit and Coastal Development Permit for the project shown in Attachment B are approved subject to the project conditions of approval set forth in Attachment C.

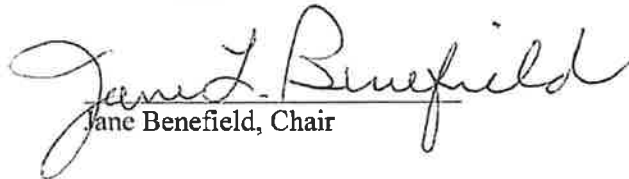
PASSED, APPROVED AND ADOPTED this 5th day of December 2022 by the following called vote:

AYES: Commissioners: Allen, Benefield, Callender, La Fevers, Moyer

NOES: Commissioner(s): none

ABSENT: Commissioner(s): none

ABSTAIN: Commissioner(s): none


Jane Benefield, Chair

ATTEST:


Steve Goggia, Secretary

I hereby certify that the foregoing Resolution was duly and regularly introduced and adopted at a regular meeting of the Planning Commission of the City of Carpinteria held the 5th day of December 2022.

**Exhibit 1
Attachment A:
Findings**

**Marquez Duplex Addition & Remodel for Unit A
20-2057-CUP/CDP**

December 5, 2022

ATTACHMENT A: FINDINGS FOR APPROVAL

PLANNING COMMISSION HEARING PROJECT 20-2057-CUP/CDP DECEMBER 5, 2022

MARQUEZ DUPLEX ADDITION & REMODEL FOR UNIT A REQUESTED BY MARTHA MARQUEZ

FINDINGS PURSUANT TO GOVERNMENT CODE, LOCAL COASTAL PLAN, GENERAL PLAN, AND TITLE 14 OF THE CARPINTERIA MUNICIPAL CODE

1.0 Administrative Findings

The Planning Commission hereby incorporates by reference as though set forth in full all Community Development Department staff reports and attachments thereto presented to the Planning Commission and all comments made or received either orally or in writing at the public hearings on this project.

1.1 Procedures

Pursuant to the California Coastal Act, the Administrative Regulations of the California Coastal Commission and the City's Local Coastal Program, it has been found that the process for public review of the subject Conditional Use Permit and Local Coastal Development Permit has been properly conducted as follows:

- a. An application for a Conditional Use Permit and Coastal Development Permit was submitted on July 22, 2020, and deemed complete and accepted by the City as being consistent with the applicable submittal requirements on April 15, 2022. Said application and all related materials have been available for public review at City offices since the date of submittal.
- b. The application has been evaluated and found to conform to the applicable zone district and to be consistent with the City's General Plan/Local Coastal Program Land Use Plan, the Interpretive Guidelines of the Coastal Commission and the California Coastal Act.
- c. The project has been reviewed by the City's Architectural Review Board at a duly noticed public hearing which included, but is not limited to, mailed notice to all property owners within 300 feet of the subject property and residents within 100 feet of the property.
- d. The project has been reviewed by the City's Planning Commission at a duly noticed public hearing which included, but is not limited to, mailed notice to all property owners within 300 feet of the subject property and residents within 100 feet of the property, and publication in the local newspaper, the Coastal View News.

1.2 California Environmental Quality Act Findings

The Planning Commission finds that the project is exempt from the California Environmental Quality Act under Categorical Exemption Sections 15301(a) and (e) (existing facilities), 15304(b) (minor alterations to land), and 15332 (in-fill development projects) of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). The project meets the requirements for the Categorical Exemptions as the project includes only interior/exterior alterations, a small addition, and landscaping on an existing duplex unit, wherein the project is consistent with the City's General Plan/Coastal Plan and Zoning Code, is located within city limits on a project site of no more than five acres substantially surrounded by urban uses, and the project site has no value as habitat for endangered, rare or threatened species. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality, and the site can be adequately served by all required utilities and public services.

1.3 Conditional Use Permit Findings

Pursuant to Carpinteria Municipal Code §14.62.040(8), the Planning Commission may approve a Conditional Use Permit upon a determination that all of the following findings have been met:

- a. *The site for the proposed use is adequate in size and shape to accommodate the use.*

As discussed in the Planning Commission staff report dated December 5, 2022, and hereby incorporated into these Findings by reference, the project includes a remodel and an addition to an existing legal nonconforming duplex unit. The unit is legal nonconforming as to the front yard setback requirement. Some of the proposed work includes structural alterations to portions of the unit located within the required setback, and therefore requires that a Conditional Use Permit be approved to allow the remodel.

The existing use and density of the property for a two-unit residential development is consistent with the type and intensity of development allowed on the subject property. The existing front duplex unit on the property, which was the original residence on the property, is typical of the type of structures originally built in the City's beach and downtown neighborhoods. It is common for these older structures to encroach into required current setbacks. The proposed remodel and addition project would improve the livability of the existing unit without resulting in any increase to intensity of the existing use. The existing legal nonconforming condition (i.e., a dwelling unit with setback encroachments) would be maintained and enhanced by a new conforming bedroom, bathroom, and laundry room addition. All new square footage added by the project would be located within the site's allowed building envelope. Allowing the addition and remodel to occur while maintaining the legal nonconforming site condition is consistent with the types of projects permissible in the PRD zone district with the approval of a Conditional Use Permit and Coastal Development Permit pursuant to CMC §14.82.061.

- b. *The site for the proposed use is served by streets and highways that are properly designed to carry the type and quantity of traffic generated by the subject use.*

The project site is located on Seventh Street, and is adequately served by the existing street network in the area. The proposed remodel and addition to the existing duplex unit will not generate any new traffic or parking demands as no new dwelling units are proposed. The project would therefore be adequately served by existing streets and highways.

- c. *The granting of the permit will not materially adversely affect such necessary community services as sewage disposal, fire protection, water supply, and police protection.*

Local service providers were notified of the project and provided with information regarding the proposed remodel and addition. The service providers did not specify any concerns regarding the project. The project would not change the intensity of the existing use, nor would it negatively impact such services as sewage disposal, fire protection, water supply or police protection. Condition letters, as applicable, for the Special Districts that serve the subject property have been included with the project conditions of approval.

- d. *The granting of the permit will not be detrimental to the health, safety and general welfare of the neighborhood.*

The proposed project consists of a remodel and addition to an existing duplex unit. Municipal Code §14.82.061 requires a Conditional Use Permit to allow structural alterations to the dwelling unit while allowing the existing legal nonconforming conditions to continue. With the approval of the Conditional Use Permit and Coastal Development Permit, the existing nonconforming conditions would be allowed to remain, however portions of the unit would be brought up to current building and safety requirements. The addition and remodel would improve the livability of the unit without substantially altering the size, scale, or mass of the existing structures. The new addition would be located within the allowed building envelope, and the remodel to the unit and proposed yard improvements would enhance the property's street frontage and façade. The project therefore would not impact the health, safety and general welfare of the neighborhood as the existing use or intensity will not be affected.

- e. *The proposed use is consistent with the Coastal Plan, General Plan, and applicable specific plan.*

The project involves a remodel and small addition to an existing duplex unit. The unit is legal nonconforming as to the front setback requirement and therefore requires that a Conditional Use Permit be approved to allow the structural alterations proposed as part of the project. As discussed in the Planning Commission staff report dated December 5, 2022, and hereby incorporated into these Findings by reference, the project is consistent with the General Plan/Coastal Plan's applicable Land Use, Community Design Element, Noise, and Safety Element Objectives and Policies in that the project involves upgrades to an existing dwelling unit in its present location and configuration. As the existing arrangement would be maintained, the improvement can be found to fit within the "small beach town" character of the neighborhood and the established surrounding development pattern relative to architectural style, overall size, and scale. The use of the dwelling will not change.

- f. The proposed use will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.*

The proposed project involves a remodel and construction of a small addition to a duplex unit in a developed urban area and does not impact natural environments, habitat areas, or wildlife. The construction activities have been conditioned to avoid water runoff, dust, noise and other construction-phase impacts to the surrounding neighborhood. Conditions of Approval are included as Attachment C to the Planning Commission Resolution. The project therefore would not cause a substantial impact to the environment.

- g. The proposed development will not conflict with recorded easements acquired by the public-at-large for access through or use of the property within the proposed development or any easements granted to any public agency or required as a condition of approval.*

There are no known recorded easements on the property for public access or to any public agency, nor are any such easements required as a project condition of approval.

1.4 Nonconforming Structure Findings

Pursuant to Carpinteria Municipal Code §14.82.061(2), the Planning Commission may authorize improvements which may result in prolonging the life of a nonconforming structure subject to approval of a Conditional Use Permit (CUP) if all of the following findings can be met:

- a. Continuation or upgrading the residential unit or units will not have an adverse effect on the surrounding neighborhood.*

As discussed in the Planning Commission staff report dated December 5, 2022 and hereby incorporated into these Findings by reference, the subject existing duplex unit is legal nonconforming in terms of setback requirements. The proposed project would entail a comprehensive remodel, including structural alterations, and an addition to the existing unit. The proposed project would add 258 square feet of conforming addition to the existing 847 square foot unit, for a total size of 1,035 square feet. The project would not change the placement or orientation of the home relative to public views from the street nor would the remodel and addition result in a change to the intensity or character of the existing residential use of the property. The remodel and addition would however improve the aesthetics and livability of the existing dwelling unit by updating the exterior finishes and providing more functional modern living space. In light of these factors, it is not anticipated that the proposed remodel and addition to improve and extend the life of the existing duplex unit would pose an adverse effect on the surrounding neighborhood.

- b. The habitable capacity of the unit or units will not be increased beyond that previously existing.*

The term “habitable capacity” is not defined in Chapter 14.82. However, reading that chapter in context, the Planning Commission has previously interpreted the restriction in CMC 14.82.061 on increasing habitable capacity to refer to a restriction on adding additional dwelling units (See

CMC 14.82.010(3)). The property is presently developed with a duplex. The project would not result in a net increase to the number of units maintained on the property; therefore, this finding can be made.

- c. *The shortage of adequate housing within the City justifies the continuation of the nonconforming use and authorization to make improvements necessary to upgrade the living conditions in the unit or units.*

The Planning Commission finds that the continued existence of a nonconforming dwelling unit outweighs the purpose behind uniform application of the City's zoning regulations. Carpinteria Municipal Code §14.82.061 authorizes structural alterations to a nonconforming structure if the improvement(s) will address the shortage of adequate housing in the City. The existing duplex unit is a contributing example of the smaller homes that help create the City's small beach town character and that provide critical housing opportunities within the City's downtown district, near existing businesses and services. Approval of the CUP would allow the owners to expand and upgrade the small dwelling unit. The Commission finds that the policy of promoting adequate housing is advanced when improvements result in safer, modernized and improved living conditions for the residents without imposing significant impacts on the community or environment.

1.5 Coastal Development Permit Finding

Pursuant to the California Coastal Act, the Administrative Regulations of the California Coastal Commission and the City's Local Coastal Program, it has been found that the permit requested may be issued based on the following finding:

- a. *The proposed development is in conformity with the City's certified Local Coastal Program.*

The project involves a remodel and small addition to an existing duplex unit. The existing unit is legal nonconforming as to the front yard setback and therefore requires that a Conditional Use Permit be approved to allow the structural alterations included in the proposed remodel. The proposed addition is conforming to the current setback requirements, consistent with the requirements of the PRD district of Title 14, Zoning. As discussed in the Planning Commission staff report dated December 5, 2022 and hereby incorporated by reference, the project is consistent with the General Plan's applicable Land Use, Community Design, Noise, and Safety Elements' Objectives and Policies in that the project involves minor improvements to an existing dwelling unit. As the existing improvements would be largely maintained, the proposed project can be found to fit within the "small beach town" character of the neighborhood and the established surrounding development pattern relative to architectural style, overall size, and scale. The project would not result in any changes to the type, intensity, or character of the existing residential use of the property. Therefore, the remodel and addition project is consistent with the City's certified Local Coastal Program as shown.

Exhibit 1
Attachment B:
Reduced Plans

Marquez Duplex Addition & Remodel for Unit A
20-2057-CUP/CDP

December 5, 2022

MARQUEZ APARTMENT DUPLEX ADDITION PROJECT

PROJECT DESCRIPTION:

OWNER: MARTHA MARQUEZ
4684 SEVENTH ST
CARPINTERIA, CALIFORNIA 91013
PHONE (805) 403-3187
CONTACT: GABRIEL J DIAZ
GABRIEL J DIAZ
PHONE (805) 363-8810

PROJECT ADDRESS: 4684 SEVENTH ST
CARPINTERIA, CALIFORNIA 91013
APN: 003-301-012
ZONING: R-1
LOT SIZE: 0.14 ACRE
VB-NON-SPRINKLERED

SCOPE: NOW 358 SF ATTACHED ADDITION
TO EXISTING 2 BEDROOM APARTMENT AND NEW
ENTRY PORCH

AREA ANALYSIS

UNIT	AC	NET	ADDRESS
(1) EXISTING APARTMENT	715 SF	715 SF	#101
(1) CONCRETE W/DO PORCH	225 SF	225 SF	256 SF
(1) ADDITION AREA	358 SF	358 SF	378 SF
(1) TOTAL LIVING AREA	1300 SF	1300 SF	1349 SF
(1) TOTAL GARAGE	854 SF	854 SF	859 SF
(1) TOTAL LIVING AREA	1968 SF	1968 SF	1988 SF
(1) TOTAL LIVING AREA	333 SF	333 SF	420 SF

NET 6394 SF
LOT AREA 6394 SF
BUILDING FOOTPRINT 2787 SF
TOTAL AREA 1188 SF
PAVING 202



PROJECT NAME: MARQUEZ DUPLEX
RESIDENTIAL ADDITION PROJECT
4684 SEVENTH ST CARPINTERIA CALIFORNIA 91013
OWNER: MARTHA MARQUEZ
4684 SEVENTH ST CARPINTERIA CALIFORNIA 91013
DATE: 03/20/22
SHEET NO: 6'
1100
A-1

COVER SHEET AND PROJECT DATE

REVISIONS

DESIGN + PERMITS

CONSULTANTS

OWNER: MARTHA MARQUEZ
4684 SEVENTH ST
CARPINTERIA, CALIFORNIA 91013
DESIGN: GABRIEL J DIAZ
GABRIEL J DIAZ
4684 SEVENTH ST
CARPINTERIA, CALIFORNIA 91013
PHONE (805) 363-8810

SHEET INDEX

SHEET NAME

TITLE SHEET AND PROJECT DATA
A-1
A-2
A-2-1
A-2-2
A-3
A-3-1
A-4
A-4-1
A-5
A-5-1
A-6
A-6-1
A-7
A-7-1
A-8
A-8-1
A-9
A-9-1
A-10
A-10-1

VICINITY MAP

VICINITY MAP

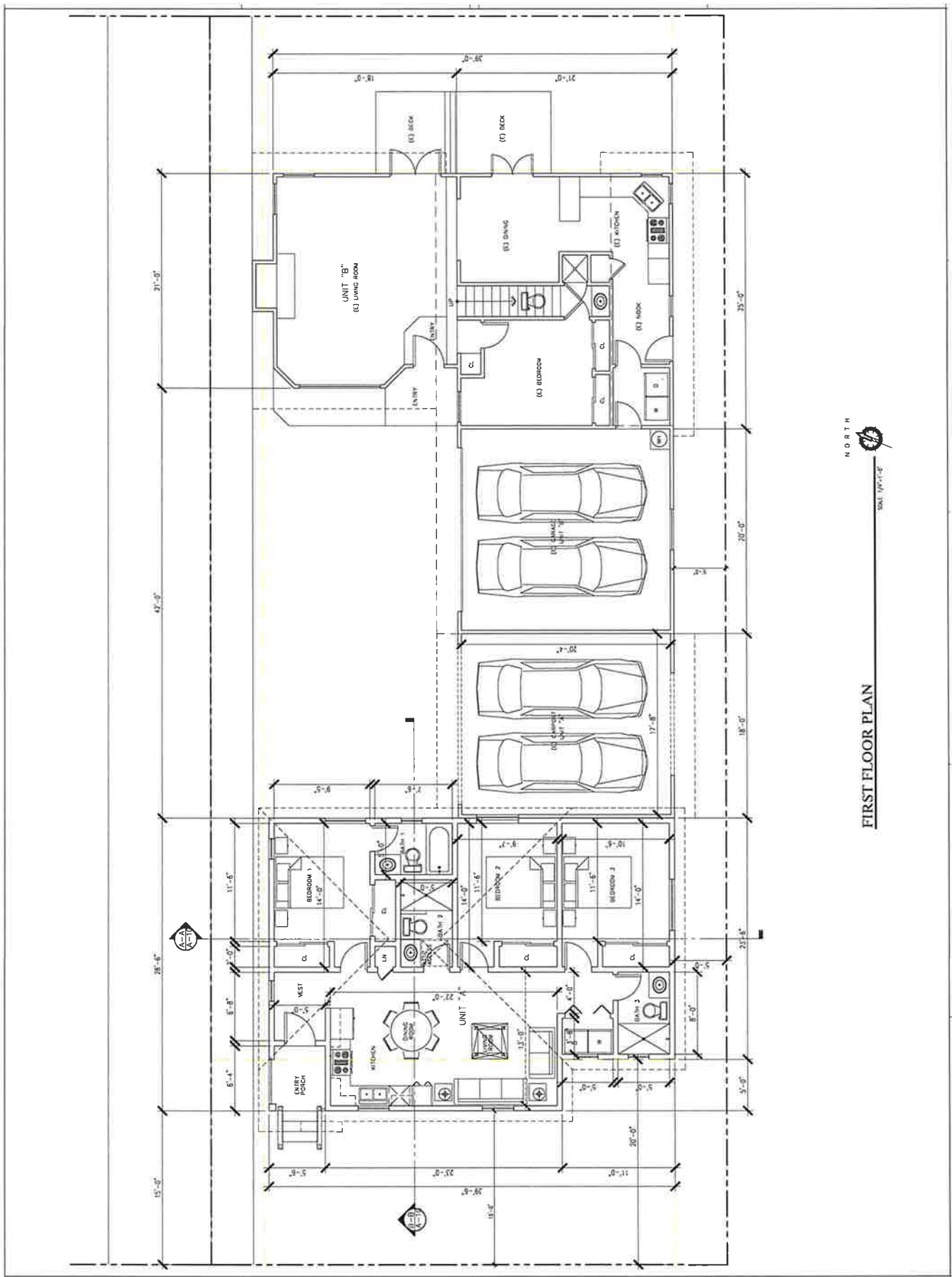
NORTH

NTS

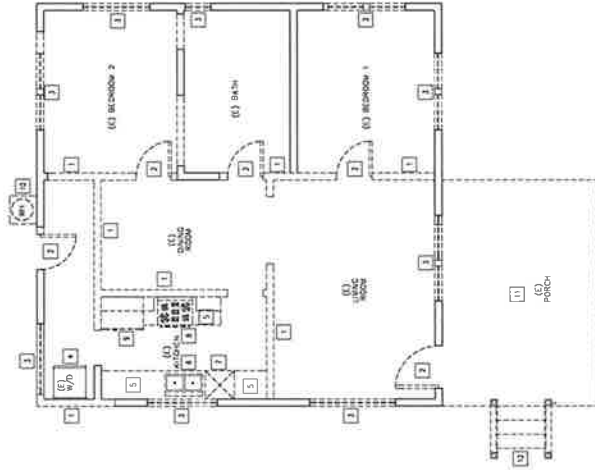
This drawing is the property of the Architect and shall remain confidential. It is to be used only for the project and site specified herein. No part of this drawing may be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the Architect.

UDICA
 DESIGN + PERMITS
 2640 PROJECT LA SANTA MONICA CALIFORNIA 90403
 (818) 333-8878 EMAIL: UDICA@UDICA.COM

FIRST FLOOR PLAN
 SCALE: 1/8"=1'-0"
 NORTH



1	(E) WALL TO BE REMOVED
2	(E) DOOR TO BE REMOVED
3	(E) WINDOW TO BE REMOVED
4	(E) WASHERY/DRYER TO BE REMOVED
5	(E) KITCHEN COUNTER AND CABBINETS TO BE REMOVED
6	(E) KITCHEN SINK TO BE REMOVED
7	(E) DISHWASHER TO BE REMOVED
8	(E) STOVE TO BE REMOVED
9	(E) REFRIGERATOR TO BE REMOVED
10	(E) WATER HEATER TO BE REMOVED
11	(E) ENTRY PORCH TO BE REMOVED
12	(E) ENTRY STEPS TO BE REMOVED



DEMOLITION PLAN



EXISTING FLOOR PLAN

ELEVATION NOTES

ROOFING

- ASPHALT SHINGLES CLASS "A" NON-COMBUSTIBLE
OVER 30# FELT
GAF TIMBERLINE ROOFING SHINGLES
ULTRA HD COLOR CHARCOAL

WINDOWS

- SIERRA PACIFIC WINDOWS
METAL CLAD WINDOWS
COLOR GOI WHITE

DOORS

- ③ EXTERIOR DOORS, TO BE PAINTED BENJAMIN MOORE
SIMPLY WHITE 2143-70

TRIM

- DOOR AND WINDOW TRIM TO BE PAINTED BENJAMIN MOORE
SIMPLY WHITE 2143-70

- ③ N/A

GUTTERS AND DOWNSPOUTS

- © GUTFLAND DOWNSIDERS
(5" G.I. SHT MTL GUTTERS AND DOWNSPOUTS PAINTED BENJAMIN MOORE
HAMILTON CLOUD WHITE CC-40

FASCIAS, CORBELS AND PORCH POSTS

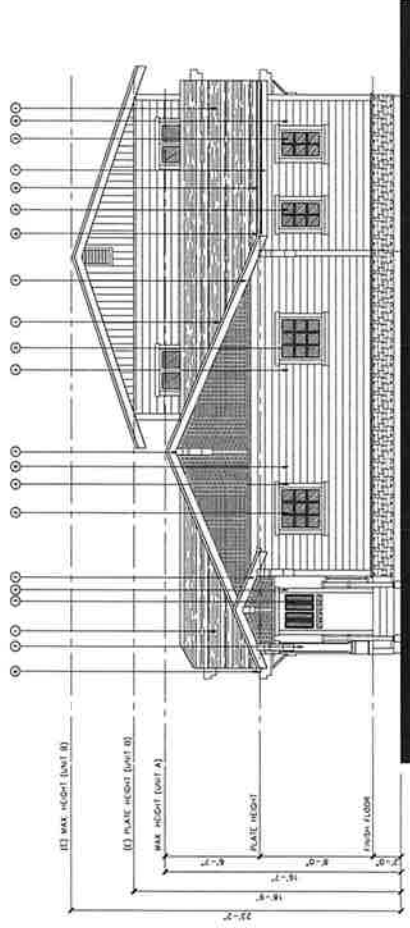
- PAINT BENJAMIN MOORE
CLOUD WHITE CC-40

SIDING

- SHIPLAND SIDING (6" EXPOSURE) OVER BUILDING PAPER
PRIMED MDF SHIPLAP SIDING MODEL 168PMD/SL
PAINT BENJAMIN MOORE FRENCH TOILE

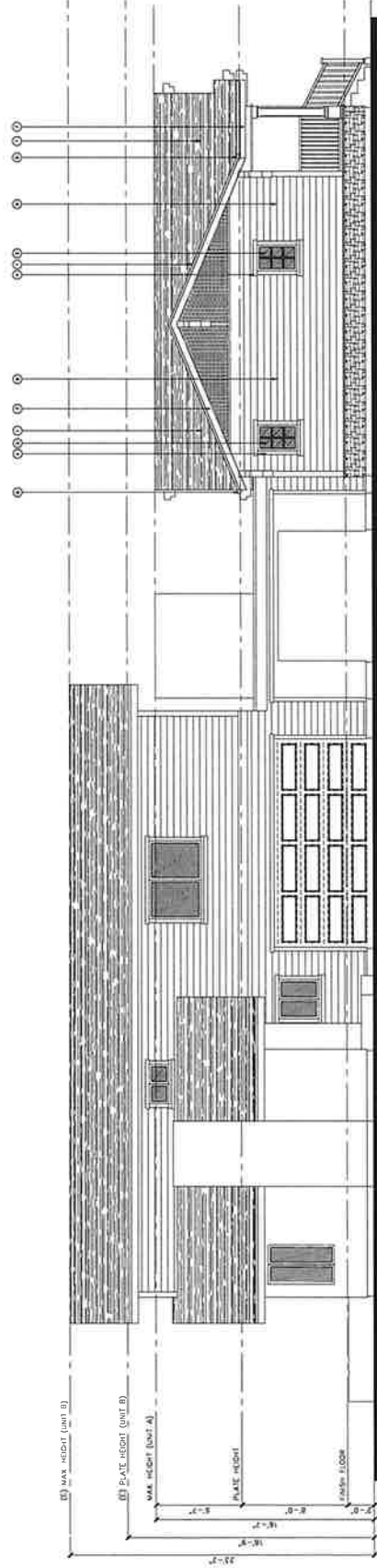
STONE VENEER

- STONE VENEER OVER BUILDING PAPER
P-SERIES FLAT PANELS
M-ROCK HUNTER LEDGE MODEL #70273 HUNTER FLATS



SCALE: 1/4"=1'-0"

WEST ELEVATION (FRONT)



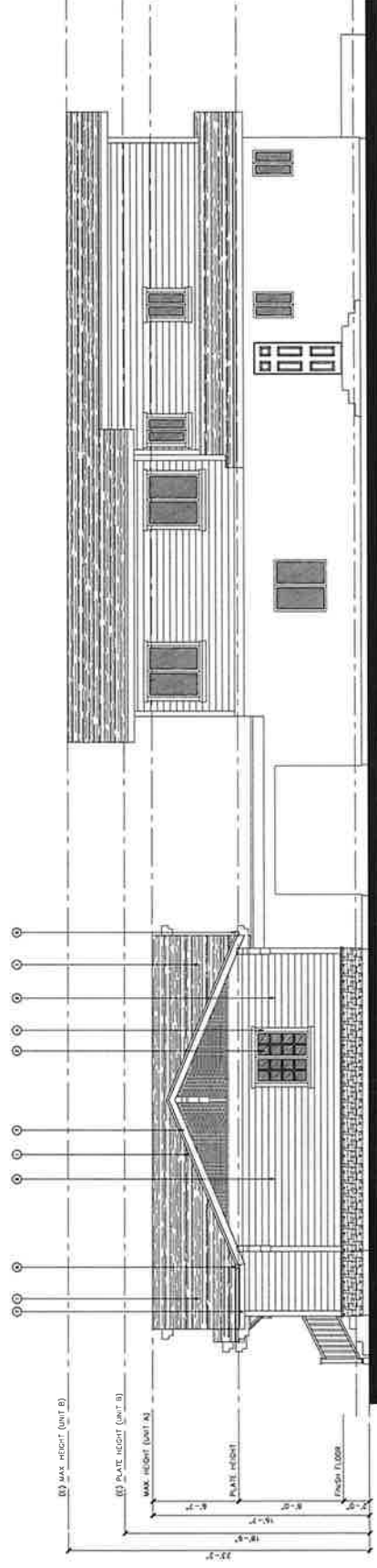
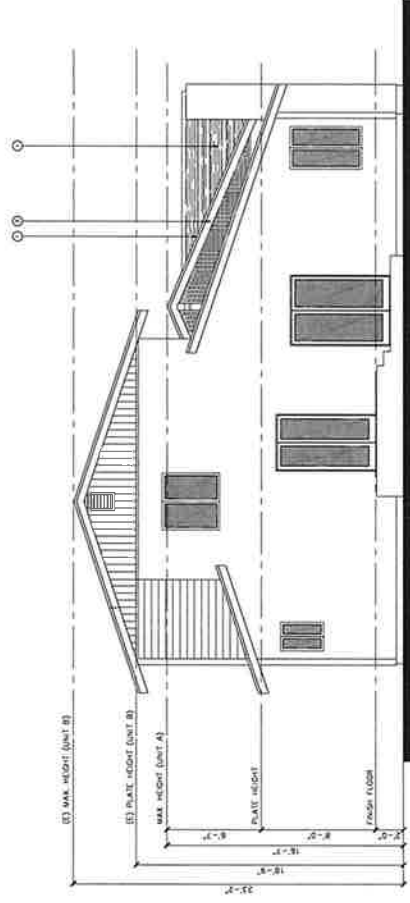
NORTH ELEVATION (DRIVEWAY SIDE)

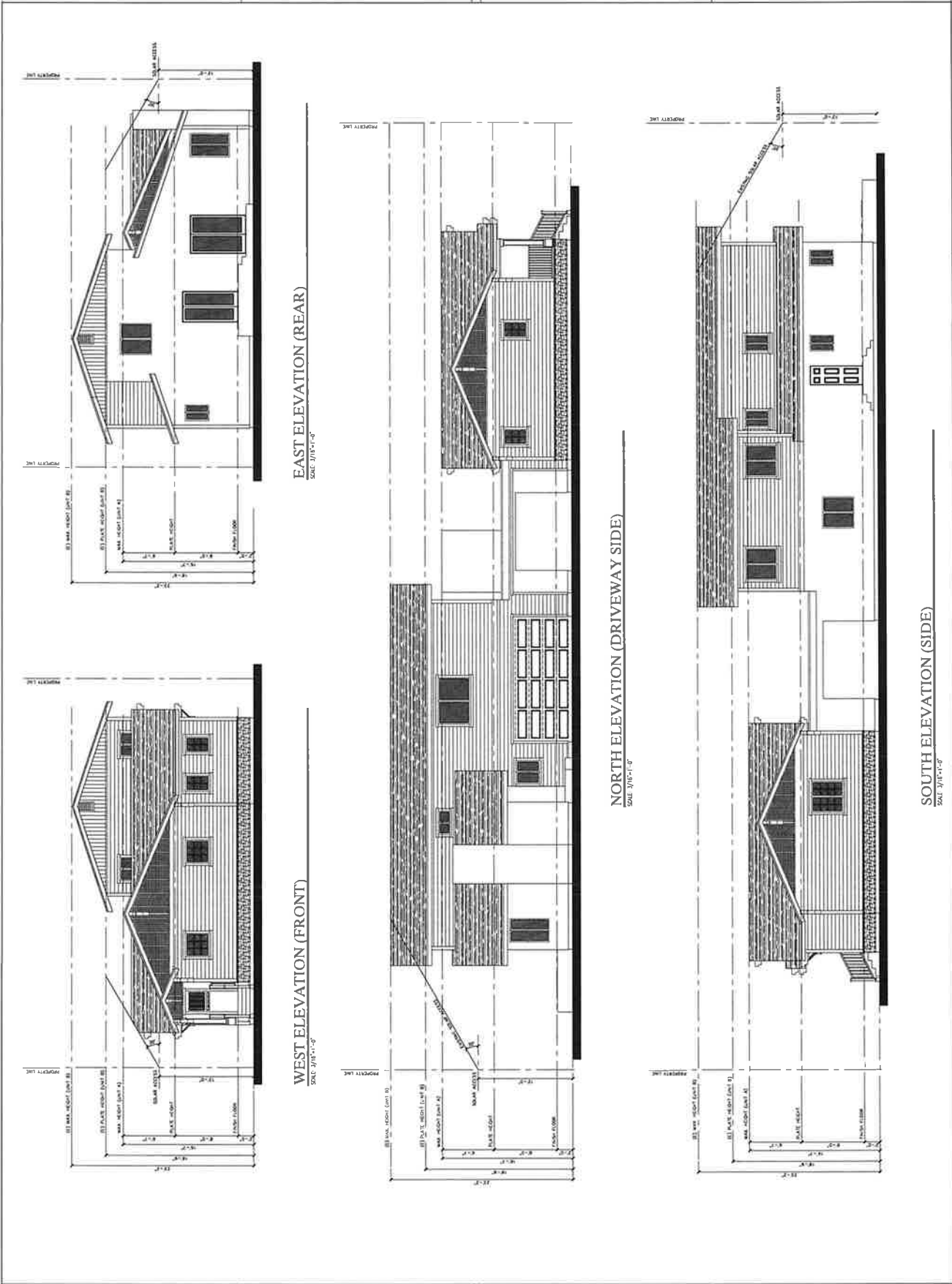
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[illegible]

ELEVATION NOTES

- ④ **ROOFING**
ASPHALT / SHINGLES CLASS "A" NON-COMBUSTIBLE
OVER 300 FEET L.S.
GAF TIMBERLINE ROOFING SHINGLES
ULTRA HD COLOR CHARCOAL
- ④ **WINDOWS**
SIERRA PACIFIC WINDOWS
METAL CLAD WINDOWS
COLOR 001 WHITE
- ④ **DOORS**
EXTERIOR DOORS, TO BE PAINTED BENJAMIN MOORE
SWEEP WHITE 2143-70
- ④ **TRIM**
DOOR AND WINDOW TRIM TO BE PAINTED BENJAMIN MOORE
SWEEP WHITE 2143-70
- ④ **N/A**
- ④ **GUTTERS AND DOWNSP**
(5" CL) SHI METL OUTTERS AND DOWNSPOUTS PAINTED BENJAMIN MOORE
HAULTON CLOUD WHITE CC-40
- ④ **FASCIAS, CORBELS AND**
PAINT BENJAMIN MOORE
CLOUD WHITE CC-40
- ④ **SIDING**
SHIP-LAND Siding (4" EXPOSURE) OVER BUILDING PAPER
PAINT BENJAMIN MOORE SWEEP WHITE 2143-70
PAINT BENJAMIN MOORE FRENCH TOILE
- ④ **STONE VENEER**
STONE VENEER OVER BUILDING PAPER
P-SERIES FLAT PANELS
M-SERIES HUNTER LEUE MODEL #00273 HUNTER FLATS





COLOR AND MATERIAL BOARD

ROOFING

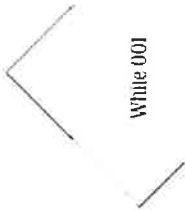
ASPHALT SHINGLES CLASS "A" NON-COMBUSTIBLE
OVER 1/4" FELT
GAF TIMBERLINE ROOFING SHINGLES
ULTRA HD COLOR CHARCOAL



Charcoal

WINDOWS

SERRA PACIFIC WINDOWS
METAL CLAD WINDOWS
COLOR 001 WHITE



White 001

DOORS

EXTERIOR DOORS, TO BE PAINTED BENJAMIN MOORE
SIMPLY WHITE 2143-70



Simply White 2143-70
Benjamin Moore

TRIM

DOOR AND WINDOW TRIM TO BE PAINTED BENJAMIN MOORE
SIMPLY WHITE 2143-70



Simply White 2143-70
Benjamin Moore

STONE VENEER

STONE VENEER OVER BUILDING PAPER
P-SERIES FLAT PANELS
M-ROCK HUNTER LEDGE MODEL #10023 HUNTER FLATS



SIDING

SHIRLAND SIDING (6" EXPOSURE) OVER BUILDING PAPER
PRINTED MUF SHIR-LAP SIDING MODEL 16BPM05L
PAINT BENJAMIN MOORE FRENCH TOILE



GUTTERS AND DOWNSPOUTS

(5" G.I. 5/8" MIL GUTTERS AND DOWNSPOUTS PAINTED BENJAMIN MOORE
HAMILTON CLOUD WHITE CC-40

FASCIAS, CORBELS AND PORCH POSTS

PAINT BENJAMIN MOORE
CLOUD WHITE CC-40

UDICA
DESIGN + PERMITS

2800 MARKET STREET, SUITE 200, SAN FRANCISCO, CA 94114
PHONE: 415-778-8888 EMAIL: INFO@UDICA.COM

THE CLIENTS OF UDICA ARE ADVISED THAT UDICA IS NOT A DESIGNER OF RECORD AND IS NOT A LICENSED ARCHITECT OR ENGINEER. UDICA IS NOT A DESIGNER OF RECORD AND IS NOT A LICENSED ARCHITECT OR ENGINEER. UDICA IS NOT A DESIGNER OF RECORD AND IS NOT A LICENSED ARCHITECT OR ENGINEER.

NO.	DESCRIPTION	DATE
1	VISIONS	10/10/10
2		
3		
4		
5		
6		
7		
8		
9		
10		

MARQUEZ DUPLEX
RESIDENTIAL ADDITION PROJECT
4684 SEXTON ST. CARPENTERS, CALIFORNIA 95013
COLOR AND MATERIAL BOARD

PROJECT NAME
ADDRESS
CITY
STATE
ZIP
SHEET NO.
8
A-8

ROOF NOTES

- 1 - PROVIDE CONTINUOUS RIDGE & HIP VENT
- 2 - PROVIDE 24" DIA. G.I. ROOF DOMES WHERE SHOWN (VENTING AREA = 94 SQ. FT.)
- 3 - 5" G.I. SHT METAL O.G. GUTTER
- 4 - 3" DIA. G.I. SHT METAL DOWN SPOUT
- 5 - N/A
- 6 - ASPHALT SHINGLES CLASS "A" NON-COMBUSTIBLE OVER 30# FELT.

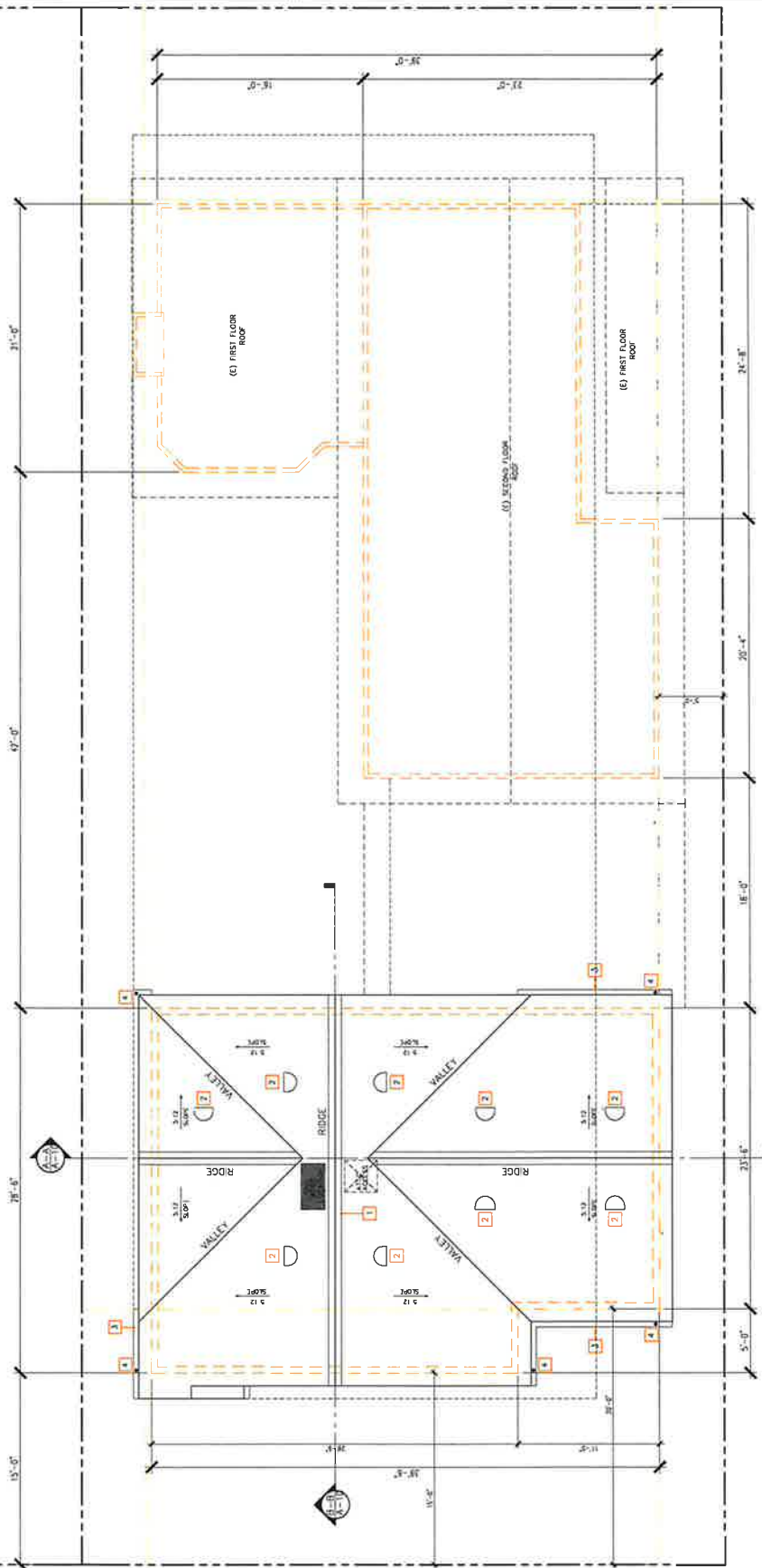
NEW ATTIC CALCULATIONS

ATTIC VENTING AREA REQUIRED 1 PER 150
ATTIC AREA
VENTING AREA REQUIRED
ROOF DOMES (NET FREE AREA 0.94 SF)
VENTING AREA PROVIDED

LOCATE PLUMBING AND MECHANICAL ROOF VENTS TOWARDS REAR OF BUILDING, PUT THE RIDGE WHENEVER FEASIBLE ETCH, PRIME AND PAINT ALL ASTIC, PLUMBING AND MECHANICAL VENTS TO MATCH ROOF COLOR

PROVIDE G.I. VALLEY FLASHING PER S.M.A.C.N.A. RECOMMENDATIONS

PROVIDE EAVE (3-1/8" DIAM HOLES PER BLOCK) AND RIDGE VENTS FOR VOLUME CEILINGS. HOLES MUST BE COVERED INSIDE AND OUT WITH 1/4" CORROSION RESISTANT WIRE MESH



ROOF PLAN

PROJECT NAME
MARQUEZ DUPLEX

ADDRESS
4688 SEVENTH ST CARPINTERIA, CALIFORNIA 93013

OWNER NAME
MARTHA MARQUEZ

DATE
09/20/22

PROJECT NO.
1001

SHEET
A-10

PROJECT NO.
1001

SHEET
A-10

PROJECT NAME
MARQUEZ DUPLEX

ADDRESS
4688 SEVENTH ST CARPINTERIA, CALIFORNIA 93013

OWNER NAME
MARTHA MARQUEZ

DATE
09/20/22

PROJECT NO.
1001

SHEET
A-10

PROJECT NO.
1001

SHEET
A-10

PROJECT NAME
MARQUEZ DUPLEX

ADDRESS
4688 SEVENTH ST CARPINTERIA, CALIFORNIA 93013

OWNER NAME
MARTHA MARQUEZ

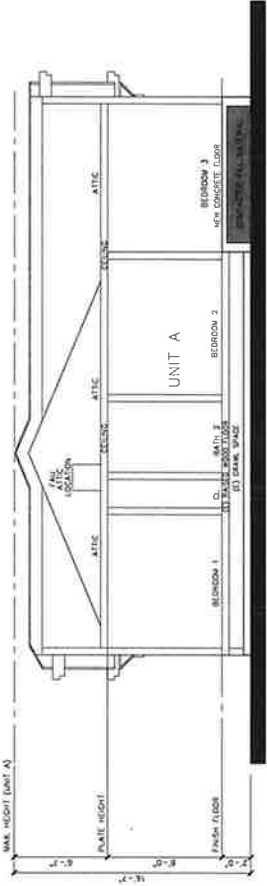
DATE
09/20/22

PROJECT NO.
1001

SHEET
A-10

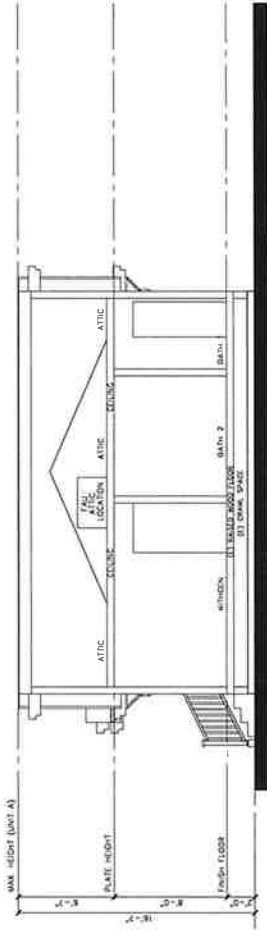
PROJECT NO.
1001

SHEET
A-10



SCHEMATIC SECTION A-A

SCALE: 1/4" = 1'-0"



SCHEMATIC SECTION B-B

SCALE: 1/4" = 1'-0"

Exhibit 1
Attachment C:
Recommended Conditions of Approval

Marquez Duplex Addition & Remodel for Unit A
20-2057-CUP/CDP

December 5, 2022

**PLANNING COMMISSION HEARING
PROJECT 20-2057-CUP/CDP
4684 SEVENTH STREET (APN 003-301-012)
DECEMBER 5, 2022**



**ATTACHMENT C: CONDITIONS OF APPROVAL
MARQUEZ DUPLEX ADDITION & REMODEL FOR UNIT A**

The Conditions set forth in this permit affect the title and possession of the real property that is the subject of this permit and shall run with the real property or any portion thereof. All the terms, covenants, conditions and restrictions herein imposed shall be binding upon and inure to the benefit of the owner (applicant, developer), his or her heirs, administrators, executors, successors and assigns. Upon any sale, division or lease of real property, all the conditions of this permit shall apply separately to each portion of the real property and the owner (applicant, developer) and/or possessor of any such portion shall succeed to and be bound by the obligations imposed on the owner (applicant, developer) by this permit.

PROJECT DESCRIPTION

1. This Conditional Use Permit and Coastal Development Permit are based upon and limited to compliance with the project description, the hearing exhibits (Exhibit 1, Attachment B to the staff report dated December 5, 2022) and conditions of approval set forth below. Any deviations from the project description, exhibits or conditions must be reviewed and approved by the City for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above-described approval will constitute a violation of permit approval.

The project description is as follows:

Request for a Conditional Use Permit and Coastal Development Permit to allow an interior/exterior remodel and construction of a new 258 square-foot addition to the side of the existing 847 square-foot front duplex unit on a parcel of approximately 6,094 square feet in size. The addition would contain a new bedroom, bathroom, and laundry room. The project would also include a new covered front entry porch, new doors and windows, new exterior finishes, a new roof, interior alterations, and the demolition of a 176 square-foot covered porch. The existing uncovered parking space in the front yard is proposed to be removed and replaced with landscaping and a new picket fence. The project will result in a 1,035 square-foot duplex unit with an attached 378 square-foot two-car carport. The maximum height of the duplex unit would remain at approximately 16 feet-seven inches.

The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of structures, parking areas and landscape areas, and the

protection and preservation of resources shall conform to the project description above and the hearing exhibits and conditions of approval below. The property and any portions thereof shall be sold, leased or financed in compliance with this project description and the approved hearing exhibits and conditions of approval hereto. All plans (such as Landscape Plans) must be submitted for review and approval and shall be implemented as approved by the City.

COMMUNITY DEVELOPMENT DEPARTMENT PROJECT SPECIFIC CONDITIONS

2. Any exterior night lighting installed on the project site shall be of low intensity, low glare design, minimum height, and shall be hooded to direct light downward onto the subject parcel and prevent spill-over onto adjacent parcels. **Plan Requirements:** The selected fixtures for all exterior lighting fixtures shall be depicted on plans to be reviewed and approved by CDD and shall conform to what was presented to and approved by the ARB. **Monitoring:** CDD shall review plans prior to the Building Permit approval. CDD shall site inspect prior to occupancy clearance.
3. The design, scale and character of the project architecture, landscape and signage (as applicable) shall be compatible and blend harmoniously with vicinity development and consistent with the City's "small beach town" character. **Plan Requirement and Timing:** The applicant shall submit plans for the project for final review by the Architectural Review Board prior to approval of any Building Permit for physical development. **Monitoring:** Community Development Department staff (CDD) shall review submitted plans, provide direction to the ARB regarding this condition and site inspect during the construction phase.
4. All materials and colors used in construction and all landscape materials shall be as represented to the City and any deviation will require the express review of the Community Development Department.
5. In the event archaeological remains are encountered during grading, work shall be stopped immediately or redirected until a CDD-qualified archaeologist and Native American representative are retained by the applicant to evaluate the significance of the find pursuant to Phase 2 investigations of the City Archaeological Guidelines. If remains are found to be significant, they shall be subject to a Phase 3 mitigation program consistent with City Archaeological Guidelines and funded by the applicant. **Plan Requirements/Timing:** This condition shall be printed on all building and grading plans. **Monitoring:** CDD shall check plans prior to issuance of a Grading or Building Permit and shall spot check in the field.
6. Construction activity for site preparation and for future development shall be limited to the hours between 7:00 a.m. and 5:00 p.m., Monday through Friday. No construction shall occur on weekends or State holidays (e.g., Thanksgiving, Labor Day). Construction equipment maintenance shall be limited to the same hours. Non-noise generating construction activities such as interior painting are not

subject to these restrictions. **Plan Requirements:** A sign stating this restriction shall be provided to the applicant and posted onsite. **Timing:** The sign shall be in place prior to the beginning of and throughout all construction activities.

Violations may result in suspension of permits. **Monitoring:** Building Inspector shall spot check and respond to complaints.

7. All construction equipment shall be maintained in proper operating condition and fitted with standard noise reduction features (e.g., mufflers). **Timing:** During all construction activities. **Monitoring:** CDD staff shall notify the contractor of this requirement prior to construction and spot check in the field.
8. Construction materials and waste such as paint, mortar, concrete slurry, fuels, etc. shall be stored, handled, and disposed of in a manner which minimizes the potential for storm water contamination. **Plan Requirements and Timing:** Bulk storage locations for construction materials and any measures proposed to contain the materials shall be shown on the plans submitted to the Community Development Department for review prior to issuance of a Building Permit. **Monitoring:** CDD staff shall site inspect prior to the commencement and as needed during all grading and construction activities.
9. During construction, washing of concrete trucks, paint, equipment or similar activities shall occur only in areas where polluted water and materials can be contained for subsequent removal from the site. Wash water shall not be discharged to the storm drains, street, drainage ditches, creeks or wetlands. The location of the washout area shall be clearly noted at the construction site with signs. **Plan Requirements:** The applicant shall designate a washout area, acceptable to CDD, and this area shall be shown on the construction and/or grading and building plans. **Timing:** The wash off area shall be designated on all plans prior to issuance of a Grading or Building Permit. The washout area shall be in place and maintained throughout construction. **Monitoring:** CDD shall check plans prior to issuance of a Grading or Building Permit and staff shall site inspect throughout the construction period to ensure proper use and maintenance of the washout area.
10. Sixty-five percent (65%) or more of all construction and demolition debris generated shall be diverted from the landfill, as mandated by Carpinteria Municipal Code. Demolition and/or excess construction materials shall be separated onsite for reuse/recycling or proper disposal (e.g., concrete asphalt). During demolition and grading, separate bins for recycling of construction materials and brush shall be provided onsite. **Plan Requirements:** This requirement shall be printed on demolition plans. Applicant shall submit a Waste Management Plan (WMP) prior to demolition and provide Public Works with a completed WMP, including receipts for recycled materials to demonstrate compliance with the City's Construction and Demolition Program's 65% mandatory diversion rates. **Timing:** Materials shall be recycled as necessary throughout demolition and grading activities. **Monitoring:**

Public Works shall review and approve a completed WMP prior to issuance of a Building Permit.

11. To prevent construction and/or employee trash from blowing offsite, covered receptacles shall be provided onsite prior to commencement of grading or construction activities. Waste shall be picked up weekly or more frequently as directed by CDD staff. **Plan Requirements and Timing:** Prior to Building Permit issuance, applicant shall designate and provide to CDD the name and phone number of a contact person to monitor trash/waste and organize a clean-up crew. Trash control shall occur throughout all grading and construction activities. **Monitoring:** CDD shall inspect periodically throughout grading and construction activities.

CITY RULES & REGULATIONS/LEGAL REQUIREMENTS

12. This Conditional Use Permit and Coastal Development Permit are not valid until a Building Permit for the development has been obtained. Failure to obtain said Building Permit shall render this Conditional Use Permit and Coastal Development Permit null and void. Prior to the approval of the Building Permit, all of the conditions listed in this Conditional Use Permit and Coastal Development Permit that are required to be satisfied prior to approval of a Building Permit must be satisfied. Upon issuance of the Building Permit, the Conditional Use Permit and Coastal Development Permit shall be valid. The effective date of this Permit shall be the date of expiration of the appeal period, or if appealed, the date of action by the City Council.
13. If the Planning Commission determines at a noticed public hearing that the permittee is not in compliance with any permit condition(s), pursuant to the provisions of Section 14.62.060 of the Carpinteria Municipal Code, the Planning Commission is empowered, in addition to revoking the permit pursuant to said section, to amend, alter, delete or add conditions to this permit.
14. Any use authorized by this Conditional Use Permit and Coastal Development Permit shall immediately cease upon expiration or revocation of this Conditional Use Permit and Coastal Development Permit. Any Building Permit issued pursuant to this Conditional Use Permit and Coastal Development Permit shall expire upon expiration or revocation of the Conditional Use Permit and Coastal Development Permit. Conditional Use Permit and Coastal Development Permit renewals must be applied for prior to expiration of the Conditional Use Permit and Coastal Development Permit.
15. The applicant's acceptance of this permit and/or commencement of construction and/or operations under this permit shall be deemed acceptance of all conditions of this permit by the permittee.

16. Within two years after the effective date of this permit, construction shall commence. Construction cannot commence until a Building Permit has been issued. Failure to commence the construction pursuant to a valid Building Permit shall render the Conditional Use Permit and Coastal Development Permit null and void.
17. All time limits may be extended by the Planning Commission for good cause shown, provided a written request, including a statement of reasons for the time limit extension request is filed with Community Development prior to the expiration date.
18. If the applicant requests a time extension for this permit, the permit may be revised to include updated language to standard conditions and/or mitigation measures and additional conditions and/or mitigation measures which reflect changed circumstances or additional identified project impacts. Mitigation fees shall be those in effect at the time of issuance of a Building Permit.
19. All applicable conditions of approval and mitigation measures shall be printed in their entirety on applicable pages of grading/construction or building plans submitted to CDD. The approved set of plans shall be retained at the construction site for review by the Building Inspector during the course of construction.
20. Prior to issuance of a Building Permit, the applicant shall provide a signed copy of the Conditions of Approval.
21. Any minor changes may be approved by the City Manager and/or Community Development Director. Any major changes will require the filing of a modification application to be considered by the Planning Commission.
22. Prior to issuance of a Building Permit, the applicant shall pay all applicable CDD permit processing fees in full.
23. No building permits shall be issued for this project prior to meeting all required terms and conditions listed herein. When not specified herein, all conditions shall be satisfied prior to issuance of a building permit or prior to occupancy when allowed by the Community Development Director.
24. Any and all damage or injury to public property resulting from this development, including without limitation, City streets, shall be corrected or result in being repaired and restored to its original or better condition.
25. The owner/applicant ("Owner") hereby agrees to defend, indemnify and hold harmless the City, its officers, employees, agents, consultants and independent contractors ("City's Agents") from any claim, action or proceeding ("Claims") against the City and the City's Agents to attack, review, set aside, void or annul, in whole or in part, the City's approval of the Conditional Use Permit and Coastal

Development Permit (the "Project"), or any condition attached thereto, or any proceedings, acts or determinations taken, done or made prior to the approval that were part of the approval process. Owner further agrees to indemnify and hold harmless the City and the City's Agents from any award of attorneys' fees or court costs made in connection with any Claim. Owner further agrees to pay any and all City costs, permits, attorneys' fees, engineering fees, license fees and taxes arising out of or concerning the Project, whether incurred prior to or subsequent to the date of approval and that the City's costs shall be reimbursed prior to this approval becoming valid. These commitments of defense and indemnification are material conditions of the approval of the Project. Nothing contained in this condition shall prevent the City or the City's Agents from independently defending any Claim. If the City or the City's Agents decide to independently defend a Claim, the City and the City's Agents shall bear their own attorneys' fees, expenses and costs of that independent defense.

26. In the event that any Condition of Approval imposing a fee, exaction, dedication or other mitigation measure is challenged by Applicant/Owner/Permittee in an action filed in a court of law or threatened to be filed therein which action is brought within the time period provided by law, this approval shall be suspended pending dismissal of such action, the expiration of the limitation period applicable to such action, or final resolution of such action. If any Condition of Approval is invalidated by a court of law, the entire project shall be reviewed by the City and substitute Conditions of Approval may be imposed.
27. Written authorization to proceed and consent to conditions of approval by the legal owner of the property shall be provided to the City prior to building permit issuance.

SPECIAL DISTRICT CONDITION LETTERS

28. Compliance with the attached Departmental and District letters is required as follows:
- a. Carpinteria Sanitary District (email), dated March 25, 2021;
 - b. Santa Barbara County Air Pollution Control District, dated March 30, 2021,
 - c. Carpinteria Valley Water District, dated March 31, 2021, and
 - d. Carpinteria-Summerland Fire Protection District letter, dated March 31, 2021.

Approved by the Planning Commission on December 5, 2022.

I HAVE READ AND UNDERSTOOD, AND I WILL COMPLY
WITH ALL ABOVE STATED CONDITIONS OF THIS PERMIT.


Applicant/Property Owner

12/13/2022
Date

From: [Lance Lawhon](#)
To: [Syndi Souter](#)
Subject: RE: 4684 Seventh Street A; 20-2057-DP/CUP/CDP
Date: Thursday, March 25, 2021 9:10:00 AM
Attachments: [image001.png](#)
[image002.png](#)

****EXTERNAL EMAIL****

CAUTION: This email originated from outside the City of Carpinteria. DO NOT OPEN attachments or CLICK on links unless you are sure they are safe. Remember, reputable vendors, banks, etc. will not ask you to disclose passwords or other sensitive information.

Hi Syndi, Thank you for the opportunity to review the subject project. The District has no comment at this time. If the project requires modifications to the sewer lateral serving the residence, a permit from the District would be required. Thank you

Lance Lawhon

Engineering Technician

5300 Sixth Street, Carpinteria, CA 93013

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

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

NOTE: Our Administration Office has temporarily relocated to 1110 Eugenia Place. Please continue to use 5300 Sixth Street as our mailing address. Phone numbers and email addresses remain the same.

From: Syndi Souter [mailto:SyndiS@ci.carpinteria.ca.us]
Sent: Wednesday, March 24, 2021 4:42 PM
To: John Ilasin; Erin Maker; Dan Chepley; Brian King (Brian@cvwd.net); Danielle Rose; Lance Lawhon; FirePrevention; Todd Jenkins (T.Jenkins@csfd.net); Michael LoMonaco (m.lomonaco@csfd.net); Desmond S. Ho (HoD@sbcapcd.org)
Subject: 4684 Seventh Street A; 20-2057-DP/CUP/CDP

Hi All,

Attached please find the routing slip, application, plans, and Flood Hazard Determination letter for the above project.

Please review the project and send any comments/conditions to me by 4/9/2021.

Thanks,

[Syndi Souter, Associate Planner](#)
[Community Development Department](#)
[City of Carpinteria](#)



air pollution control district
SANTA BARBARA COUNTY

March 30, 2021

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

Re: Santa Barbara County Air Pollution Control District Suggested Conditions on 4684 Seventh Street, 20-2057-DP/CUP/CDP

Dear Syndi Souter:

The Air Pollution Control District (District) has reviewed the referenced project, which consists of the construction of a new 35 square foot (SF) front porch entry, a 258 SF addition, a new roof, interior remodeling, and exterior updates on the existing property. The subject property, a 0.14-acre parcel zoned PRD-15 and identified in the Assessor Parcel Map Book as APN 003-301-012, is located at 4684 Seventh Street in the City of Carpinteria.

The District recommends that the following **best practice** be considered for inclusion as conditions of approval:

1. Advisory: The applicant should determine whether any structure(s) proposed for demolition or renovation contains asbestos that is friable or has the potential to become friable during demolition or disposal. If any structure does contain friable asbestos, the asbestos should be removed by a contractor that is state certified for asbestos removal. For more information on asbestos in construction, please see www.ourair.org/asbestos.

If you or the project applicant have any questions regarding this comment, please feel free to contact me at (805) 961-8873 or via email at HoD@sbcapcd.org.

Sincerely,

Desmond Ho

Desmond Ho
Air Quality Specialist
Planning Division

cc: Planning Chron File

Aeron Arlin Genet





Carpinteria Valley Water District

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

BOARD OF DIRECTORS

Matthew Roberts
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Case Van Wingerden
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March 31, 2021

GENERAL MANAGER

Robert McDonald, P.E. MPA

Syndi Souter – Associate Planner
City of Carpinteria - Community Development Department
5775 Carpinteria Avenue
Carpinteria, CA 93013

SUBJECT: 4684 SEVENTH ST, A, APN 003-301-012, ACCOUNT NO. 03-030775-09, NEW FRONT PORCH, ADDITION, INTERIOR REMODEL, AND EXTERIOR UPDATES – INTENT TO SERVE - NO COMMENT

To Whom It May Concern,

Please be advised, this parcel is within the jurisdiction of Carpinteria Valley Water District (District) and therefore is entitled to District water service in accordance with District Rules and Regulations. Currently the District is in a Stage I Water Shortage Condition; for more information on Ordinance 19-2, please visit the District's website www.cvwd.net. This letter is good for one year from the date of the letter.

The subject property is served by a 3/4" water meter. Based on the plans submitted, dated February 7, 2021, the District has no comments on the project at this time.

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

If you have any questions, please feel free to contact me at danielle@cvwd.net or 805-684-2816x121.

Sincerely,
Carpinteria Valley Water District

Danielle Rose
Engineering Assistant

Cc: Brian King, District Engineer; TCM to account



CARPINTERIA~SUMMERLAND FIRE PROTECTION DISTRICT

4684, 7th Street, , Carpinteria, , CA, 93013, , 258 SqFt addition and interior remodel, yes

Location 34.399939, -119.523945
Status  Planning Completed
Submittal Date: 2021-03-29
Address/Location: 4684 7th Street
Carpinteria, CA 93013
APN: 003-301-012
Comments: 258 SqFt addition and interior remodel
Submittal Type: Planning
Applicant: UDICA Design & Permits (Ubaldo Diaz)
Address 260 Pabst Lane
Santa Maria, CA 93455
Phone Number: 805-363-8810
Fire Protection Systems Existing or Required Yes

Planning/Conceptual Design

Date Plan Review Completed: 2021-03-31
Permit Number: 20-2057-DP/CUP/CDP
Planner: Syndi Souter
Submittal Type: Addition & Remodel
Description: Addition and Interior Remodel
Plans Checked By: Todd Jenkins
Invoiced Yes
Items Invoiced: FPC-P
Invoices Paid Yes
Invoices Paid: FPC-P

Project Conditions

All work shall be done per current applicable CFC and CSFPD ordinance and standards.

Fire Protection Systems

City Jurisdiction: Any existing one-and two-family dwellings for which an application for building permits is filed or required to be filed with the City for any alteration modification remodel and/or addition that exceeds 75% of the existing square footage of the building floor area shall be required to install automatic fire sprinklers throughout the entire building.

Existing buildings which are deemed by the Building Official to have undergone excessive reconstruction and are new construction shall be required to install automatic fire sprinklers throughout.

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

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

Fees

PURSUANT to Ordinance 599 Chapter 8.26 Section 8.26.030 - Imposition of fire protection mitigation fee of the Carpinteria Municipal Code: The applicant will be required to pay a fee PRIOR TO THE ISSUANCE OF A "CERTIFICATE OF OCCUPANCY" for the purpose of mitigating the increased fire protection needs generated by the development. The amount of the fee is as follows:

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

"Pride in Service"

1140 Eugenia Place, Suite A • Carpinteria, California 93013 • (805) 684-4591 Fax (805) 684-8242



CARPINTERIA~SUMMERLAND FIRE PROTECTION DISTRICT

Inspector's Signature:

A handwritten signature in black ink, appearing to be a stylized "D" or "J" with a long horizontal stroke extending to the right.

Signed 2021-03-31 13:36:25 UTC

"Pride in Service"

1140 Eugenia Place, Suite A • Carpinteria, California 93013 • (805) 684-4591 Fax (805) 684-8242

PLANNING COMMISSION
STAFF REPORT

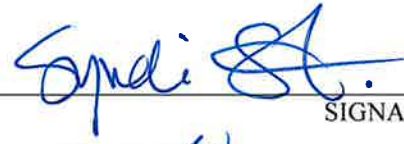
MEETING DATE: October 7, 2024

ITEM FOR CONSIDERATION

Howard New Residence Time Extension
Project 22-2162-DP/CDP/ARB/TEX

Request for a 12-month time extension to the previously-approved Development Plan and Coastal Development Permit to construct a new 2,197 square-foot two-story single-family residence and a detached 512 square-foot two-car garage with a 446 square-foot workshop above on a vacant lot; and to determine that the project is statutorily exempt from environmental review pursuant to §15061(b)(3) of the CEQA Guidelines.

Report prepared by: Syndi Souter, Senior Planner
Community Development Department


SIGNATURE

Reviewed by: Nick Bobroff, Director
Community Development Department


SIGNATURE

Owner: John Howard

Agent: Dylan Chappell, Architect

Project Location: 4818 Dorrance Way

APN: 003-440-013

Zoning: Planned Residential Development
(PRD-20)

General Plan Designation: Medium Density
Residential (MDR)



I. RECOMMENDATION

Adopt the attached Resolution No. PC-24-009, thereby approving a 12-month time extension to September 16, 2025 for the previously approved Howard New Residence project located at 4818 Dorrance Way; Project 22-2162-DP/CDP/ARB/TEX; and finding the time extension request to be statutorily exempt from the California Environmental Quality Act (CEQA).

II. PROPOSED PROJECT DESCRIPTION

Time Extension Request

The project applicant is requesting a 12-month time extension to the previously-approved Development Plan and Coastal Development Permit for the Howard New Residence Project described below. The requested time extension would extend the term of the existing planning entitlements until September 16, 2025. If a building permit is not issued and substantial physical construction initiated by the extended expiration date, the project approvals would expire.

The previously-approved project is as described below:

Development Plan

The requested Development Plan would allow the construction of a new 2,197 square-foot two-story single-family residence and a detached 512 square-foot two-car garage with a 446 square-foot workshop above. Total cumulative square footage for all new structures would be 3,155 square feet. The maximum roof ridge height of the residence would be 26.17 feet, and the maximum roof ridge height of the garage/workshop would be 21.33 feet, both measured from finished grade. The project would include new landscaping and hardscape. Access would be via a new driveway off of Dorrance Way.

The project includes a request for a Modification to the front setback to allow the covered front porch and a portion of the ground floor living area to encroach up to 13-feet into the required front setback of 30-feet.

Coastal Development Permit

A Coastal Development Permit is required to allow the proposed development as described above.

Plans are included as Attachment A, Exhibit 2.

III. BACKGROUND

Site Characteristics

The subject vacant property is 5,471 square feet in size and is located on the north side of Dorrance Way, between Holly Avenue and Elm Avenue. The project site is located in the Downtown Beach Neighborhood (Community Design Subarea 1), which is comprised of a mix of single- and multi-family residences. The site is immediately surrounded by a two-story apartment building on the north, single-story residences to the east and west, and one- and two-story residences to the south, across Dorrance Way. The general vicinity contains a mix of one- and two-story residential structures.

The property was originally developed most likely in the 1930's with a two-story single-family dwelling. Over the years, the property was not maintained and fell into disrepair. In 2010, the

dilapidated residence was demolished under building permit #10095 in response to a Notice and Order to Abate by Demolition that the City issued on the property.

Architectural Review Board & Planning Commission Review

The project received preliminary review by the Architectural Review Board (ARB) on March 16, 2023, and story poles were erected prior to the meeting on February 23, 2023. No public comment letters or spoken public comments were received for the project. The Board generally supported the project, with comments including support for the Modification request (especially since the project retains the oak tree on site), praise for the use of the raised foundation, and requesting a black metal stack chimney for the workshop above the garage. At that meeting, the Board made a recommendation to the Planning Commission for preliminary approval with comments.

The project was reviewed by the Planning Commission at their September 5, 2023 meeting and was approved as presented with a 4-0-1 (Benefield recused) vote. The plans were revised to incorporate the prior ARB comments, and the project received a recommendation to the Community Development Director for final approval at the ARB meeting on May 16, 2024.

Copies of the Minutes from the March 16, 2023 and May 16, 2024 ARB meetings are included in Attachment B.

IV. ENVIRONMENTAL

During the previous review of this project, the Planning Commission found that the project would not result in any significant impacts to the environment and was therefore found to be categorically exempt from environmental review pursuant to Sections 15303(a) and (e) (new construction or conversion of small structures); 15304(b), (c), and (f) (minor alterations to land); and 15332 (in-fill development projects) of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). Given that adequate environmental review has been accomplished for this project, no further environmental review is needed for this Time Extension request. A Time Extension does not result in any changes to the project description, setting or conditions of approval so it will not result in any new environmental impacts. Accordingly, the Time Extension is exempt from environmental review pursuant to CEQA Guidelines §15061(b)(3), which exempts projects from CEQA which can be seen with certainty to not have the potential for causing any significant effects on the environment.

A copy of the previously prepared and accepted Notice of Exemption is attached as Attachment C.

V. ANALYSIS

Time Extension Request

Pursuant to Condition No. 22 of the adopted project conditions of approval, the approval of the Development Plan and Coastal Development Permit shall expire one year after approval by the Planning Commission, unless prior to the expiration date, substantial physical construction has been completed on the development or a time extension has been applied for by the applicant. The decision-maker with jurisdiction over the project may, upon good cause shown, grant a time extension. Only one opportunity for a time extension of an unspecified duration is offered on such a project.

As the original approval for this project was granted on September 5, 2023 and became final on September 16, 2023 following the expiration of the 10-day appeal period of the Planning Commission's decision, the approval would expire on September 16, 2024 unless substantial physical construction is completed on the development or the applicant requests a time extension prior to the September 16, 2024 permit expiration deadline.

Included as Attachment D to this report, is a letter dated August 27, 2024 from Dylan Chappell, architect, on behalf of John Howard, requesting a time extension for the project. The letter was submitted prior to the above-noted permit expiration date. Approval of the 12-month time extension request would extend the Planning Commission's approval date to September 16, 2025.

In the letter, Mr. Chappell explains that the time extension is necessary to complete the processing the building permit. Building permit application No. 14261 was submitted to the City on March 19, 2024 and completed plan check in August 2024. The applicant is now in the process of addressing the remaining Conditions of Approval that need to be satisfied prior to building permit issuance. Once the building permit is issued, construction will commence.

Staff believes the applicant's request for a 12-month time extension is warranted. The applicants require additional time to obtain the building permit and begin construction. Since the project was originally approved by the Planning Commission, the applicant has made progress towards satisfying the project Conditions of Approval, including obtaining a recommendation for final approval from the Architectural Review Board on May 16, 2024 and submitting for the building permit on March 19, 2024.

Condition No. 23 of the adopted project conditions of approval states that if the applicant requests a time extension for this permit, the permit may be revised to include updated language to the conditions or additional conditions which reflect changed circumstances or additional identified project impacts. No substantial changes have been proposed to the project at this time, nor have there been any significant changes to the neighborhood surrounding the project site. Staff continues to believe that the approved project is of an appropriate design and character for the City's beach neighborhood. Therefore, staff is recommending only minor changes to the previously imposed Conditions of Approval, specifically revising Condition No. 22 and removing Condition No. 23 to reflect the approved 12-month time extension for the project.

If the requested time extension is approved, the Planning Commission Resolution adopted for the original project (PC-23-007, included as Attachment E) will be superseded by Resolution No. PC-24-009, in Attachment A. If the time extension is not granted and the project approval is expired on September 16, 2024, the applicant would need to resubmit the project as a new application and complete the City's planning review process anew to gain re-approval for the project.

VI. ACTION OPTIONS

1. Adopt Resolution PC-24-009, thereby: 1.) approving a 12-month time extension to September 16, 2025 for the previously-approved Howard New Residence project located at 4818 Dorrance Way; Project 22-2162-DP/CDP/ARB/TEX; 2.) finding the time extension request is statutorily exempt from environmental review pursuant to Section 15061(b)(3) of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA); and 3.) adopting the findings

for approval in Attachment A, Exhibit 1 and the updated Conditions of Approval as proposed in Attachment A, Exhibit 3. (Staff's recommendation)

2. Continue the project to a future hearing date and direct the applicant to make changes to the project.
3. Deny the time extension request as proposed. Denial of the time extension request will result in the expiration of the previously-granted Development Plan and Coastal Development Permit entitlements on September 16, 2024.

VII. ATTACHMENTS

Attachment A Resolution PC-24-009

Exhibit 1 – Findings for Approval

Exhibit 2 – Plan Set

Exhibit 3 – Recommended Conditions of Approval

Attachment B Minutes from the March 16, 2023 and May 16, 2024 ARB Meetings

Attachment C Previously-Accepted CEQA Notice of Exemption

Attachment D Time Extension Request Letter

Attachment E Previously-Adopted Resolution No. PC-23-007

Attachment A
Resolution PC-24-009

Howard New Residence Time Extension
Project 22-2162-DP/CDP/ARB/TEX

October 7, 2024

RESOLUTION NO. PC-24-009

**A RESOLUTION OF THE CITY OF CARPINTERIA PLANNING COMMISSION
APPROVING A 12-MONTH TIME EXTENSION FOR THE PREVIOUSLY-
APPROVED DEVELOPMENT PLAN AND COASTAL DEVELOPMENT
PERMIT FOR PROJECT 22-2162-DP/CDP/ARB/TEX FOR THE
CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE AND A
DETACHED GARAGE WITH A WORKSHOP ABOVE. THE PROJECT IS
LOCATED AT 4818 DORRANCE WAY (APN 003-440-013),
REQUESTED BY DYLAN CHAPPELL.**

WHEREAS, on September 5, 2023, the Planning Commission approved an application for a Development Plan and Coastal Development Permit filed by Dylan Chappell, on June 9, 2022; and

WHEREAS, pursuant to Condition No. 22 of the adopted project conditions of approval, approval of the Development Plan and Coastal Development Permit shall expire one year after approval by the Planning Commission, unless prior to the expiration date, substantial physical construction has been completed, or a time extension has been applied for by the applicant; and

WHEREAS, due to the items necessary to complete the processing of the building permit, the project risks its approvals expiring before construction can begin and substantial physical construction is completed; and

WHEREAS, on August 27, 2024, the applicant filed a written request to extend the approved Development Plan and Coastal Development Permit for 12 additional months to September 16, 2025; and

WHEREAS, the City of Carpinteria Planning Commission conducted a hearing and received evidence regarding the application for the 12-month Time Extension request; and

WHEREAS, the City of Carpinteria Planning Commission previously adopted a Notice of Exemption from the California Environmental Quality Act (CEQA) for the described project; and

WHEREAS, the requested Time Extension does not have the potential to result in any new environmental effects, and therefore, no additional environmental review is required pursuant to §15061(b)(3) of the CEQA Guidelines; and

WHEREAS, the Planning Commission has reviewed the policies of the General Plan/Coastal Land Use Plan and the regulations of the Carpinteria Municipal Code that are relevant to the project.

NOW THEREFORE, THE PLANNING COMMISSION HEREBY RESOLVES AS FOLLOWS:

1. The 12-month Time Extension request of the previously-adopted Development Plan and Coastal Development Permit is approved, making the Findings outlined in Exhibit 1.
2. The Development Plan and Coastal Development Permit for the project shown in Exhibit 2 is approved for 12 additional months to September 16, 2025, subject to the Conditions of Approval set forth in Exhibit 3.
3. This Resolution and accompanying Findings for Approval made in Exhibit 1 and the project Conditions of Approval in Exhibit 3 shall supersede the previous adopted Planning Commission Resolution No. PC-23-007, and its attached Findings for Approval and Conditions of Approval.

PASSED, APPROVED AND ADOPTED this 7th day of October 2024, by the following called vote:

AYES: Commissioners:

NOES: Commissioner(s):

ABSENT: Commissioner(s):

ABSTAIN: Commissioner(s):

Glenn La Fevers, Chair

ATTEST:

Nick Bobroff, Secretary

I hereby certify that the foregoing Resolution was duly and regularly introduced and adopted at a regular meeting of the Planning Commission of the City of Carpinteria held the 7th day of October 2024.

Attachment A
Exhibit 1: Findings

Howard New Residence Time Extension
Project 22-2162-DP/CDP/ARB/TEX

October 7, 2024

**ATTACHMENT A
EXHIBIT 1: FINDINGS FOR APPROVAL**

**PLANNING COMMISSION HEARING
PROJECT NO. 22-2162-DP/CDP/ARB/TEX
OCTOBER 7, 2024**

**HOWARD NEW RESIDENCE TIME EXTENSION
4818 DORRANCE WAY
REQUESTED BY DYLAN CHAPPELL**

**FINDINGS PURSUANT TO GOVERNMENT CODE, LOCAL COASTAL PLAN, GENERAL
PLAN, AND TITLE 14 OF THE CARPINTERIA MUNICIPAL CODE**

1.0 Administrative Findings

The Planning Commission hereby incorporates by reference as though set forth in full all Community Development Department staff reports and attachments thereto presented to the Planning Commission and all comments made or received either orally or in writing at the public hearings on this project.

1.1 Procedures

Pursuant to the California Coastal Act, the Administrative Regulations of the California Coastal Commission and the City's Local Coastal Program, it has been found that the process for public review of the subject Development Plan and Local Coastal Development Permit has been properly conducted as follows:

- a. On September 5, 2023, the Planning Commission approved an application for a Development Plan and Coastal Development Permit filed by Dylan Chappell on June 9, 2022.
- b. A request for a 12-month Time Extension to the previously-approved Development Plan and Coastal Development Permit was submitted on August 27, 2024. Said request and all related materials have been available for public review at City offices since the date of submittal.
- c. The application has been evaluated and found to conform to the applicable zone district and to be consistent with the City's Coastal Land Use Plan, the Interpretive Guidelines of the California Coastal Commission and the California Coastal Act.
- d. The project has been reviewed by the City's Planning Commission at a duly noticed public hearing which included, but is not limited to, mailed notice to all property owners within 300 feet of the subject property and residents within 100 feet of the property, and publication in the local newspaper, the Coastal View News.

1.2 California Environmental Quality Act

The Planning Commission previously found that the project is categorically exempt from the California Environmental Quality Act under Categorical Exempt Sections 15303(a) and (e) (new construction or conversion of small structures); 15304(b), (c), and (f) (minor alterations to land); and 15332 (in-fill development projects) of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). The project meets the requirements for the Categorical Exemption as the project includes only the construction of a new single-family dwelling, detached garage with a workshop above, and associated grading and landscaping, wherein the project is consistent with the City's General Plan/Coastal Plan and Zoning Code, is located within city limits on a project site of no more than five acres substantially surrounded by urban uses, and the project site has no value as habitat for endangered, rare or threatened species. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality, and the site can be adequately served by all required utilities and public services.

Given that there have been no changes to the project description or the project setting, and that adequate environmental review has therefore been accomplished, no further environmental review is needed for this Time Extension request pursuant to CEQA Guidelines §15061(b)(3).

1.3 Development Plan Findings

There have been no changes to the project description or the project setting since the original Planning Commission approval on September 5, 2023. As such, the Development Plan findings from the staff report dated September 5, 2023 remain valid for this Time Extension request.

1. *The proposed development is in conformance with the provisions of the applicable zoning district, Local Coastal Plan and implementation programs, and General Plan.*

As presented in the staff report prepared for the Planning Commission hearing of September 5, 2023, and herein incorporated by reference, the project involves the construction of a new two-story single-family dwelling and a detached garage with a workshop above on a vacant lot pursuant to Chapter 14.14, Planned Residential Development (PRD) of the City's Zoning Code. The project is in conformance with all of the applicable requirements of the Zoning District with the approval of the Modification to the front setback requirement to allow a portion of the residence and the covered front porch to encroach 13 feet into the setback. The project has also been found to be consistent with the General Plan's applicable Land Use and Community Design Element Objectives and Policies in that the project involves the construction of a new single family dwelling and an accessory structure that fits within the "small beach town" character of the neighborhood and the established surrounding development pattern relative to architectural style, overall size and scale, front setback distances, its pedestrian-scaled design and its decorative architectural elements including a covered front porch. The project has also been found to be consistent with the applicable objectives and policies of the Noise, Safety, and Housing Elements.

2. *The proposed development is sited and designed to avoid risks to life and property due to geologic, flood, or fire hazards and that the proposed density of development is consistent with these objectives.*

The subject parcel is not located within a known geologic, floodplain, or fire hazard zone. The property is not in an area presently subject to the requirements of the City's Interim Sea Level Rise Guidance document for new- or re-development, but has been identified as vulnerable to flooding from future sea level rise; as such, the project has preemptively been designed with a raised foundation with the finished floor at 3.5-feet above finished grade site to mitigate potential future flooding impacts from sea level rise. The proposed density is within the limits defined within the City's zoning district and land use designation.

3. *The proposed development will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.*

The site does not contain any environmentally sensitive habitat area nor does the project have the ability to impact fish or wildlife as it involves the construction of one new residential unit within a developed urban neighborhood, and the existing oak tree will remain. There are no known sensitive resources, native vegetation or specimen trees that would be impacted as a result of this project. Appropriate conditions of approval are included to address and avoid potential construction-related impacts to air quality, water quality, and noise.

4. *The proposed development will not conflict with any recorded easements acquired by the public at large for access through the property or use of the property or any easements granted to any public agency or required as a condition of approval.*

There are no known recorded easements on the property for public access or public utilities. No new easements are required of the project as a condition of approval. The project has been reviewed and conditionally approved by the Carpinteria-Summerland Fire Protection District, Carpinteria Sanitary District and Carpinteria Valley Water District.

5. *The proposed development will not adversely affect necessary community services and values including but not limited to traffic circulation, sewage disposal, fire protection, water supply, and police protection.*

The project does not have the potential to adversely affect these services in that these services are currently available for the surrounding residences located throughout the neighborhood. The proposed new single-family residence would not place an additional demand on community services significant enough to adversely affect the availability of these services. Agencies potentially affected by this project have been notified and have indicated an ability to serve the project.

6. *The proposed development will not be detrimental to the peace, health, safety, comfort, convenience, property values, or general welfare of the neighborhood.*

The project involves the construction of a new single-family residence and accessory structure within an urbanized, residential part of the City. The proposed structures are compatible with the surrounding development in terms of size, bulk, scale, architectural style and placement on the lot and with the City's desire to preserve and enhance the "small beach town" character of the

Downtown Beach Neighborhood as noted in the staff report presented to the Planning Commission, dated September 5, 2023. The proposed Modification to the front setback requirement is consistent with other setback encroachments granted in the recent past in this part of the City and the structure would not have a negative impact on other single-story residences in the vicinity.

1.4 Development Plan Modification Findings

There have been no changes to the project description or the project setting since the original Planning Commission approval on September 5, 2023. As such, the Development Plan Modification findings from the staff report dated September 5, 2023 remain valid for this Time Extension request.

Pursuant to Carpinteria Municipal Code §14.50.120, in reviewing a Development Plan, the Planning Commission or City Council may consider modification of requirements of the base zoning district in which the proposed development is located, including building height, yard setback, parking, building coverage or landscaping, if it is determined that such modification is necessary to accommodate an innovative project which will result in at least one of the following public benefits:

1. *Energy efficient heating/cooling; or*
2. *Provision of affordable housing units through a mix of housing types, innovative design and construction techniques, or other means; or*
3. *Provision of a larger amount of open space or landscaping than the minimum requirements of the district.*

The residence, if constructed, would have to comply with the current California Title 24 residential building codes, which include the California Green Building Standards for energy efficient heating and cooling, among other energy efficiency and conservation measures. Therefore, the project is found to include features that allow for energy efficiency consistent with the first finding above.

The project is also required to provide a minimum of 1,094 square feet of open space/landscaping in order to meet the 20% minimum open space requirements of the base zone district. As designed, the project includes 31.8% of the total lot area as open space/landscaping (equivalent to 1,738 square feet). Most of this landscaped area is located along the Dorrance Way frontage and can be viewed as a benefit enjoyed by the public. Therefore, the project provides more than the required minimum amount of open space/landscaping and a significant amount of the landscaping would be so located near the front of the lot so as to benefit the public, consistent with the third finding above.

1.5 Coastal Development Permit Finding

There have been no changes to the project description or the project setting since the original Planning Commission approval on September 5, 2023. As such, the Coastal Development Permit finding from the staff report dated September 5, 2023 remain valid for this Time Extension request. Pursuant to the California Coastal Act, the Administrative Regulations of the California Coastal Commission and the City's Local Coastal Program, it has been found that the permit requested may be issued based on the following findings:

1. *The proposed development is in conformity with the City's certified Local Coastal Program.*

The project involves the construction of a new two-story single-family dwelling and a detached garage with a workshop above on a vacant lot pursuant to Chapter 14.14, Planned Residential Development of the City's Zoning Code. Based on the City's Coastal Land Use Plan (CLUP), this type of use has been anticipated.

An analysis of the project's conformity with the Objectives and Policies of the City's certified Local Coastal Program is presented in the staff report prepared for the Planning Commission hearing of September 5, 2023, and herein incorporated by reference. As discussed in the staff report, with the granting of the requested Modification to the front yard setback requirement, the project would be consistent with all of the applicable development standards of the Planned Residential Development zone district. The Land Use and Community Design Elements of the City's General Plan encourage new development that is compatible with the existing surrounding development and maintains and enhances the City's "small beach town" charm. Consistent with the applicable objectives and policies of the General Plan, the residence would be of a size, scale, architectural style, layout and placement on the lot that fits the desired vision for the Downtown Beach Neighborhood. The project has also been found to be consistent with the applicable objectives and policies of the Noise, Safety and Housing Elements of the City's General Plan/Coastal Land Use Plan. Therefore, this finding can be made.

1.6 Time Extension Finding

Pursuant to Condition No. 22 of the adopted project Conditions of Approval, the Planning Commission may grant a time extension if the following criteria have been met:

- a. The applicant submitted a written request, prior to the expiration date, stating their reasons for the time extension request.*

The applicant has requested a 12-month time extension to allow sufficient time to complete the items necessary to finish the processing of the building permit, obtain the building permit, and to initiate and complete substantial physical construction prior to the project approval's expiration date. The applicant has made progress towards completion of the project by obtaining a recommendation for Final Approval by the Architectural Review Board and submitting for a building permit. Considering the foregoing, there is good cause shown for granting a 12-month extension on the approval of the Development Plan and Coastal Development Permit.

Attachment A
Exhibit 2: Reduced Plans

Howard New Residence Time Extension
Project 22-2162-DP/CDP/ARB/TEX

October 7, 2024

SITE PHOTOS

G2.0

NO DESCRIPTION

REVISION

DATE

4818 DORRANCE
CARPINTERIA, CA 93013
PLANNING COMMISSION SUBMITTAL 06-08-2023



CHAPPELL
ARCHITECTURE
COMMERCIAL RESIDENTIAL
1115 LAKEN GLEN RD
SAN ANTONIO, TX 78217
817.447.1111

CITY CASE NUMBER
PROJECT #22-2162





CHAPPELL
ARCHITECTURE
1115 JEFFERSON ST. SUITE 200
SAN FRANCISCO, CA 94107
(415) 774-1115

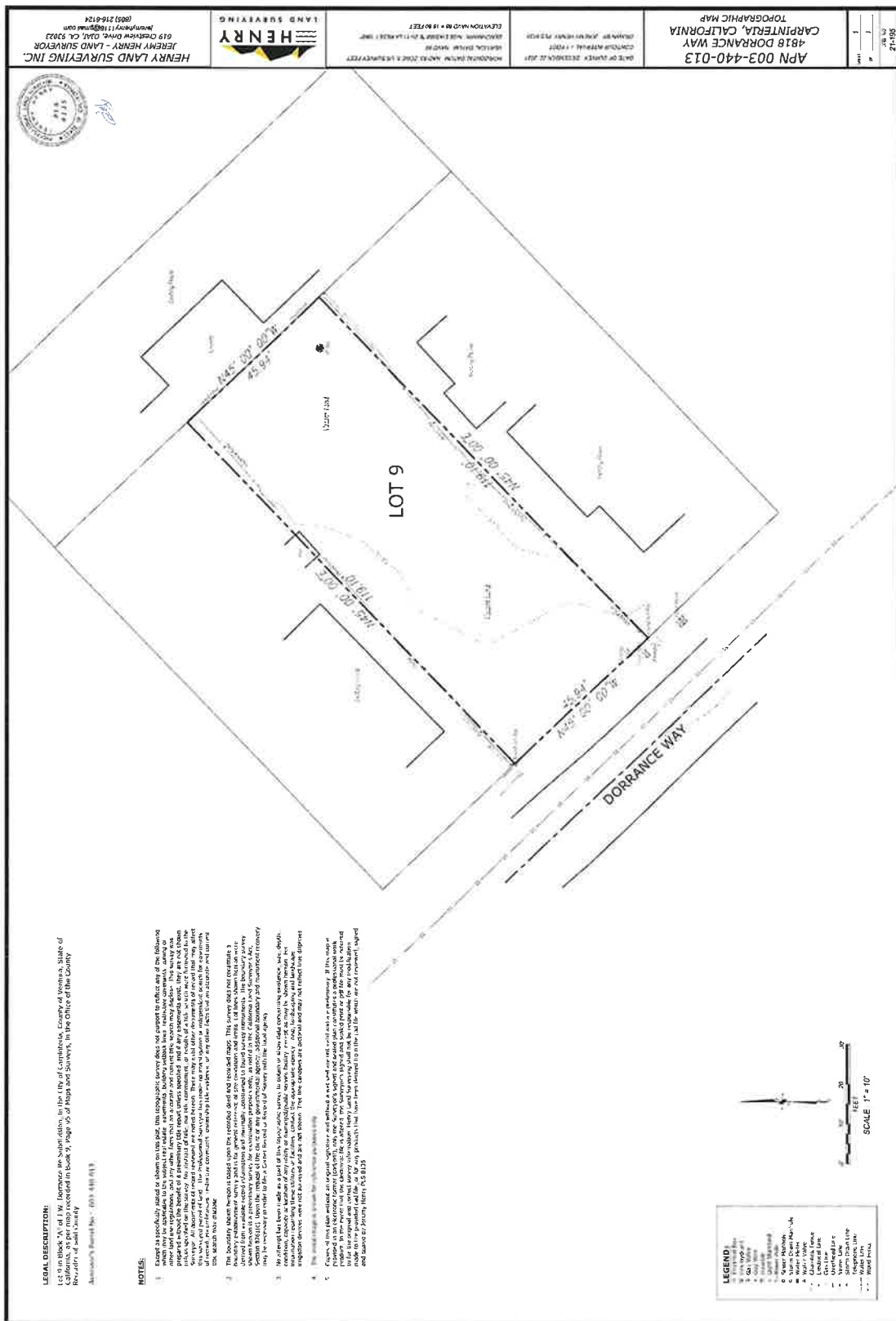


CITY CASE NUMBER
PROJECT #22-2162

4818 DORRANCE
CARPINTERIA, CA 93013
PLANNING COMMISSION SUBMITTAL 06-08-2023

REVISION	NO.	DESCRIPTION	DATE

SURVEY
C1.0



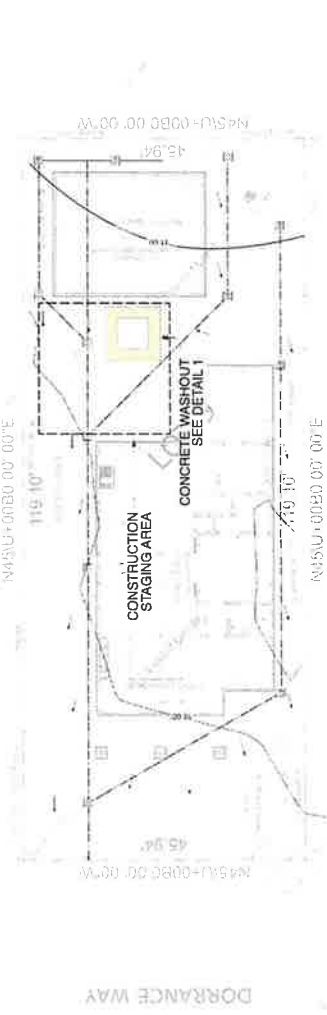


CITY CASE NUMBER
PROJECT #22-2162

4818 DORRANCE
CARPINTERIA, CA 93013
PLANNING COMMISSION SUBMITTAL 06-08-2023

REVISION	DATE	NO DESCRIPTION

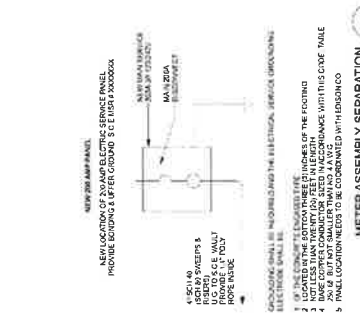
SITE PLAN
GRADING PLAN
A1.0



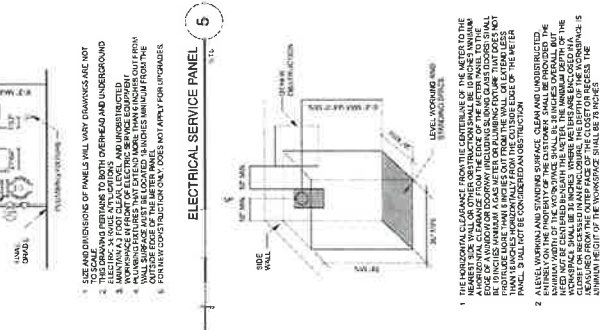
GRADING AND DRAINAGE PLAN 2



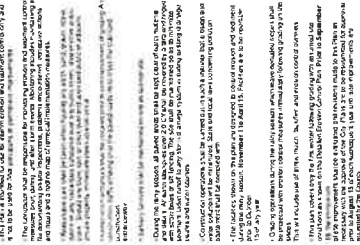
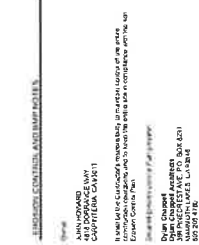
SITE / TREE PROTECTION PLAN 1



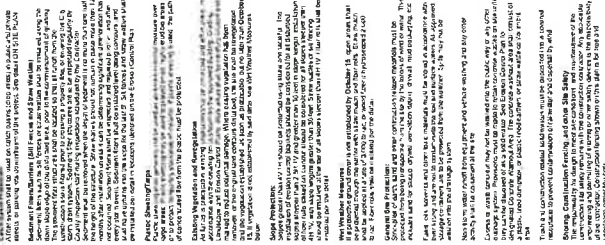
METER ASSEMBLY SEPARATION 6



ELECTRICAL SERVICE PANEL 5



ELECTRICAL METER INSTALL 4



ELECTRICAL METER INSTALL 4

[illegible]

PLANS
A2.0



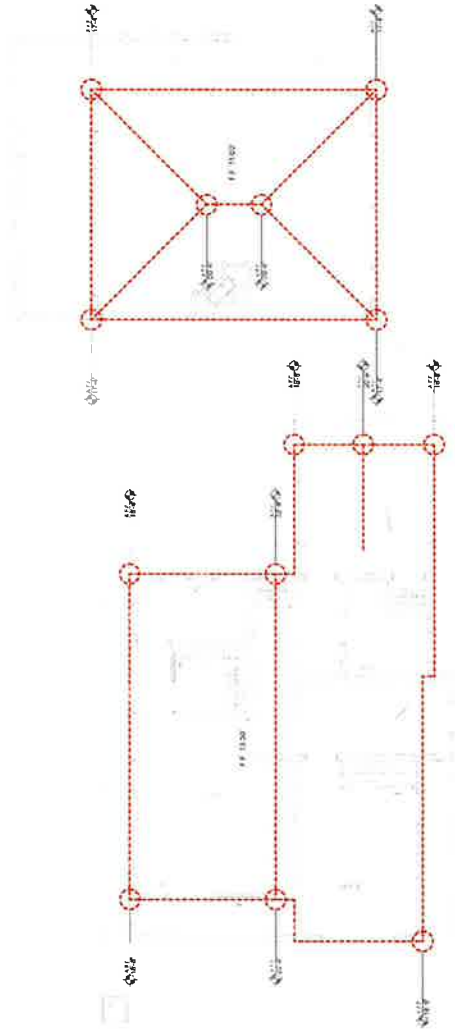


CITY CASE NUMBER
PROJECT #22-2162

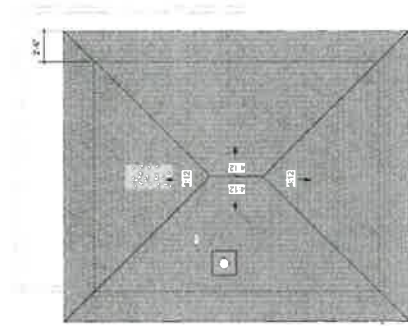
4818 DORRANCE
CARPINTERIA, CA 93013
PLANNING COMMISSION SUBMITTAL 06-08-2023

NO.	REVISION	NO DESCRIPTION	DATE

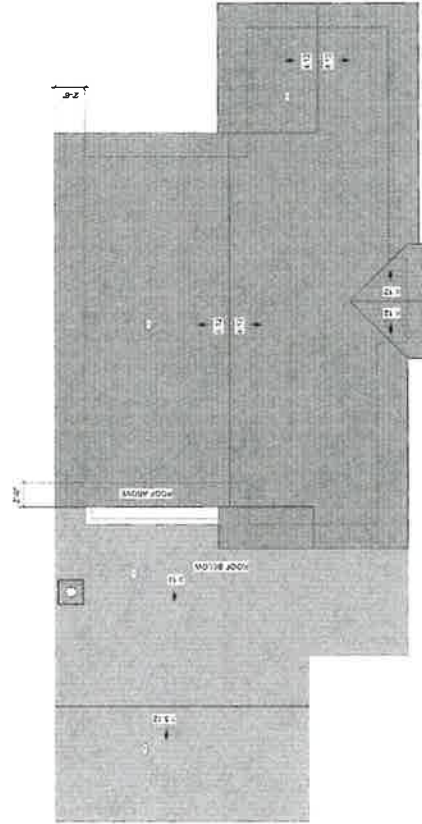
ROOF PLAN
A2.1



STORY POLE PLAN
1



ROOF PLAN
1

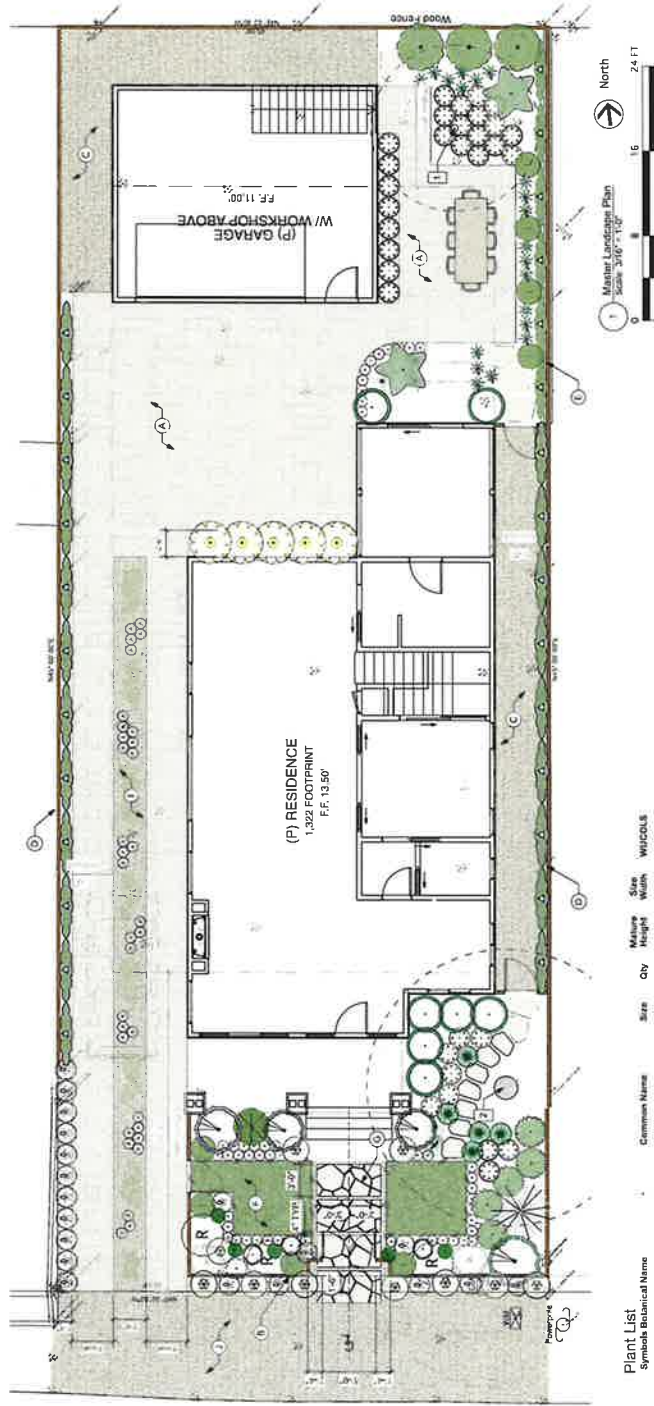




1
SOUTH ELEVATION
SCALE 1/8" = 1'-0"

CROSS SECTION / SITE SECTION

1



Materials Legend

Image	Common Name	Scientific Name	Height	Flower Color	Flower Size	Flower Shape	Flower Arrangement	Flower Description	Flower Color	Flower Size	Flower Shape	Flower Arrangement	Flower Description
	Sago Palm	<i>Cycas revoluta</i>	15 gal	2	5-8 ft.	Medium							
	Lavender Star Plant	<i>Gratia occidentalis</i> - stipular stalked	15 gal	27	5-10 ft.	7-12 ft.	Medium						
	Red Heart Rose Of Sharon	<i>Hibiscus syriacus</i> 'Red Heart'	15 gal	3	5-10 ft.	4-7 ft.	Medium						
	Fragrant Olive	<i>Olea europaea</i> 'Rayana'	5 gal	2	10-15 ft.	4-7 ft.	Medium						
	Dwarf Nodda Hawthorn	<i>Rhododaphne umbellata</i> 'Minor'	15 gal	7	3-5 ft.	36 in - 4 ft.	Low						
	Iceberg Rose	<i>Rosa 'Iceberg'</i> - Flambouille Ridge	5 gal	3	30-31 in	30-31 in	Medium						
	Princess Rose	<i>Rosa 'Princess'</i>	15 gal	1	10-15 ft.	4-7 ft.	Medium						
	Sea Pink, Thrill Starpink	<i>Perennia</i>	1 gal	81	< 12 in	< 12 in	Medium						
	Flamed Bait Lily	<i>Crocus chionodoxa</i> 'Meyeri'	5 gal	32	24-30 in	24-38 ft.	Low						
	Dwarf Fatsia Heather	<i>Cappia heather</i> 'Fatsia'	5 gal	4	< 12 in	12-24 in	Medium						
	Swiss Daisy	<i>Ergon galeata</i> 'Cape Swallow'	1 gal	16	12-18 in	18-24 in	Low						
	Fragrant Rhododaphne	<i>Rhododaphne 'Sea Breeze'</i>	1 gal	3	12-18 in	18-24 in	Low						
	Butterfly iris	<i>Iris 'Naxos'</i>	1 gal	20	12-18 in		LowMed						
	Sea Lavender	<i>Linum catharticum</i>	1 gal	10	24-30 in	24-38 in	Low						
	New Zealand Flax	<i>Phormium tenax</i>	5 gal	1	4-6 ft.	4-7 ft.	LowMed						
	Asterium	<i>Asterium</i>	1 gal	5	24-30 in	24-38 in	Low						
	Barely Sedge	<i>Carex flacca</i>	1 gal	10	1-2 ft.	1-2 ft.	Low						
	Adagio Maiden Grass	<i>Adagio Maiden Grass</i>	5 gal	2	3-5 ft.	24-38 ft.	LowMed						
	Green Thyme	<i>Thymus serpyllifolius</i>	1 gal	9			LowMed						

Planting Notes

1. Construct clear, rigid wall defining areas, removing all weed growth and debris from the site.
2. All plant materials shall be set out as shown on plan. All tree locations shall be approved by the Landscape Architect prior to planting.
3. Landscape Architect prior to planting. Landscape Architect shall give 48 hours notice.
4. Contractor shall provide and install 3" of mulch in all planted areas, as otherwise noted. Mulch to be "Woods-on" Ground Cover 1/2" mesh - 1/2" as supplied by All-Around Irrigation. [653] (64-13) 9 a.s.u. Mulch may be spread once.
5. All plants shall be thoroughly watered prior to planting. (See that soil is still wet when planted).
6. And thoroughly water weekly during area and plant watering and mulching.
5. Installation of gutter basins for plants is recommended. Verify with owner.
6. For soils less than 6% organic matter in the top 6 inches of soil, compost at a rate of 4 million pounds of four cubic yards per 1,000 square feet of permeable area shall be incorporated to

Hardscape and Lavout Notes

1. Dimensions shown are relative to existing conditions and must be verified in the field.
2. Contractor shall confirm all field dimensions and conditions prior to the start of work.
3. Contractor shall make modifications to material or method of installation as required by local conditions and shall notify the Owner of such changes.
4. Contractor shall provide access for infiltration under paved areas to access all planting areas.
5. Contractor to provide positive drainage from all structures.

Existing Keynotes

1. (E) Tree to remain and be protected
 2. (E) Live Oak Tree to remain and be protected

Proposed Keynotes

- | | |
|----|--|
| A. | Permeable pavers |
| B. | 42" max. height pocket fence |
| C. | 3/8" sea gravel |
| D. | 6" wooden fence on property line |
| E. | Low, 12"-18", retaining wall on property line to handle light grade change |
| F. | Natural III Lawn with steel edge |
| G. | Flagstone entry pavers on concrete pad, 4" turf gaps |
| H. | N/A |
| I. | Ribbon Driveway with 3/8" handlay gold gravel and rounded corner planting |

Abbreviations

- | | |
|--------|---------------------|
| (F) | ending |
| (P) | proposed |
| APPROX | approximate |
| EQ | equal |
| SIM | similar |
| TYP | typical |
| LF | linear foot |
| SF | square foot |
| MAX | maximum |
| MIN | minimum |
| OC | on center |
| H | height |
| TBD | to be determined |
| TYP | typical |
| LA | landscape architect |
| L.O.W. | limit of work |
| LG | decomposed granite |
| IG | granite |

Attachment A
Exhibit 3: Recommended Conditions of Approval

Howard New Residence Time Extension
Project 22-2162-DP/CDP/ARB/TEX

October 7, 2024

**PLANNING COMMISSION HEARING
PROJECT 22-2162-DP/CDP/ARB/TEX
4818 DORRANCE WAY (APN 003-440-013)
OCTOBER 7, 2024**



**ATTACHMENT A, EXHIBIT 3: CONDITIONS OF APPROVAL
HOWARD NEW RESIDENCE TIME EXTENSION**

The Conditions set forth in this permit affect the title and possession of the real property that is the subject of this permit and shall run with the real property or any portion thereof. All the terms, covenants, conditions and restrictions herein imposed shall be binding upon and inure to the benefit of the owner (applicant, developer), his or her heirs, administrators, executors, successors and assigns. Upon any sale, division or lease of real property, all the conditions of this permit shall apply separately to each portion of the real property and the owner (applicant, developer) and/or possessor of any such portion shall succeed to and be bound by the obligations imposed on the owner (applicant, developer) by this permit.

PROJECT DESCRIPTION

1. This Development Plan and Coastal Development Permit is based upon and limited to compliance with the project description, the hearing exhibits (Attachment A, Exhibit 2 to the staff report dated October 7, 2024), and conditions of approval set forth below. Any deviations from the project description, exhibits or conditions must be reviewed and approved by the City for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above-described approval will constitute a violation of permit approval.

The project description is as follows:

Request for a Development Plan and Coastal Development Permit to construct a new 2,197 square-foot two-story single-family residence and a detached 512 square-foot two-car garage with a 446 square-foot workshop above. Total cumulative square footage for all new structures would be 3,155 square feet. The project includes a request for a Modification to the front setback to allow the covered front porch and a portion of the ground floor living area to encroach up to 13-feet into the required front setback. The maximum roof ridge height of the residence would be 26.17 feet, and the maximum roof ridge height of the garage/workshop would be 21.33 feet, both measured from finished grade. The project would include new landscaping and hardscape. Access would be via a new driveway off of Dorrance Way.

The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and conditions of approval below. The property and any portions thereof shall be sold, leased or financed in compliance with this project

description and the approved hearing exhibits and conditions of approval hereto. All plans (such as Landscape Plans) must be submitted for review and approval and shall be implemented as approved by the City.

COMMUNITY DEVELOPMENT DEPARTMENT PROJECT SPECIFIC CONDITIONS

2. Any exterior night lighting installed on the project site shall be of low intensity, low glare design, minimum height, and shall be hooded to direct light downward onto the subject parcel and prevent spill-over onto adjacent parcels. **Plan Requirements:** The selected fixtures for all exterior lighting fixtures shall be depicted on plans to be reviewed and approved by CDD and shall conform to what was presented to and approved by the ARB. **Monitoring:** CDD shall review plans prior to the Building Permit approval. CDD shall site inspect prior to occupancy clearance.
3. The design, scale and character of the project architecture, landscape and signage (as applicable) shall be compatible and blend harmoniously with vicinity development and consistent with the City's "small beach town" character. **Plan Requirement and Timing:** The applicant shall submit plans for the project for final review by the Architectural Review Board prior to approval of any Building Permit for physical development. **Monitoring:** Community Development Department staff (CDD) shall review submitted plans, provide direction to the ARB regarding this condition and site inspect during the construction phase.
4. All materials and colors used in construction and all landscape materials shall be as represented to the City and any deviation will require the express review of the Community Development Department.
5. In compliance with the Water Conservation in Landscaping Act of 2006 (Assembly Bill 1881, Laird)) as amended by the May 29, 2015 Information Bulletin 2015-03 from the Department of Housing and Community Development and Chapter 15.90 of the City's Municipal Code: Water Efficient Landscaping, a Landscape Documentation Package containing the following elements shall be prepared by a design professional: PROJECT INFORMATION; WATER EFFICIENT LANDSCAPE WORKSHEET; SOIL MANAGEMENT REPORT; LANDSCAPE DESIGN PLAN; IRRIGATION DESIGN PLAN; and GRADING DESIGN PLAN. The preparation of a Certificate of Completion containing the following elements shall also be prepared by a design professional: CERTIFICATION OF INSTALLATION (per the approved plan); FINAL SOILS INFORMATION; IRRIGATION SCHEDULING PARAMETERS; MAINTENANCE SCHEDULES; and IRRIGATION AUDIT REPORT. **Plan Requirements and Timing:** Prior to approval of a Building Permit, the applicant shall submit a Landscape Documentation Package to the CDD for review and approval. The CDD shall send a copy of the Documentation Package the Carpinteria Valley Water District. The applicant shall enter into an agreement with the City to install required landscaping and irrigation and maintain required landscaping for the life of the project. Subsequent to installation of the approved Grading, Landscape and Irrigation Plans, the applicant shall submit a Certificate of Completion to CDD for review and

approval. The Landscape Documentation Package and Certificate of Completion forms are available at the CDD, and are required to be approved by the CDD prior to Occupancy Clearance. **Monitoring:** CDD shall conduct site visits to ensure installation and maintenance of landscape and irrigation.

6. All mechanical equipment including heating and air conditioning units, and trash receptacle areas, shall be completely screened from surrounding properties and shall be either enclosed within a building or parapet, or located in a fenced rear yard area. **Plan Requirements:** The locations of all exterior mechanical equipment shall be depicted on a Roof and/or Mechanical Equipment Plan to be reviewed and approved by CDD with input from the ARB. **Monitoring:** CDD and ARB shall review the Roof and/or Mechanical Equipment Plan for compliance with this measure prior to approval of a Building Permit for the development. Building Inspector shall inspect structures upon completion to ensure that mechanical equipment has been installed consistent with the approved Plan.
7. Final plans shall include the location of all above ground and vaulted appurtenances including, but not limited to, utility vaults, gas meters, fire backflow prevention systems, and check valves. The location of such appurtenances shall be approved by CDD and may be required to be located and/or screened to as to minimize aesthetic impacts.
8. Applicant shall have prepared and submitted to the City a project-specific acoustical analysis demonstrating that the proposed construction techniques meet the California Noise Insulation Standards to ensure an acceptable interior noise level of 45 CNEL, or less, in habitable rooms. **Plan Requirements/Timing:** The acoustical study shall be prepared by a qualified acoustical engineer or similarly qualified individual. The prepared report shall either demonstrate that the proposed construction techniques and materials will meet the required interior noise thresholds, or it not, shall recommend necessary measures to comply with this requirement. The acoustical report shall be submitted to CDD for review and approval prior to final review by the ARB. **Monitoring:** CDD staff shall be responsible for ensuring that the report is submitted and approved prior to scheduling the project for final review by the ARB.
9. The recommendations outlined in the project specific geotechnical investigation shall be followed in the construction of the subject project and the applicants shall be required to have the project engineering geologist onsite to observe all excavations prior to placement of compacted soil, gravel backfill, or rebar and concrete. **Plan Requirements/Timing:** Two copies of the preliminary foundation investigation shall be submitted with the building plans for building permit plan check. Applicable plan sheets (i.e., grading, foundation, etc.) shall be in substantial compliance with the recommendations outlined in the soils report. The project engineering geologist shall be onsite during excavation, recompaction and foundation preparation work, as applicable. **Monitoring:** Building Inspector shall review and approve building plans and shall site inspect during construction, prior to occupancy clearance.

10. In the event archaeological remains are encountered during grading, work shall be stopped immediately or redirected until a CDD-qualified archaeologist and Native American representative are retained by the applicant to evaluate the significance of the find pursuant to Phase 2 investigations of the City Archaeological Guidelines. If remains are found to be significant, they shall be subject to a Phase 3 mitigation program consistent with City Archaeological Guidelines and funded by the applicant. **Plan Requirements/Timing:** This condition shall be printed on all building and grading plans. **Monitoring:** CDD shall check plans prior to issuance of a Grading or Building Permit and shall spot check in the field.
11. Construction activity for site preparation and for future development shall be limited to the hours between 7:00 a.m. and 5:00 p.m., Monday through Friday. No construction shall occur on weekends or State holidays (e.g., Thanksgiving, Labor Day). Construction equipment maintenance shall be limited to the same hours. Non-noise generating construction activities such as interior painting are not subject to these restrictions. **Plan Requirements:** A sign stating this restriction shall be provided to the applicant and posted onsite. **Timing:** The sign shall be in place prior to the beginning of and throughout all construction activities. Violations may result in suspension of permits. **Monitoring:** Building Inspector shall spot check and respond to complaints.
12. All construction equipment shall be maintained in proper operating condition and fitted with standard noise reduction features (e.g., mufflers). **Timing:** During all construction activities. **Monitoring:** CDD staff shall notify the contractor of this requirement prior to construction and spot check in the field.
13. Construction materials and waste such as paint, mortar, concrete slurry, fuels, etc. shall be stored, handled, and disposed of in a manner which minimizes the potential for storm water contamination. **Plan Requirements and Timing:** Bulk storage locations for construction materials and any measures proposed to contain the materials shall be shown on the plans submitted to the Community Development Department for review prior to issuance of a Building Permit. **Monitoring:** CDD staff shall site inspect prior to the commencement and as needed during all grading and construction activities.
14. During construction, washing of concrete trucks, paint, equipment or similar activities shall occur only in areas where polluted water and materials can be contained for subsequent removal from the site. Wash water shall not be discharged to the storm drains, street, drainage ditches, creeks or wetlands. The location of the washout area shall be clearly noted at the construction site with signs. **Plan Requirements:** The applicant shall designate a washout area, acceptable to CDD, and this area shall be shown on the construction and/or grading and building plans. **Timing:** The wash off area shall be designated on all plans prior to issuance of a Grading or Building Permit. The washout area shall be in place and maintained throughout construction. **Monitoring:** CDD shall check plans prior to issuance of a Grading or Building Permit

and staff shall site inspect throughout the construction period to ensure proper use and maintenance of the washout area.

15. Sixty-five percent (65%) or more of all construction and demolition debris generated shall be diverted from the landfill, as mandated by Carpinteria Municipal Code. Demolition and/or excess construction materials shall be separated onsite for reuse/recycling or proper disposal (e.g., concrete asphalt). During demolition and grading, separate bins for recycling of construction materials and brush shall be provided onsite. **Plan Requirements:** This requirement shall be printed on demolition plans. Applicant shall submit a Waste Management Plan (WMP) prior to demolition and provide Public Works with a completed WMP, including receipts for recycled materials to demonstrate compliance with the City's Construction and Demolition Program's 65% mandatory diversion rates. **Timing:** Materials shall be recycled as necessary throughout demolition and grading activities. **Monitoring:** Public Works shall review and approve a completed WMP prior to issuance of a Building Permit.
16. To prevent construction and/or employee trash from blowing offsite, covered receptacles shall be provided onsite prior to commencement of grading or construction activities. Waste shall be picked up weekly or more frequently as directed by CDD staff. **Plan Requirements and Timing:** Prior to Building Permit issuance, applicant shall designate and provide to CDD the name and phone number of a contact person to monitor trash/waste and organize a clean-up crew. Trash control shall occur throughout all grading and construction activities. **Monitoring:** CDD shall inspect periodically throughout grading and construction activities.
17. Best available erosion and sediment control measures shall be implemented during grading and construction. Best available erosion and sediment control measures may include but are not limited to use of sediment basins, gravel bags, silt fences, geo-bags or gravel and geotextile fabric berms, erosion control blankets, coir rolls, jute net and straw bales. Storm drain inlets shall be protected from sediment-laden waters by use of inlet protection devices such as gravel bag barriers, filter fabric fences, block and gravel filters, and excavated inlet sediment traps. Sediment control measures shall be maintained for the duration of the construction period. Construction entrances and exits shall be stabilized using gravel beds, rumble plates, or other measures to prevent sediment from being tracked onto adjacent roadways. Any sediment or other materials tracked off site shall be removed the same day as they are tracked using dry cleaning methods. **Plan Requirements:** An erosion and sediment control plan shall be submitted to and approved by the City prior to issuance of a Grading or Building Permit. The plan shall be designed to address erosion and sediment control during all phases of development of the site. **Timing:** The plan shall be implemented prior to the commencement of construction. **Monitoring:** Public Works shall perform site inspections throughout construction.
18. Dust generated by the development activities shall be kept to a minimum with a goal of retaining dust on the site by following the dust control measures listed below. During clearing, grading, earth moving, excavation or transportation of cut or fill materials,

water trucks or sprinkler systems shall be used to prevent dust from leaving the site and to create a crust after each day's activities cease.

- a. During construction, use water trucks or sprinkler systems to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this shall include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency shall be required whenever the winds speed exceeds 15 miles per hour. Reclaimed water should be used whenever possible.
- b. Minimize amount of disturbed area and reduce on site vehicle speeds to 15 miles per hour or less.
- c. If importation, exportation and stockpiling of fill material is involved, soil stockpiled for more than two days shall be covered, kept moist or treated with soil binders to prevent dust generation. Trucks transporting fill material to and from the site shall be tarped from the point of origin.
- d. After clearing, grading, earth moving or excavation is completed, treat the disturbed area by watering, or revegetating, or by spreading soil binders until the area is paved or otherwise developed so that dust generation will not occur.

Plan Requirements: All requirements shall be shown on the grading and building plans. **Timing:** Condition shall be adhered to throughout all grading and construction activities. **Monitoring:** CDD shall ensure measures are on plans. Grading and Building Inspectors shall spot check and ensure compliance onsite. APCD inspectors shall respond to nuisance complaints.

19. The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering as necessary to prevent transport of dust off-site. Their duties shall include holiday and weekend periods when work may not be in progress. **Plan Requirements:** The name and telephone number of such persons shall be provided to the APCD and the Community Development Department. **Timing:** The dust monitor shall be designated prior to issuance of a Grading or Building Permit. **Monitoring:** CDD shall contact the designated monitor as necessary to ensure compliance with dust control measures.
20. The following Diesel Exhaust Control Measures should be implemented during construction activities:
 - a. Diesel construction equipment meeting the California Air Resources Board's current emission standards for off-road heavy-duty diesel engines shall be used.
 - b. The engine size of construction equipment shall be the minimum practical size.
 - c. The number of construction equipment operation simultaneously shall be minimized through efficient management practices to ensure that the smallest practical number is operating at any one time.

- d. Construction equipment shall be maintained in tune per the manufacturer's specifications.
- e. Construction equipment operating onsite shall be equipped with two-to-four-degree engine timing retard or pre-combustion chamber engines.
- f. Catalytic converters shall be installed on gasoline-powered equipment, if feasible.
- g. Catalytic converters, diesel oxidation catalysts and diesel particulate filters as certified and/or verified by EPA or California shall be installed on equipment operating onsite.
- h. Diesel powered equipment should be replaced by electric equipment whenever feasible.
- i. State law requires that idling of heavy-duty diesel trucks during loading and unloading shall be limited to five minutes; auxiliary power units should be used whenever possible.

Plan Requirements: All requirements shall be shown on grading and building plans.

Timing: Condition shall be adhered to throughout all grading and construction activities. **Monitoring:** CDD shall ensure measures are on plans. Grading and Building Inspectors shall spot check and ensure compliance onsite.

- 21. This Development Plan and Coastal Development Permit does not constitute approval for the installation of new and/or repair of existing underground utilities. All modifications to, or installations of new utilities shall be under separate permit(s) from the appropriate utility providers and the Public Works Department for any work within the public right-of-way. Utility provider permission for excavation shall precede issuance of any permits for construction within the public right-of-way.

DEVELOPMENT PLAN CONDITIONS

- 22. Approval of the Development Plan and Coastal Development Permit shall expire ~~one (1) year after approval by the Planning Commission~~ on September 16, 2025, unless prior to the expiration date, substantial physical construction has been completed on the development, ~~or a time extension has been applied for by the applicant. The decision-maker with jurisdiction over the project may, upon good cause shown, grant a time extension.~~
- 23. ~~If the applicant requests a time extension for this permit, the permit may be revised to include updated language to standard conditions and/or mitigation measures and additional conditions and/or mitigation measures which reflect changed circumstances or additional identified project impacts. Mitigation fees shall be those in effect at the time of issuance of a Building Permit.~~
- 24. No permits for development shall be issued except in conformance with the approved Development Plan and Coastal Development Permit. The size, shape, arrangement, use and location of buildings, walkways, parking areas and landscaped areas shall be developed in conformity with the approved Development Plan marked Attachment A,

Exhibit 2, dated September 5, 2023. Substantial conformity shall be determined by the Community Development Department Director.

25. On the date a subsequent Development Plan is approved for this site, any previously approved but unbuilt plans shall become null and void.
26. To allow time for the utility companies to locate and mark their facilities for the contractor, the applicant shall telephone Underground Service Alert (USA) toll free at 1-800-227-2600 a minimum of 48 hours prior to the start of construction. For best response, provide as much notice as possible, up to 10 working days.
27. Existing and proposed easements for all utilities shall be located and described on the engineering plans or the architectural drawings prior to issuance of building permits.

CITY RULES & REGULATIONS/LEGAL REQUIREMENTS

28. Before using any land or structure, or commencing any work pertaining to the erection, moving, alteration, enlarging, or rebuilding of any building, structure, or improvement, the applicant shall obtain a Building Permit. These Permits are required by ordinance and are necessary to ensure implementation of the conditions required by the Planning Commission. Before any Permits will be issued by the Community Development Department, the applicant must obtain written clearance from all departments having conditions; such clearance shall indicate that the applicant has satisfied all pre-construction conditions. A form for such clearance is available from Community Development.
29. All conditions of approval and mitigation measures shall be printed in their entirety on applicable pages of construction or building plans submitted to CDD. The approved set of plans shall be retained at the construction site for review by the Building Inspector during the course of construction.
30. Prior to issuance of a Building Permit, the applicant shall provide a signed copy of the Conditions or Approval on a form acceptable to Community Development. Such form may be obtained from the CDD office.
31. Prior to issuance of a Building Permit, the applicant shall pay all applicable CDD permit processing fees in full. Any outstanding plan check or inspection fees incurred during construction shall be paid in full prior to Occupancy clearance.
32. The applicant shall pay the statutory school fees in effect at the time of issuance of Building Permits to the Carpinteria Unified School District. **Plan Requirements and Timing:** The applicant shall submit final square footage calculations and the required fee payment to the School District prior to issuance of Building Permits. **Monitoring:** CDD shall ensure payment is made prior to issuance of a Building Permit.

33. In accordance with Chapter 15.80 of the Carpinteria Municipal Code, the applicant shall pay Development Impact Fees to the City prior to Building Permit issuance. The amount of the fees will be determined at the time permits are issued.
34. Prior to the issuance of any Building Permits, the applicant shall post a landscape security bond of \$500.00 and comply with the following requirements:
 - a. All landscaping and irrigation plans shall be prepared by a State licensed landscape architect or similar professional as determined appropriate by CDD.
 - b. The landscaping shall be maintained in good condition for the life of the project. After landscaping has become established at three years and found to be in good condition, the security will be released.
 - c. Landscaping shall be drought resistant, low water species.
 - d. Where feasible, locally adapted native plants shall be required.
 - e. Prior to Occupancy Clearance, all landscaping and planting shall be installed; and
 - f. Specimen trees shall be appropriate to the site and shall be maintained in good condition so as to attain a full and healthy mature appearance.
35. Any change of use in the proposed buildings or structures shall be subject to environmental analysis and appropriate review by the City including Building Code compliance.
36. The conditions of this approval supersede all conflicting notations, specifications, dimensions, and the like which may be shown on submitted plans.
37. Any and all damage or injury to public property resulting from this development, including without limitation, City streets, shall be corrected or result in being repaired and restored to its original or better condition.
38. All requirements of the City of Carpinteria (including but not limited to public improvements as defined in the City of Carpinteria Municipal Code (CMC), Section 15.16.110) and any other applicable requirements of any law or agency of the State and/or any government entity or District shall be met.
39. The standards defined within the City's adopted model Building Codes (UBC; NEC; UMC; UFC; UPC; UHC) relative to the building and occupancy shall apply to this project.
40. Any minor changes may be approved by the City Manager and/or Community Development Director. Any major changes will require the filing of a modification application to be considered by the Planning Commission.
41. No building permits shall be issued for this project prior to meeting all required terms and conditions listed herein. When not specified herein, all conditions shall be satisfied

prior to issuance of a building permit or prior to occupancy when allowed by the Community Development Director.

42. If, at any time, the City or Planning Commission determines that there has been, or may be, a violation of the findings or conditions of this Development Plan and Coastal Development Plan, or of the Municipal Code regulations, a public hearing may be held before the Planning Commission to review this permit. At said hearing, the Planning Commission may add additional conditions, or recommend enforcement actions, or revoke the permit entirely, as necessary to ensure compliance with the Municipal Code, and to provide for the health, safety, and general welfare of the City. The applicant shall reimburse the City for all costs associated with gaining compliance with the original conditions of approval.
43. In the event that any Condition of Approval imposing a fee, exaction, dedication or other mitigation measure is challenged by Applicant/Owner/Permittee in an action filed in a court of law or threatened to be filed therein which action is brought within the time period provided by law, this approval shall be suspended pending dismissal of such action, the expiration of the limitation period applicable to such action, or final resolution of such action. If any Condition of Approval is invalidated by a court of law, the entire project shall be reviewed by the City and substitute Conditions of Approval may be imposed.
44. The owner/applicant ("Owner") hereby agrees to defend, indemnify and hold harmless the City, its officers, employees, agents, consultants and independent contractors ("City's Agents") from any claim, action or proceeding ("Claims") against the City and the City's Agents to attack, review, set aside, void or annul, in whole or in part, the City's approval of the Development Plan and Coastal Development Permit (the "Project"), or any condition attached thereto, or any proceedings, acts or determinations taken, done or made prior to the approval that were part of the approval process. Owner further agrees to indemnify and hold harmless the City and the City's Agents from any award of attorneys' fees or court costs made in connection with any Claim. Owner further agrees to pay any and all City costs, permits, attorneys' fees, engineering fees, license fees and taxes arising out of or concerning the Project, whether incurred prior to or subsequent to the date of approval and that the City's costs shall be reimbursed prior to this approval becoming valid. These commitments of defense and indemnification are material conditions of the approval of the Project. Nothing contained in this condition shall prevent the City or the City's Agents from independently defending any Claim. If the City or the City's Agents decide to independently defend a Claim, the City and the City's Agents shall bear their own attorneys' fees, expenses and costs of that independent defense.
45. Written authorization to proceed and consent to conditions of approval by the legal owner of the property shall be provided to the City prior to building permit issuance.

SPECIAL DISTRICT CONDITION LETTERS

46. Compliance with the attached Departmental and District letters is required as follows:
- a. Carpinteria Sanitary District, dated July 13, 2022,
 - b. Santa Barbara County Air Pollution Control District, dated June 15, 2022,
 - c. City of Carpinteria Public Works Department, dated July 18, 2022,
 - d. Carpinteria-Summerland Fire Protection District, dated August 2, 2022,
 - e. Carpinteria Valley Water District- Intent to Serve Letter, updated September 12, 2024, and
 - f. Carpinteria Valley Water District- Condition Letter, updated September 12, 2024.

Approved by the Planning Commission on October 7, 2024.

I HAVE READ AND UNDERSTOOD, AND I WILL COMPLY
WITH ALL ABOVE STATED CONDITIONS OF THIS PERMIT.

Applicant/Property Owner

Date



CARPINTERIA
Sanitary District

5300 Sixth Street
Carpinteria, CA 93013

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

July 13, 2022

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

Subject: Project No. 22-2162-DP/CDP/ARB
4818 Dorrance Way (APN 003-440-013)
Applicant: John Howard
Agent: Dylan Chappell

RECEIVED

JUN 16 2022

Dear Ms. Souter:

CITY OF CARPINTERIA

Thank you for the opportunity to provide comments on the subject project. The Carpinteria Sanitary District (District) has reviewed the proposed project plans received on June 10, 2022 for the construction of a new single-family residence. The District recommends that the following conditions be incorporated into the review/approval process to address sewer system improvements:

- A sewer construction permit from the District is required for any and all work on the sewer lateral serving the proposed project. The permit shall be procured and the applicable fees paid prior to the issuance of a Sewer Construction Permit. The applicant shall submit a detailed site/utility plan to the District showing any existing utilities, proposed sewer connections, alterations or additions. The applicant may contact the District for information on any existing public sewer facilities fronting the project site. Any sewer improvements shall conform to approved District construction standards for materials and methods.
- During the construction phase, it is the applicant's and contractor's responsibility to notify the District of any sewer improvements or modifications not noted on the approved plans. All sewer construction work shall be inspected and tested by the District prior to placing trench backfill and final acceptance.
- A Development Impact Fee (DIF) shall be paid to the District for each newly constructed "equivalent dwelling unit" (EDU). Beginning July 1, 2022, the DIF will be **\$6,230** per EDU, but impact fees will be based on the Board approved fees at the time a permit is issued. Per the proposed plans submitted on June 10, 2022, a DIF

July 13, 2022
Page 2

for one EDU will be due at the time the sewer construction permit is issued by the District.

- District Sewer Service Charges (SSC's) are collected through the County of Santa Barbara property tax rolls on an annual basis. Beginning July 1, 2022 SSC per EDU will be **\$754.72**. Prior to obtaining a Certificate of Occupancy, the applicant shall pay District applicable SSC's due for the period between building occupancy and the following June 30th. SSC charges are determined by the District Administrator when occupancy is about to be issued.

If you have any questions regarding the comments provided by the District, please call me at (805) 684-7214, ext. 113.

Sincerely,

Lance Lawhon
Engineering Technician

cc: John Howard
Dylan Chappell



air pollution control district
SANTA BARBARA COUNTY

June 15, 2022

Sent Via Email: SyndiS@ci.carpinteria.ca.us

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

Re: Santa Barbara County Air Pollution Control District Suggested Conditions for Howard New SFR, 22-2162-DP/CDP/ARB

Dear Syndi Souter:

The Santa Barbara County Air Pollution Control District (District) has reviewed the referenced project, which consists of the construction of a new 2,031 square foot (SF) two-story, single-family residence and detached 512 SF garage with a 446 SF workshop above on a vacant lot. The project includes 40 cubic yards (CY) of cut, 35 CY of fill, and 5 CY of export. The subject property, a 5,471 SF parcel zoned PRD-20 and identified in the Assessor Parcel Map Book as APN 003-440-013, is located at 4818 Dorrance Way in the City of Carpinteria.

The proposed project is subject to the following regulatory requirements that should be included as conditions of approval in the applicable land use permit:

1. All portable diesel-fired construction engines rated at 50 brake horsepower or greater must have either statewide Portable Equipment Registration Program (PERP) certificates or District permits prior to grading/building permit issuance. Construction engines with PERP certificates are exempt from the District permit, provided they will be on-site for less than 12 months. *If a District permit is required, proof of receipt of the District permits shall be submitted by the applicant to planning staff. The District permit process can take several months. To avoid delay, the applicant is encouraged to submit their Authority to Construct permit application to the District as soon as possible, see www.ourair.org/permit-applications to download the necessary permit application(s).*
2. The application of architectural coatings, such as paints, primers, and sealers that are applied to buildings or stationary structures, shall comply with District Rule 323.1, *Architectural Coatings* that places limits on the VOC-content of coating products.

In addition, the District recommends that the following best practices be considered for inclusion as conditions of approval, in the interest of reducing emissions of greenhouse gases:

1. At a minimum, prior to occupancy, any feasible greenhouse gas reduction measures from the following sector-based list should be applied to the project:
 - Energy use (energy efficiency, renewable energy)
 - Water conservation (improved practices and equipment, landscaping)

June 15, 2022

Page 2

- Architectural features (green building practices, cool roofs)
- Electric Vehicle Infrastructure (EV charger installation, installation of pre-wiring for future EV chargers)
- For additional information on greenhouse gas mitigation and potential strategies, see www.ourair.org/ghgmitigation-sbc.

If you or the project applicant have any questions regarding these comments, please feel free to contact me at (805) 979-8336 or via email at HamiltonT@SBCAPCD.org.

Sincerely,

Ted Hamilton-Rolle

Ted Hamilton,
Air Quality Specialist
Planning Division

cc: Planning Chron File

CITY OF CARPINTERIA, CALIFORNIA



Public Works Department Memorandum

To: Syndi Souter, Associate Planner
Community Development Department

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

From: Jason Dane, Engineering Technician

Date: July 18, 2022

Subject: 4818 Dorrance Way, Project No. 22-2162-DP/CDP/ARB

The Public Works Department has reviewed the project submittal dated June 10, 2022, and has the following conditions of approval:

CONDITIONS OF APPROVAL

1. An Engineering Permit shall be obtained from the City Engineer for proposed onsite grading and any improvements or other encroachment work within the public right-of-way.
2. An inspection deposit and plan check deposit for the Engineering Permit will be determined based on the estimated construction cost of the work being performed, as shown on the current fee schedule.
3. Any person obtaining a permit to erect, construct, place or replace or relocate a building, structure or dwelling, or to enlarge or make additions thereto in excess of six hundred fifty square feet shall, at his expense, provide for the plans and construction of curbs, gutters, sidewalks, driveway approaches, base paving, barricades, catch basins and drainpipes along all street and alley frontages in accordance with the green book standard plans and specifications for public works construction, in accordance with Chapter 15.16 of the Carpinteria Municipal Code.
4. A proportional share of Five Thousand One Hundred Three Dollars (\$5,103) for the cost of the property frontage improvements including mountable curb and gutter and driveway approach for the City of Carpinteria's 2022 Pavement Rehabilitation Project shall be paid prior to the issuance of a Certificate of Occupancy.
5. All improvements within the public right-of-way shall be completed to the satisfaction of the City Engineer prior to the issuance of a Certificate of Occupancy.

6. Record drawings or as-built plans shall be submitted to the City Engineer at time of final inspection for all work covered by an Engineering Permit. The record drawings or as-built plans shall be the original construction tracings or permanent mylar copies of a quality acceptable by the City Engineer.
7. A Transportation Permit shall be obtained from the City Engineer for operating or moving any vehicle or combination of vehicles or special mobile equipment in any of the acts as listed in Carpinteria Municipal Code Section 12.12.010.
8. All new and existing utility services shall be installed underground from the closest point of connection or utility pole and completed prior to any paving required for the project. No new utility poles shall be installed.
9. Stormwater control plans shall be in conformance with the County of Santa Barbara Technical Guide for Low Impact Development.
10. A Maintenance Agreement for permanent stormwater quality best management practices shall be submitted to the City Engineer for review and approval. The Maintenance Agreement shall include, at minimum, the following elements: (1) Operations and Maintenance Plan; (2) Legal description and plat of property; (3) Site plan of all permanent stormwater quality best management practices; (4) Property owner's printed name, signature, and date of signing; and (5) Notary public acknowledgement.
11. Construction and demolition debris generated shall be reported in conformance with the Construction and Demolition Debris Recycling Program. Sixty-five percent (65%) or more of all construction and demolition debris shall be diverted from the landfill. The Construction and Demolition Debris Recycling Program forms shall be completed and submitted to the City Engineer prior to the issuance of a Certificate of Occupancy.
12. Construction and demolition debris shall be separated on site into reuse, recycling, or disposal. Separate bins or containers for recycling of construction and demolition debris shall be provided on site.
13. Self-hauled disposal receipts from transfer stations shall be submitted to the City Engineer prior to the issuance of a Certificate of Occupancy.
14. Any self-hauled construction and demolition debris shall be reported in writing to the City Engineer. A contract waste hauler may be allowed for disposal of construction and demolition debris subject to the approval of the City Engineer.

End of Comments



CARPINTERIA~SUMMERLAND FIRE PROTECTION DISTRICT

4818 Dorrance Way Carpinteria CA 93013, New 1,895 SQFT SFD & 880 detached garage/workshop, Yes

Location	34.396987, -119.524435
Status	 Planning Completed
Submittal Date:	June 16, 2022
Address/Location:	4818 Dorrance Way Carpinteria CA 93013
APN:	003-440-013
Number of stories:	2
Comments:	New 1,895 SQFT SFD & 880 detached garage/workshop
Submittal Type:	Planning
Applicant:	Dylan Chappell
Address	Po Box 8291 Mammoth Lakes CA 93546
Phone Number:	805-205-4760
Email:	dylan@dylanchappell.com
Fire Protection Systems Existing or Required	Yes

Planning/Conceptual Design

Date Plan Review Completed:	August 2, 2022
Permit Number:	22-2162-DP/CDP/ARB
Planner:	Syndi Souter
Submittal Type:	Demo, New Construction
Description:	New Main House&Garage/workshop.
Plans Checked By:	Todd Jenkins
Invoiced	Yes
Items Invoiced:	
Invoices Paid	Yes

Project Conditions

All work shall be done per current applicable CFC and CSFPD ordinance and standards.

"Community First"

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



CARPINTERIA~SUMMERLAND FIRE PROTECTION DISTRICT

Access and Identification

All required access ways (public or private) shall be installed and made serviceable prior to vertical construction or stacking of lumber for construction of combustible materials., Building address numbers shall be visible from the street. Numbers shall be a minimum 4" high 1" stroke on a contrasting background for residential structures. 8" high 2" stroke minimum on commercial structures.

Water Requirements

Fire Protection Systems

All new buildings and structures shall be protected by an approved automatic fire sprinkler system. , Prior to installation plans for the proposed fire sprinkler system shall be designed by a qualified person and submitted to this office for approval., Smoke detectors and carbon monoxide alarms must be installed in all residences in accordance with the current National Electric Code Per the provisions of the California Building and Fire Codes.

Additional Requirements

Fees

PURSUANT to County ordinance Chapter 15 & Carpinteria Municipal Code Chapter 8.26 Section 8.26.030 - Imposition of fire protection mitigation fees: The applicant will be required to pay a fee for the purpose of mitigating the increased fire protection needs generated by the development. The amount of the fee is as follows:, A. Estate Single Family Residential Development. A fee of \$2265.92 per Dwelling Unit plus an additional \$0.521 per square foot beyond 2700 square feet of floor space will be assessed on all Estate Single Family Residential development.

Checks shall be made payable to: Carpinteria-Summerland Fire Protection District (CSFPD) and delivered to Fire District Headquarters at 1140 Eugenia Place, Suite A Carpinteria, California 93013. Money orders and cashiers' checks will be accepted. Credit and debit cards can be used online. The link can be found at Carpfire.org Note: Cash payment will not be accepted. PLEASE NOTE: The conditions that are checked apply to this project as currently described. Future changes including, but not limited, to further division intensification of use or increase in hazard classification, may require additional conditions in order to comply with applicable development standards in effect at the time of the change. If you have questions please do not hesitate to contact this office at (805) 684-4591.

"Community First"

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



CARPINTERIA ~ SUMMERLAND FIRE PROTECTION DISTRICT

Inspector's Signature:

Signed 8/2/2022, 6:14:16 PM UTC

"Community First"

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



Carpinteria Valley Water District

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

September 12, 2024

John H. Howard
4818 Dorrance Way
Carpinteria, CA 93013

SUBJECT: Request for Intent to Serve Letter re proposed project at 4818 Dorrance Way (the "Project")

Dear Applicant,

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

The Project is for a new 1,895 square-foot two story single-family dwelling and a detached 471 square-foot two-car garage with a 408 square-foot workshop above on a property with an existing $\frac{3}{4}$ " water meter.

Permit #: 22-2162-DP/CDP/ARB

While the District currently has sufficient water to supply the Project's proposed use, it is important to note that the District has declared a Stage 3 Drought Emergency (see Ordinance 22-1, www.cvwd.net), which remains in effect. As a result, while there are currently meters available to service the Project, the District will continue to monitor its water supply, and may be forced to consider declaring more severe stages of drought or imposing further water restrictions or a moratorium on new and/or expanded connections.

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

1. If the intensity of the proposed use increases, this letter is void and you will need to file a new request for an "Intent to Serve" letter. Subsequent issuance of a new Intent to Serve letter is not assured.
2. This letter is only valid for the Subject Project.
3. You must obtain all permits and approvals for the Project as required by local, state and federal law.
4. This "Intent to Serve" letter is conditional upon, and shall not be in force or effect until, the Project receives final approval from the applicable land use agency.
5. Upon the expiration of any land use and or building permits for the Project, this "Intent to Serve" confirmation shall be void and you shall be required to submit a new request for confirmation of

the District's intent to serve the Project, which shall be subject to any drought conditions, restrictions and/or moratoriums then in effect.

6. If new meters are required for the Project, issuance of said meters shall be subject to applicable fees, including, but not limited to, Capital Cost Recovery fees, Construction costs and other related costs, and Water Supply Impact fees.
7. The District reserves the right to participate in or comment on any analysis or review of the Project performed by any agency under the California Environmental Quality Act (CEQA), even if said participation or comment may detrimentally impact the resulting CEQA review or analysis. This letter does not constitute analysis or approval under CEQA.
8. You must renew this letter annually after the date of this letter to keep the District apprised of Project status and developments.
9. This letter has a Project specific Conditions Letter attached that will be considered to be included in the conditions above.

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

Very truly yours,
Carpinteria Valley Water District



Spencer Seale
Associate Engineer

cc: TCM to account
Brian King, District Engineer



Carpinteria Valley Water District

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

September 12, 2024

John H. Howard
4818 Dorrance Way
Carpinteria, CA 93013

**SUBJECT: 4818 DORRANCE WAY; APN 003-440-013; ACCOUNT NUMBER 03-030557-09;
PROJECT NUMBER 22-2162-DP/CDP/ARB; NEW SFD, DETACHED TWO-CAR
GARAGE AND WORKSHOP;
CONDITION LETTER**

To Whom It May Concern,

Please be advised, this parcel is within the jurisdiction of Carpinteria Valley Water District and therefore is entitled to District water service in accordance with District Rules and Regulations. Currently the District is in a Stage 3 Drought Emergency; for more information on Ordinance 22-1, please visit the District website www.cvwd.net. This letter is good for one year from the date of the letter.

The subject property is currently served by a 3/4" residential water meter. Based on the plans dated March 11, 2024, and fire flow demand of 32 gpm, the District has the following conditions:

- Include the District on the City's building permit issuance and final sign off routing sheets.
- A reduced-pressure principle (RP) backflow assembly must be installed at the water meter per District standard W-115-01, attached. Any deviations from the standard detail must be approved by the District prior to installation. The backflow assembly must have a passing initial test submitted by a certified backflow tester before final sign off by the District. The backflow assembly will be added to the District's Cross-Connection Control Program and will require annual testing thereafter. All installation and testing fees are the responsibility of the owner. The owner is responsible for meeting all fire code requirements on the fire sprinkler system.
- Fire sprinkler demand calculations should consider the pressure loss across the backflow device to be installed at the water meter.
- If the fire sprinkler demand calculations exceed 32 gpm the owner will be required to upsize their water meter and pay all required fees and deposits.
- The backflow assembly cannot be located within a path of travel.
- Update the plans to show the required backflow assembly at the water meter.

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

If you have any questions, please feel free to contact me at danielle@cvwd.net or 805-684-2816x121.

Very truly yours,
Carpinteria Valley Water District

A handwritten signature in dark ink, appearing to read "Spencer Seale". The signature is fluid and cursive, with the first name "Spencer" being more prominent than the last name "Seale".

Spencer Seale
Associate Engineer

cc: TCM to account
Brian King, District Engineer

Attachment B
Minutes from the March 16, 2023 and May 16, 2024
ARB Meetings

Howard New Residence Time Extension
Project 22-2162-DP/CDP/ARB/TEX

October 7, 2024

Planner: Syndi Souter

Request of Dylan Chappell, architect, for Greg Lee, to consider Project 22-2159-ARB/CDP for final review of a request to construct a new 528 square-foot attached two-car garage and a 156 square-foot addition at the rear of an existing single-family residence. The project would include a 1,207 square-foot interior remodel, new doors, new windows, and new exterior shingle siding. An existing 323 square-foot carport would be demolished. The property is a 35,719 square foot parcel zoned Single Family Residential (20-R-1) and shown as APN 003-370-007, addressed as 501 Concha Loma Drive.

No ex parte communications were disclosed.

Syndi Souter summarized the changes to the project since the preliminary review which included a larger addition at the rear of the residence and a hip roof over the proposed garage.

Dylan Chappell, architect, confirmed for Boardmember Johnson that there were not any other changes to the project since the preliminary review. Boardmember O'Connor asked if the driveway would be widened to access the new garage, and asked if there would be one or two garage doors for clarification between the floor plan and elevations. Mr. Chappell responded that the driveway would need to be reconfigured for better access and that the garage would have two doors.

Public Comment: None

Boardmember Discussion:

Boardmember Blakemore began the discussion by suggesting that some of the existing pavers could be relocated to accommodate the driveway reconfiguration while also narrowing the wide apron at the street. Overall, she liked the project and thought it looked great.

Boardmember Stein shared that he agreed with the prior comments and he liked the hip roof over the garage and the addition to the rear.

Boardmember Johnson agreed with the other Boardmembers' comments.

ACTION: Motion by Boardmember Johnson, seconded by Boardmember Blakemore, to recommend final approval to the Community Development Director with the following comments:

- Correct the elevation drawing to show two single garage doors on the front of the garage, and
- Reconfigure the driveway for better access to the garage.

VOTE: 4-0

- 3) Project: Howard New Residence, Project 22-2162-DP/CDP/ARB
Address: 4818 Dorrance Way
Applicant: Dylan Chappell, architect, for John Howard
Planner: Syndi Souter

Request of Dylan Chappell, architect, for John Howard, to consider Project 22-2162-DP/CDP/ARB for preliminary review of a request to construct a new 2,197 square-foot two-story

single-family residence and a detached 512 square-foot two-car garage with a 446 square-foot workshop above on a vacant lot. The project would include new landscaping and hardscape. The property is a 5,471 square foot parcel zoned Planned Residential Development (PRD-20) and shown as APN 003-440-013, addressed as 4818 Dorrance Way.

No ex parte communications were disclosed.

Syndi Souter described the project, including the modification request that would allow the front porch and a small portion of ground floor habitable space to be located in the front yard setback, the raised foundation to mitigate potential sea level rise impacts to the residence in the future, and the provisions to protect and preserve the existing oak tree on site. Boardmember Stein asked about the front setbacks of other homes in the area, and staff responded that most of the newer homes are set back at least 20-feet from the front property line but that many older homes are located closer to the street. Boardmember Stein also commented that the raised foundation was preferred over a filled pad to raise the finished floor for flood protection purposes. Boardmember Blakemore asked about the proposed pea gravel in the street right-of-way, and staff responded that Public Works would most likely require a different material, such as a rolled curb with stabilized decomposed granite, in that location. Boardmember Johnson asked if there was a hardship for the request for the modification, and staff replied that one of the three modification findings would need to be made. Boardmember O'Connor asked about the structures on the property to the north of the site, and staff replied that an apartment building was located on that parcel.

Dylan Chappell, project architect, used the aerial photo to explain to the Board where the oak tree sits in relation to the proposed front porch. He went on to show the Board the other homes in the neighborhood that are closer to the street and the newer homes that are set back less than 30-feet from the street centerline. He described that the workshop above the garage is set back an additional 5-feet, for a total separation of 15-feet between the workshop and the adjacent apartment building. He described the lot as a long, narrow lot, that would allow additional guest parking in the driveway. He described that the property was not required to have a raised foundation at this time, but that the owner wanted to plan for the future. He added that the heights of the story poles and the heights on the plans were measured from the existing grade.

Public Comment: None

Boardmember Discussion:

Boardmember Johnson asked Mr. Chappell about the back-up distance between the garage and residence, and how the planter would impact function. Mr. Chappell replied that the planter should be narrowed by a couple feet for better functionality. Boardmember Johnson then confirmed the various plate heights for the proposed structures and stories, and asked about the workshop eave encroaching into the solar access plane. Staff responded that the encroachment was minimal, and was not anticipated to create an impact on the neighboring property.

Boardmember O'Connor commented that he liked the long driveway with the garage in back, and asked for clarification on the proposed material for the driveway. Mr. Chappell confirmed that the driveway material would be permeable pavers as shown on the landscaping plan.

Boardmember Blakemore shared that she thought the location of the chimney on the cantilevered portion of the workshop looked awkward. She went on to comment that taller plants could be

incorporated into the planter at the rear of the residence, and that pea gravel would be a better choice instead of the grass planter strips between the pavers in front. She added that she likes the project and that she can support the modification request because they are designing the project around the oak tree and the design is comparable to other homes in the area.

Boardmember Stein began his comments by stating that he did not have a problem with the front yard setback encroachment, and could support the modification request. He agreed with Boardmember Blakemore about the pea gravel in the planter strips. He added that he thought the garage looked whimsical, that he was okay with the fireplace, and would like to see the project move forward.

Boardmember Johnson questioned the size of the workshop and amount of overhang over the garage, applauded the outdoor open space on the roof for the workshop, and suggested the size of the workshop could be reduced to minimize the amount of cantilevered space over the garage to reduce the “earthquake effect” of the second story. He suggested a metal stack chimney instead of a stone chimney for the workshop, and liked the stone veneer around the base of the residence and garage. He suggested a “Hollywood driveway” (aka ribbon driveway) with a planter or different materials in the center to break up the monolithic look of the driveway. He commented that the project design does not provide a lot of outdoor living space, and that a cupola could be added to break up the long roof ridge on the house.

ACTION: Motion by Boardmember Stein, seconded by Boardmember Johnson, to recommend preliminary approval to the Planning Commission with the following comments:

- The Board can support the modification request for the reduced front yard setback,
- Praised the use of a raised foundation, and
- A black metal stack should be used for the garage chimney.

VOTE: 4-0

- 4) Project: The Spot Restaurant New Covered Patio, Project 22-2164-DPR/CDP
Address: 389 Linden Avenue
Applicant: Jaime Parga, agent for Jesse Bustillos
Planner: Marysol Smith

Request of Jaime Parga, agent for Jesse Bustillos, to consider Project 22-2164-DPR/CDP for preliminary review of request to construct a new 1,085 square foot covered outdoor dining patio to replace the previously existing detached dining room structure. The project would also include new hardscape and landscaping. The property is a 19,166 square foot parcel zoned Commercial Planned Development (CPD) and shown as APN 003-440-011, addressed as 389 Linden Avenue.

No ex parte communications were disclosed.

Marysol Smith described the revised project, explaining the differences and similarities in the proposal as compared to the last iteration previously reviewed and approved by the Board. Staff also reviewed the project’s consistency with applicable design policies and topics for the board to discuss.

Jaime Parga, Parga Construction, and Travis Rodriguez, Villafana Engineering, presented the updated project:

ACTION MINUTES

The meeting was called to order at 5:30 p.m. by Chair Stein.

ROLL CALL

Boardmembers present: Brad Stein, Chair
Amy Blakemore, Vice Chair
Richard Johnson
Richard Little
Patrick O'Connor

Boardmembers absent: None

OTHERS PRESENT: Approximately 8 members of the public were in attendance.

PUBLIC COMMENT: None

PROJECT REVIEW

1) Project: Howard New Residence, Project 22-2162-DP/CDP/ARB
Address: 4818 Dorrance Way
Applicant: Dylan Chappell, architect, for John Howard
Planner: Syndi Souter

Request of Dylan Chappell, architect, for John Howard, to consider Project 22-2162-DP/CDP/ARB for final review of a request to construct a new 2,197 square-foot two-story single-family residence and a detached 512 square-foot two-car garage with a 446 square-foot workshop above on a vacant lot. The project would include new landscaping and hardscape. The property is a 5,471 square foot parcel zoned Planned Residential Development (PRD-20) and shown as APN 003-440-013, addressed as 4818 Dorrance Way

Ex Parte Communications Disclosure: None

Staff Comments:

Syndi Souter provided a presentation and described the updates to the project in response to the ARB's preliminary review comments, including: narrowing the rear planter; removal of the chimneys on the residence and workshop; entry planter grass replaced with pea gravel, and modification of the driveway to add a ribbon of pea gravel and groundcover plantings. Syndi also described additional changes to the project, including: moving the front fence away from the property line to add additional planting area, eliminating the stone veneer at the base of the front porch; eliminating bedroom #3 rear window; narrowing of the rear porch steps, and changing the exterior color from gray to brown. Syndi concluded her presentation by requesting the Board's comments on:

- Revised landscaping/hardscape plan;
- Siding color change;
- Confirming the proposed light fixtures are appropriate, and
- Overall architectural style, details, and materials.

Applicant Comments:

Dylan Chappell, architect, answered questions from Boardmember Johnson as to reasons for the changes to the plans that were not directly related to the Board's previous comments. Dylan explained that the stone veneer was removed to accommodate flood venting if required in the future. He further explained that the chimneys were removed because wood burning fireplaces are no longer allowed so the fireplaces will be natural gas with direct venting; the color change was an owner preference; and the second-floor bedroom window was eliminated to allow for furniture placement and so there would not be a direct view of the garage.

Public Comments: NoneBoardmember Discussion:

Boardmember O'Connor commented that it is going to be a nice project.

Boardmember Little commented that he liked the elimination of the chimneys.

Boardmember Johnson commented that the standing seam roof should have a spacing of 16 inches - 18 inches between seams (not 24 inches or wider) and recommended one (1) 2.5 watt - 3.5 watt LED bulb for each exterior light fixture.

Boardmember Blakemore confirmed that no landscape lighting was proposed and appreciated the changes in response to the ARB's preliminary comments. She preferred the previously proposed gray exterior color but indicated that the proposed brown color was acceptable.

Chair Stein expressed his overall support for the project.

ACTION: Motion by Boardmember Blakemore, seconded by Boardmember O'Connor, to recommend Final approval with conditions that roof seams be spaced 16 - 18 inches and one LED bulb per light fixture of 2.5 watt - 3.5 watts.

VOTE: 5-0

- 2) Project: Mayer Residence Remodel & Additions, Project 22-2183-CUP/CDP/ARB
Address: 5557 Calle Arena
Applicant: 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 continued preliminary 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.

Attachment C
Previously-Accepted CEQA Notice of Exemption

Howard New Residence Time Extension
Project 22-2162-DP/CDP/ARB/TEX

October 7, 2024

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk

County of: Santa Barbara

105 East Anapamu Street

Santa Barbara, CA 93101

From: (Public Agency): City of Carpinteria

5775 Carpinteria Avenue

Carpinteria, CA 93013

(Address)

Project Title: Howard New Residence

Project Applicant: Dylan Chappell, Chappell Architecture

Project Location - Specific:

4818 Dorrance Way, Carpinteria, CA 93013 (APN 003-440-013)

Project Location - City: Carpinteria

Project Location - County: Santa Barbara

Description of Nature, Purpose and Beneficiaries of Project:

The proposed project would allow the construction of a new 2,197 square-foot two-story single-family residence and a detached 512 square-foot two-car garage with a 446 square-foot workshop above on a vacant lot.

Name of Public Agency Approving Project: City of Carpinteria

Name of Person or Agency Carrying Out Project: John Howard, property owner

Exempt Status: (check one):

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☒ Categorical Exemption. State type and section number: §15303(a)(e), §15304(b)(c)(f), & §15332
- ☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:

The project includes only the construction of a new SFD & accessory building with grading and landscaping, wherein the project is consistent with the City's GP/LCP & Zoning Code, is within city limits on a project site of no more than five acres substantially surrounded by urban uses, and the project site has no value as habitat for endangered, rare or threatened species. Approval of the project would not result in any significant effects.

Lead Agency

Contact Person: Syndi Souter, Associate Planner Area Code/Telephone/Extension: (805) 755-4405

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? ☐ Yes ☐ No

Signature: Syndi Souter Date: 9/5/2023 Title: Associate Planner

☒ Signed by Lead Agency ☐ Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____

Attachment D
Time Extension Request Letter

Howard New Residence Time Extension
Project 22-2162-DP/CDP/ARB/TEX

October 7, 2024

Aug 27, 2024



Extension Request
4818 Dorrance
Carpinteria Cs, 93013
#22-2162-DP/CDP/ARB

Hi Syndi,

We would like to request an extension to our Development Plan and Coastal Development permit. I believe the building department has approved our plans and there is just final paperwork finishing up. Please let me know if you have any questions.

Best Regards,

A handwritten signature in blue ink, appearing to be "Dylan Chappell", with a stylized, looped design.

Dylan Chappell, NCARB

Architect

Attachment E
Previously-Adopted Resolution No. PC-23-007

Howard New Residence Time Extension
Project 22-2162-DP/CDP/ARB/TEX

October 7, 2024

RESOLUTION NO. PC-23-007

**A RESOLUTION OF THE CITY OF CARPINTERIA PLANNING COMMISSION
APPROVING A DEVELOPMENT PLAN AND COASTAL DEVELOPMENT
PERMIT FOR PROJECT 22-2162-DP/CDP/ARB FOR THE CONSTRUCTION
OF A NEW SINGLE-FAMILY RESIDENCE AND A DETACHED GARAGE
WITH A WORKSHOP ABOVE. THE PROJECT IS LOCATED AT 4818
DORRANCE WAY (APN 003-440-013), REQUESTED BY DYLAN CHAPPELL.**

WHEREAS, the Carpinteria Planning Commission has considered an application for a Development Plan and Coastal Development Permit filed by Dylan Chappell, Architect, on behalf of John Howard on June 9, 2022, to construct a new 2,197 square-foot two-story single-family residence and a detached 512 square-foot two-car garage with a 446 square-foot workshop above on a vacant lot; and

WHEREAS, the application was subsequently deemed complete and accepted by the City as being consistent with the applicable submittal requirements on December 28, 2022; and

WHEREAS, the City of Carpinteria Architectural Review Board considered the proposed project at their March 16, 2023 meeting, wherein the project was recommended for preliminary approval; and

WHEREAS, the Planning Commission has conducted a noticed public hearing and received evidence regarding the application for the Development Plan and Coastal Development Permit; and

WHEREAS, the Planning Commission has considered a request for a modification of the zoning district requirements for the front yard setback as specified in Chapter 14.14.060.1; and

WHEREAS, the project is categorically exempt from the California Environmental Quality Act under Guidelines Sections 15303(a) and (e) (new construction or conversion of small structures); 15304(b), (c), and (f) (minor alterations to land); and 15332 (in-fill development projects); and

WHEREAS, the Planning Commission has reviewed the policies of the General Plan/Coastal Land Use Plan and the Zoning Code standards that are relevant to the project.

NOW THEREFORE, THE PLANNING COMMISSION HEREBY RESOLVES AS FOLLOWS:

1. The Development Plan, including a Modification to the PRD front setback requirement, and Coastal Development Permit are approved, making the Findings for approval outlined in Exhibit 1;

2. The Notice of Exemption prepared for the project is accepted as having satisfied the requirements of CEQA; and
3. The Development Plan and Coastal Development Permit consistent with the plans shown in Exhibit 2 are approved subject to the project conditions of approval set forth in Exhibit 3.

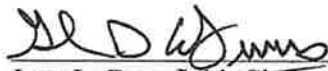
PASSED, APPROVED AND ADOPTED this 5th day of September 2023, by the following called vote:

AYES: Commissioners: Allen, LaFevers, Moyer and Salant

NOES: Commissioner(s): None

ABSENT: Commissioner(s): None

ABSTAIN: Commissioner(s): Benefield



Jane L. Benefield, Chair

Glenn LaFevers, Vice-Chair

ATTEST:



Nick Bobroff, Secretary

I hereby certify that the foregoing Resolution was duly and regularly introduced and adopted at a regular meeting of the Planning Commission of the City of Carpinteria held the 5th day of September 2023.

Attachment A
Exhibit 1:
Findings for Approval

Howard New Residence
22-2162-DP/CDP/ARB

September 5, 2023

**ATTACHMENT A
EXHIBIT 1: FINDINGS FOR APPROVAL**

**CITY OF CARPINTERIA PLANNING COMMISSION HEARING
PROJECT NO. 22-2162-DP/CDP/ARB
SEPTEMBER 5, 2023**

**HOWARD NEW RESIDENCE
4818 DORRANCE WAY
REQUESTED BY DYLAN CHAPPELL**

**FINDINGS PURSUANT TO GOVERNMENT CODE, LOCAL COASTAL PLAN,
GENERAL PLAN, AND TITLE 14 OF THE CARPINTERIA MUNICIPAL CODE**

1.0 Administrative Findings

The Planning Commission hereby incorporates by reference as though set forth in full all Community Development Department staff reports and attachments thereto presented to the Planning Commission and all comments made or received either orally or in writing at the public hearings on this project.

1.1 Procedures

Pursuant to the California Coastal Act, the Administrative Regulations of the California Coastal Commission and the City's Local Coastal Program, it has been found that the process for public review of the subject Development Plan and Local Coastal Development Permit has been properly conducted as follows:

- a. An application for a Development Plan and Coastal Development Permit was submitted on June 9, 2022, and deemed complete and accepted by the City as being consistent with the applicable submittal requirements on December 28, 2022. Said application and all related material have been available for public review at City offices since the date of submittal.
- b. The application has been evaluated and found to conform to the applicable zone district and to be consistent with the City's Local Coastal Program Land Use Plan, the Interpretive Guidelines of the Coastal Commission and the California Coastal Act.
- c. The project has been reviewed by the City's Architectural Review Board at a duly noticed public meeting which included, but is not limited to, mailed notice to all property owners within 300 feet and occupants within 100 feet of the subject property.

- d. The project has been reviewed by the City's Planning Commission at a duly noticed public hearing which included, but is not limited to, mailed notice to all property owners within 300 feet and all occupants within 100 feet of the subject property and publication in the local newspaper, the Coastal View News.

1.2 California Environmental Quality Act

The Planning Commission finds that the project is categorically exempt from the California Environmental Quality Act pursuant to Sections 15303(a) and (e) (new construction or conversion of small structures); 15304(b), (c), and (f) (minor alterations to land); and 15332 (in-fill development projects) of the Guidelines for the Implementation of the California Environmental Quality Act as the project includes only the construction of a new single-family dwelling, detached garage with a workshop above, and associated grading and landscaping.

1.3 Development Plan Findings

Pursuant to Carpinteria Municipal Code §14.68.030(9), the Planning Commission shall determine that all of the following criteria have been met prior to approving or approving with conditions a Development Plan:

1. *The proposed development is in conformance with the provisions of the applicable zoning district, Local Coastal Plan and implementation programs, and General Plan.*

As presented in the staff report prepared for the Planning Commission hearing of September 5, 2023, and herein incorporated by reference, the project involves the construction of a new two-story single-family dwelling and a detached garage with a workshop above on a vacant lot pursuant to Chapter 14.14, Planned Residential Development (PRD) of the City's Zoning Code. The project is in conformance with all of the applicable requirements of the Zoning District with the approval of the Modification to the front setback requirement to allow a portion of the residence and the covered front porch to encroach 13 feet into the setback. The project has also been found to be consistent with the General Plan's applicable Land Use and Community Design Element Objectives and Policies in that the project involves the construction of a new single family dwelling and an accessory structure that fits within the "small beach town" character of the neighborhood and the established surrounding development pattern relative to architectural style, overall size and scale, front setback distances, its pedestrian-scaled design and its decorative architectural elements including a covered front porch. The project has also been found to be consistent with the applicable objectives and policies of the Noise, Safety, and Housing Elements.

2. *The proposed development is sited and designed to avoid risks to life and property due to geologic, flood, or fire hazards and that the proposed density of development is consistent with these objectives.*

The subject parcel is not located within a known geologic, floodplain, or fire hazard zone. The property is not in an area presently subject to the requirements of the City's Interim Sea Level Rise Guidance document for new- or re-development, but has been identified as vulnerable to flooding from future sea level rise; as such, the project has preemptively been designed with a raised foundation with the finished floor at 3.5-feet above finished grade site to mitigate potential future flooding impacts from sea level rise. The proposed density is within the limits defined within the City's zoning district and land use designation.

3. *The proposed development will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.*

The site does not contain any environmentally sensitive habitat area nor does the project have the ability to impact fish or wildlife as it involves the construction of one new residential unit within a developed urban neighborhood, and the existing oak tree will remain. There are no known sensitive resources, native vegetation or specimen trees that would be impacted as a result of this project. Appropriate conditions of approval are included to address and avoid potential construction-related impacts to air quality, water quality, and noise.

4. *The proposed development will not conflict with any recorded easements acquired by the public at large for access through the property or use of the property or any easements granted to any public agency or required as a condition of approval.*

There are no known recorded easements on the property for public access or public utilities. No new easements are required of the project as a condition of approval. The project has been reviewed and conditionally approved by the Carpinteria-Summerland Fire Protection District, Carpinteria Sanitary District and Carpinteria Valley Water District.

5. *The proposed development will not adversely affect necessary community services and values including but not limited to traffic circulation, sewage disposal, fire protection, water supply, and police protection.*

The project does not have the potential to adversely affect these services in that these services are currently available for the surrounding residences located throughout the neighborhood. The proposed new single-family residence would not place an additional demand on community services significant enough to adversely affect the availability of these services. Agencies potentially affected by this project have been notified and have indicated an ability to serve the project.

6. *The proposed development will not be detrimental to the peace, health, safety, comfort, convenience, property values, or general welfare of the neighborhood.*

The project involves the construction of a new single-family residence and accessory structure within an urbanized, residential part of the City. The proposed structures are compatible with the surrounding development in terms of size, bulk, scale, architectural style and placement on the lot and with the City's desire to preserve and enhance the "small beach town" character of the Downtown Beach Neighborhood as noted in the staff report presented to the Planning Commission, dated September 5, 2023. The proposed Modification to the front setback requirement is consistent with other setback encroachments granted in the recent past in this part of the City and the structure would not have a negative impact on other single-story residences in the vicinity.

1.4 Development Plan Modification Findings

Pursuant to Carpinteria Municipal Code §14.50.120, in reviewing a Development Plan, the Planning Commission or City Council may consider modification of requirements of the base zoning district in which the proposed development is located, including building height, yard setback, parking, building coverage or landscaping, if it is determined that such modification is necessary to accommodate an innovative project which will result in at least one of the following public benefits:

1. *Energy efficient heating/cooling; or*
2. *Provision of affordable housing units through a mix of housing types, innovative design and construction techniques, or other means; or*
3. *Provision of a larger amount of open space or landscaping than the minimum requirements of the district.*

The residence, if constructed, would have to comply with the current California Title 24 residential building codes, which include the California Green Building Standards for energy efficient heating and cooling, among other energy efficiency and conservation measures. Therefore, the project is found to include features that allow for energy efficiency consistent with the first finding above.

The project is also required to provide a minimum of 1,094 square feet of open space/landscaping in order to meet the 20% minimum open space requirements of the base zone district. As designed, the project includes 31.8% of the total lot area as open space/landscaping (equivalent to 1,738 square feet). Most of this landscaped area is located along the Dorrance Way frontage and can be viewed as a benefit enjoyed by the public. Therefore, the project provides more than the required minimum amount of open space/landscaping and a significant amount of the landscaping would be so located near the front of the lot so as to benefit the public, consistent with the third finding above.

1.5 Coastal Development Permit Finding

Pursuant to the California Coastal Act, the Administrative Regulations of the California Coastal Commission and the City's Local Coastal Program, it has been found that the permit requested may be issued based on the following findings:

1. *The proposed development is in conformity with the City's certified Local Coastal Program.*

The project involves the construction of a new two-story single-family dwelling and a detached garage with a workshop above on a vacant lot pursuant to Chapter 14.14, Planned Residential Development of the City's Zoning Code. Based on the City's Coastal Land Use Plan (CLUP), this type of use has been anticipated.

An analysis of the project's conformity with the Objectives and Policies of the City's certified Local Coastal Program is presented in the staff report prepared for the Planning Commission hearing of September 5, 2023, and herein incorporated by reference. As discussed in the staff report, with the granting of the requested Modification to the front yard setback requirement, the project would be consistent with all of the applicable development standards of the Planned Residential Development zone district. The Land Use and Community Design Elements of the City's General Plan encourage new development that is compatible with the existing surrounding development and maintains and enhances the City's "small beach town" charm. Consistent with the applicable objectives and policies of the General Plan, the residence would be of a size, scale, architectural style, layout and placement on the lot that fits the desired vision for the Downtown Beach Neighborhood. The project has also been found to be consistent with the applicable objectives and policies of the Noise, Safety and Housing Elements of the City's General Plan/Coastal Land Use Plan. Therefore, this finding can be made.

**Attachment A
Exhibit 2:
Reduced Plan Set**

**Howard New Residence
22-2162-DP/CDP/ARB**

September 5, 2023



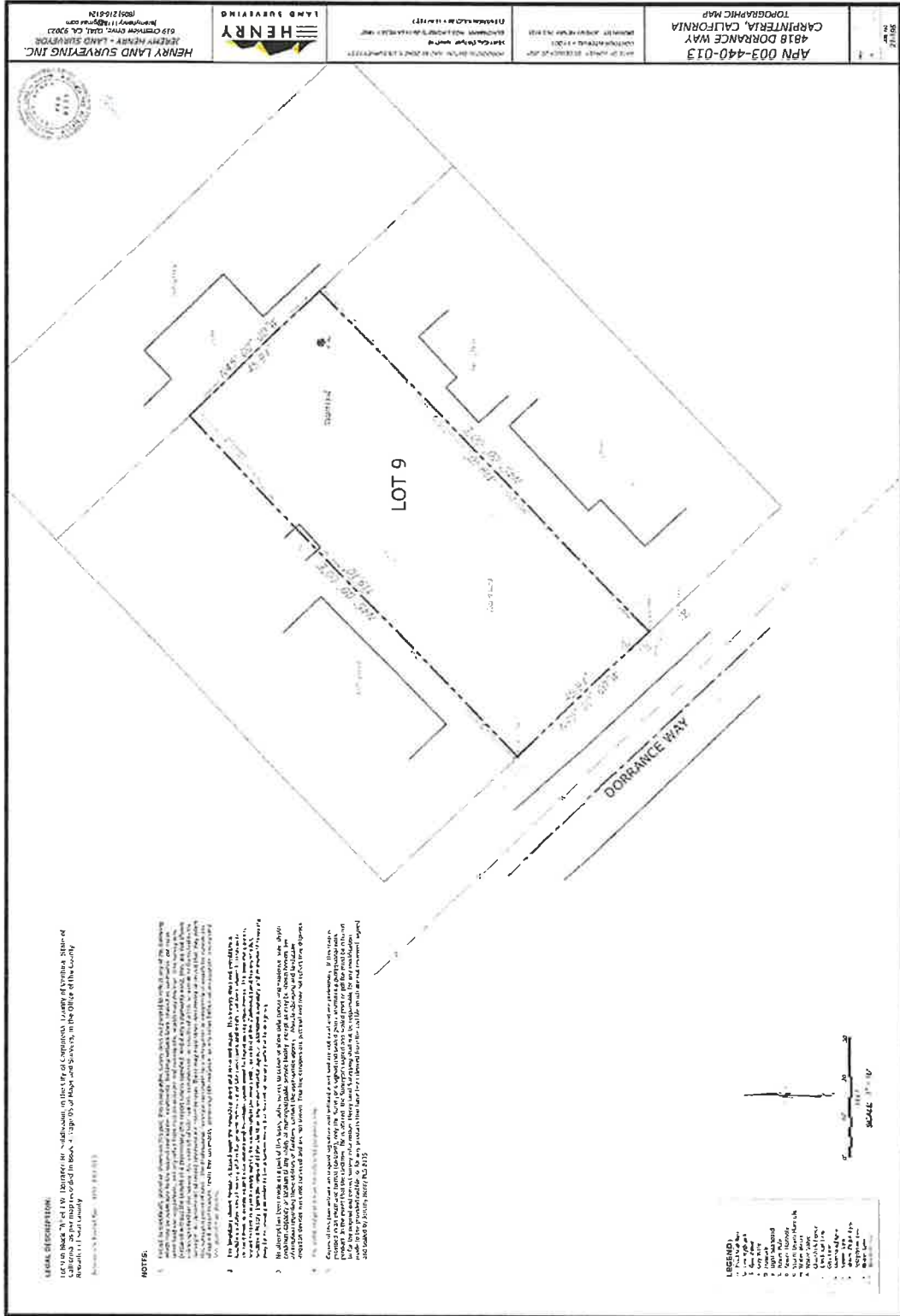


CITY CASE NUMBER
PROJECT #26-3162

4818 DORRANCE
CARPINTERIA, CA 93013
PLANNING COMMISSION SUBMITTAL 06-08-2023

REVISION	NO.	DESCRIPTION	DATE

SURVEY
C1.0



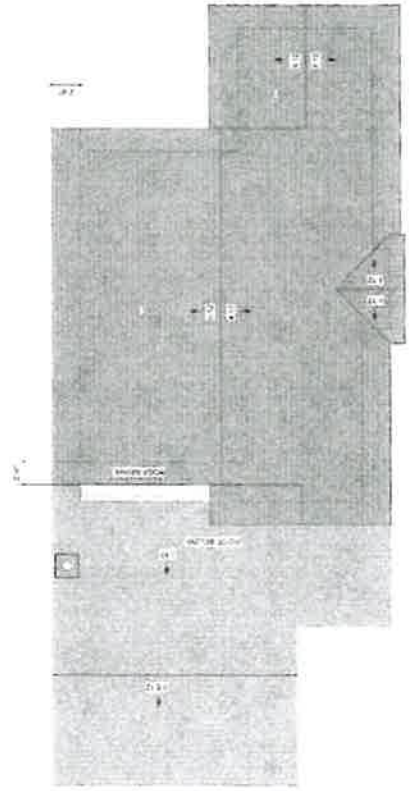
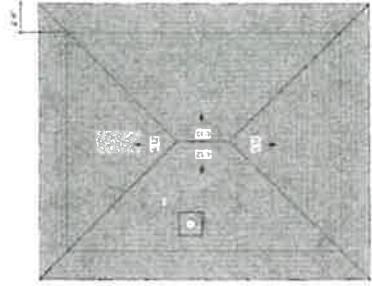
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413. Means: _____
414. Measure: _____
415. Metric: _____

1ST FLOOR PLAN



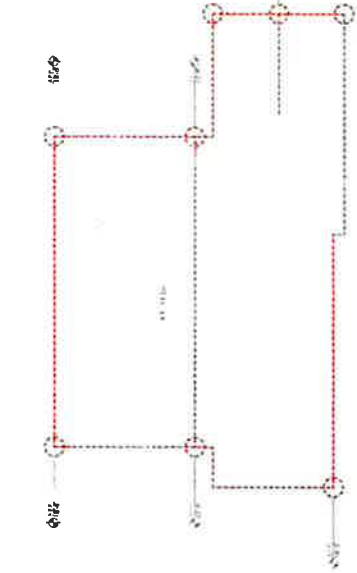
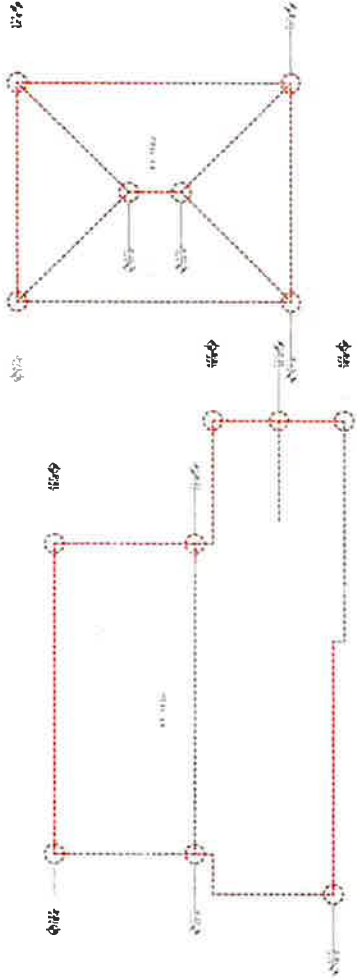
ROOF PLAN

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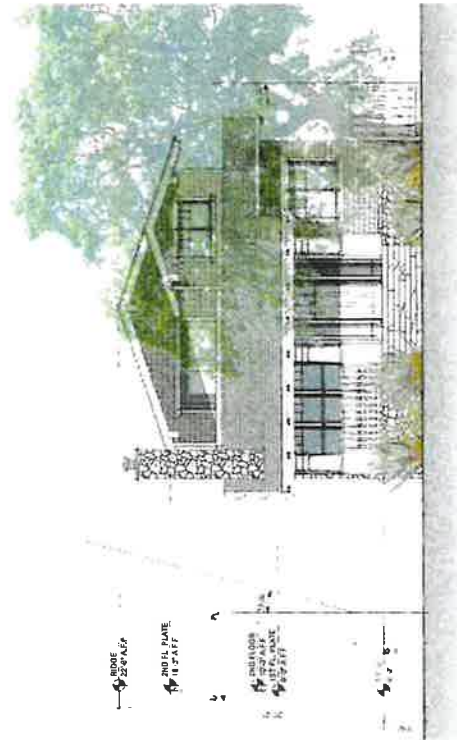


STORY POLE PLAN

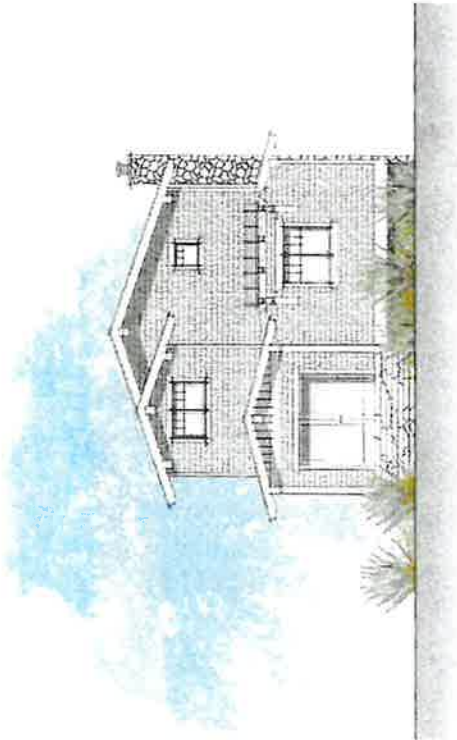
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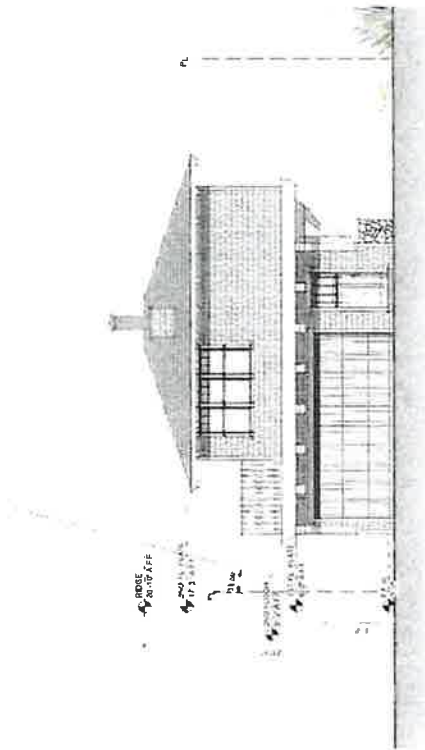
NO.	REVISION	DATE



HOUSE WEST ELEVATION (STREET)



HOUSE EAST ELEVATION



GARAGE WEST ELEVATION



GARAGE EAST ELEVATION



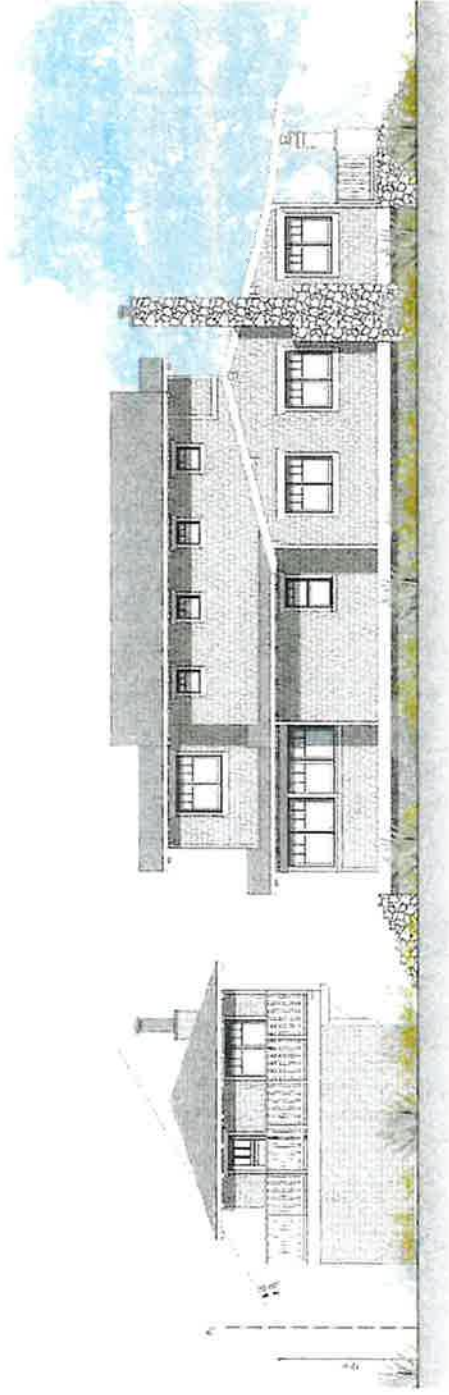


CITY CASE NUMBER
PROJECT #23-2182

4818 DORRANCE
CARPINTERIA, CA 93013
PLANNING COMMISSION SUBMITTAL 06-08-2023

REVISION	NO.	DESCRIPTION	DATE

ELEVATIONS
A3.1



NORTH ELEVATION 2

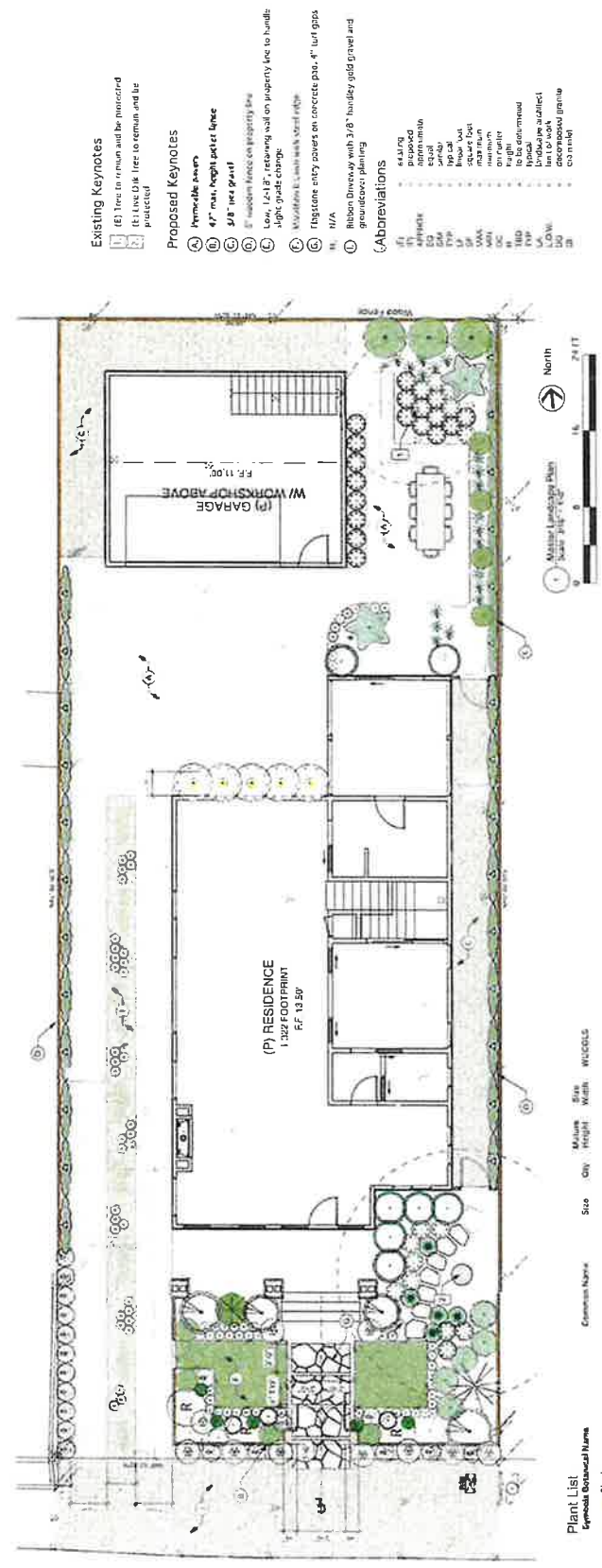


SOUTH ELEVATION 1

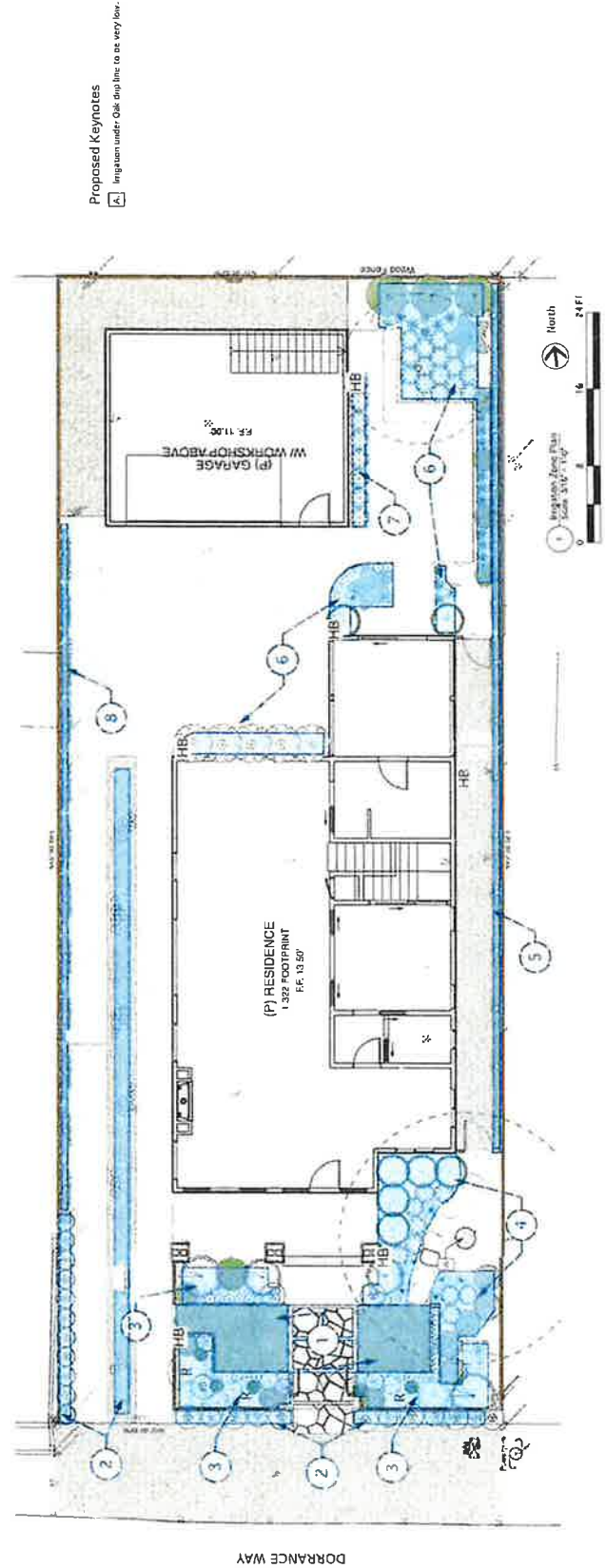
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A4.0





	<i>Banksia integrifolia</i> 'Green Honey'	3-5 ft.	4-7 ft.	Medium
	<i>Camellia japonica</i> 'Sims White'	5-8 ft.	6-8 ft.	1/2 gal.



Proposed Keynotes
A Irrigation under Oak drip line to at very low.

Hydrozone Legend

Hydrozone	Designation	Area	Method	Irrigation	Exposure
1	Lawns	1411sf	Spray	Med	full sun
2	ornamental shrubs & groundcovers	176sf	Drip	Low	full sun
3	ornamental shrubs, perennials & groundcovers	141sf	Drip	Med-Low	full sun
4	ornamental shrubs & groundcovers	141sf	Drip	Low	part sun
5	ornamental shrubs	63sf	Drip	Medium	part sun
6	ornamental shrubs & perennials	251sf	Drip	Med-Low	part shade
7	perennials	21sf	Drip	Low	part shade
8	ornamental shrubs	50sf	Drip	Medium	full sun

Water Budgeting Worksheet

Area	Area (sf)	Plant Type	Plant Count	Water Requirement (gallons/week)
1	1411	Lawns	1	1411
2	176	ornamental shrubs & groundcovers	1	176
3	141	ornamental shrubs, perennials & groundcovers	1	141
4	141	ornamental shrubs & groundcovers	1	141
5	63	ornamental shrubs	1	63
6	251	ornamental shrubs & perennials	1	251
7	21	perennials	1	21
8	50	ornamental shrubs	1	50

Water Budgeting Worksheet

Area	Area (sf)	Plant Type	Plant Count	Water Requirement (gallons/week)
1	1411	Lawns	1	1411
2	176	ornamental shrubs & groundcovers	1	176
3	141	ornamental shrubs, perennials & groundcovers	1	141
4	141	ornamental shrubs & groundcovers	1	141
5	63	ornamental shrubs	1	63
6	251	ornamental shrubs & perennials	1	251
7	21	perennials	1	21
8	50	ornamental shrubs	1	50

Attachment A
Exhibit 3:
Recommended Conditions of Approval

Howard New Residence
22-2162-DP/CDP/ARB

September 5, 2023

**PLANNING COMMISSION HEARING
PROJECT 22-2162-DP/CDP/ARB
4818 DORRANCE WAY (APN 003-440-013)
SEPTEMBER 5, 2023**



**ATTACHMENT A, EXHIBIT 3: CONDITIONS OF APPROVAL
HOWARD NEW RESIDENCE**

The Conditions set forth in this permit affect the title and possession of the real property that is the subject of this permit and shall run with the real property or any portion thereof. All the terms, covenants, conditions and restrictions herein imposed shall be binding upon and inure to the benefit of the owner (applicant, developer), his or her heirs, administrators, executors, successors and assigns. Upon any sale, division or lease of real property, all the conditions of this permit shall apply separately to each portion of the real property and the owner (applicant, developer) and/or possessor of any such portion shall succeed to and be bound by the obligations imposed on the owner (applicant, developer) by this permit.

PROJECT DESCRIPTION

1. This Development Plan and Coastal Development Permit is based upon and limited to compliance with the project description, the hearing exhibits (Attachment A, Exhibit 2 to the staff report dated September 5, 2023), and conditions of approval set forth below. Any deviations from the project description, exhibits or conditions must be reviewed and approved by the City for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above-described approval will constitute a violation of permit approval.

The project description is as follows:

Request for a Development Plan and Coastal Development Permit to construct a new 2,197 square-foot two-story single-family residence and a detached 512 square-foot two-car garage with a 446 square-foot workshop above. Total cumulative square footage for all new structures would be 3,155 square feet. The project includes a request for a Modification to the front setback to allow the covered front porch and a portion of the ground floor living area to encroach up to 13-feet into the required front setback. The maximum roof ridge height of the residence would be 26.17 feet, and the maximum roof ridge height of the garage/workshop would be 21.33 feet, both measured from finished grade. The project would include new landscaping and hardscape. Access would be via a new driveway off of Dorrance Way.

The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and conditions of approval below. The property and any

portions thereof shall be sold, leased or financed in compliance with this project description and the approved hearing exhibits and conditions of approval hereto. All plans (such as Landscape Plans) must be submitted for review and approval and shall be implemented as approved by the City.

COMMUNITY DEVELOPMENT DEPARTMENT PROJECT SPECIFIC CONDITIONS

2. Any exterior night lighting installed on the project site shall be of low intensity, low glare design, minimum height, and shall be hooded to direct light downward onto the subject parcel and prevent spill-over onto adjacent parcels. **Plan Requirements:** The selected fixtures for all exterior lighting fixtures shall be depicted on plans to be reviewed and approved by CDD and shall conform to what was presented to and approved by the ARB. **Monitoring:** CDD shall review plans prior to the Building Permit approval. CDD shall site inspect prior to occupancy clearance.
3. The design, scale and character of the project architecture, landscape and signage (as applicable) shall be compatible and blend harmoniously with vicinity development and consistent with the City's "small beach town" character. **Plan Requirement and Timing:** The applicant shall submit plans for the project for final review by the Architectural Review Board prior to approval of any Building Permit for physical development. **Monitoring:** Community Development Department staff (CDD) shall review submitted plans, provide direction to the ARB regarding this condition and site inspect during the construction phase.
4. All materials and colors used in construction and all landscape materials shall be as represented to the City and any deviation will require the express review of the Community Development Department.
5. In compliance with the Water Conservation in Landscaping Act of 2006 (Assembly Bill 1881, Laird) as amended by the May 29, 2015 Information Bulletin 2015-03 from the Department of Housing and Community Development and Chapter 15.90 of the City's Municipal Code: Water Efficient Landscaping, a Landscape Documentation Package containing the following elements shall be prepared by a design professional: PROJECT INFORMATION; WATER EFFICIENT LANDSCAPE WORKSHEET; SOIL MANAGEMENT REPORT; LANDSCAPE DESIGN PLAN; IRRIGATION DESIGN PLAN; and GRADING DESIGN PLAN. The preparation of a Certificate of Completion containing the following elements shall also be prepared by a design professional: CERTIFICATION OF INSTALLATION (per the approved plan); FINAL SOILS INFORMATION; IRRIGATION SCHEDULING PARAMETERS; MAINTENANCE SCHEDULES; and IRRIGATION AUDIT REPORT. **Plan Requirements and Timing:** Prior to approval of a Building Permit, the applicant shall submit a Landscape Documentation Package to the CDD for review and approval. The CDD shall send a copy of the Documentation Package to the Carpinteria Valley Water District. The applicant shall enter into an agreement with the City to install required landscaping and irrigation and maintain required landscaping for the life of the project. Subsequent to installation of the approved Grading, Landscape and Irrigation

CONDITIONS OF APPROVAL

Howard New Residence, September 5, 2023

Plans, the applicant shall submit a Certificate of Completion to CDD for review and approval. The Landscape Documentation Package and Certificate of Completion forms are available at the CDD, and are required to be approved by the CDD prior to Occupancy Clearance. **Monitoring:** CDD shall conduct site visits to ensure installation and maintenance of landscape and irrigation.

6. All mechanical equipment including heating and air conditioning units, and trash receptacle areas, shall be completely screened from surrounding properties and shall be either enclosed within a building or parapet, or located in a fenced rear yard area. **Plan Requirements:** The locations of all exterior mechanical equipment shall be depicted on a Roof and/or Mechanical Equipment Plan to be reviewed and approved by CDD with input from the ARB. **Monitoring:** CDD and ARB shall review the Roof and/or Mechanical Equipment Plan for compliance with this measure prior to approval of a Building Permit for the development. Building Inspector shall inspect structures upon completion to ensure that mechanical equipment has been installed consistent with the approved Plan.
7. Final plans shall include the location of all above ground and vaulted appurtenances including, but not limited to, utility vaults, gas meters, fire backflow prevention systems, and check valves. The location of such appurtenances shall be approved by CDD and may be required to be located and/or screened to as to minimize aesthetic impacts.
8. Applicant shall have prepared and submitted to the City a project-specific acoustical analysis demonstrating that the proposed construction techniques meet the California Noise Insulation Standards to ensure an acceptable interior noise level of 45 CNEL, or less, in habitable rooms. **Plan Requirements/Timing:** The acoustical study shall be prepared by a qualified acoustical engineer or similarly qualified individual. The prepared report shall either demonstrate that the proposed construction techniques and materials will meet the required interior noise thresholds, or it not, shall recommend necessary measures to comply with this requirement. The acoustical report shall be submitted to CDD for review and approval prior to final review by the ARB. **Monitoring:** CDD staff shall be responsible for ensuring that the report is submitted and approved prior to scheduling the project for final review by the ARB.
9. The recommendations outlined in the project specific geotechnical investigation shall be followed in the construction of the subject project and the applicants shall be required to have the project engineering geologist onsite to observe all excavations prior to placement of compacted soil, gravel backfill, or rebar and concrete. **Plan Requirements/Timing:** Two copies of the preliminary foundation investigation shall be submitted with the building plans for building permit plan check. Applicable plan sheets (i.e., grading, foundation, etc.) shall be in substantial compliance with the recommendations outlined in the soils report. The project engineering geologist shall be onsite during excavation, recompaction and foundation preparation work, as

applicable. **Monitoring:** Building Inspector shall review and approve building plans and shall site inspect during construction, prior to occupancy clearance.

10. In the event archaeological remains are encountered during grading, work shall be stopped immediately or redirected until a CDD-qualified archaeologist and Native American representative are retained by the applicant to evaluate the significance of the find pursuant to Phase 2 investigations of the City Archaeological Guidelines. If remains are found to be significant, they shall be subject to a Phase 3 mitigation program consistent with City Archaeological Guidelines and funded by the applicant. **Plan Requirements/Timing:** This condition shall be printed on all building and grading plans. **Monitoring:** CDD shall check plans prior to issuance of a Grading or Building Permit and shall spot check in the field.
11. Construction activity for site preparation and for future development shall be limited to the hours between 7:00 a.m. and 5:00 p.m., Monday through Friday. No construction shall occur on weekends or State holidays (e.g., Thanksgiving, Labor Day). Construction equipment maintenance shall be limited to the same hours. Non-noise generating construction activities such as interior painting are not subject to these restrictions. **Plan Requirements:** A sign stating this restriction shall be provided to the applicant and posted onsite. **Timing:** The sign shall be in place prior to the beginning of and throughout all construction activities. Violations may result in suspension of permits. **Monitoring:** Building Inspector shall spot check and respond to complaints.
12. All construction equipment shall be maintained in proper operating condition and fitted with standard noise reduction features (e.g., mufflers). **Timing:** During all construction activities. **Monitoring:** CDD staff shall notify the contractor of this requirement prior to construction and spot check in the field.
13. Construction materials and waste such as paint, mortar, concrete slurry, fuels, etc. shall be stored, handled, and disposed of in a manner which minimizes the potential for storm water contamination. **Plan Requirements and Timing:** Bulk storage locations for construction materials and any measures proposed to contain the materials shall be shown on the plans submitted to the Community Development Department for review prior to issuance of a Building Permit. **Monitoring:** CDD staff shall site inspect prior to the commencement and as needed during all grading and construction activities.
14. During construction, washing of concrete trucks, paint, equipment or similar activities shall occur only in areas where polluted water and materials can be contained for subsequent removal from the site. Wash water shall not be discharged to the storm drains, street, drainage ditches, creeks or wetlands. The location of the washout area shall be clearly noted at the construction site with signs. **Plan Requirements:** The applicant shall designate a washout area, acceptable to CDD, and this area shall be shown on the construction and/or grading and building plans. **Timing:** The wash off area shall be designated on all plans prior to issuance of a Grading or Building Permit. The washout area shall be in place and maintained throughout construction.

Monitoring: CDD shall check plans prior to issuance of a Grading or Building Permit and staff shall site inspect throughout the construction period to ensure proper use and maintenance of the washout area.

15. Sixty-five percent (65%) or more of all construction and demolition debris generated shall be diverted from the landfill, as mandated by Carpinteria Municipal Code. Demolition and/or excess construction materials shall be separated onsite for reuse/recycling or proper disposal (e.g., concrete asphalt). During demolition and grading, separate bins for recycling of construction materials and brush shall be provided onsite. **Plan Requirements:** This requirement shall be printed on demolition plans. Applicant shall submit a Waste Management Plan (WMP) prior to demolition and provide Public Works with a completed WMP, including receipts for recycled materials to demonstrate compliance with the City's Construction and Demolition Program's 65% mandatory diversion rates. **Timing:** Materials shall be recycled as necessary throughout demolition and grading activities. **Monitoring:** Public Works shall review and approve a completed WMP prior to issuance of a Building Permit.
16. To prevent construction and/or employee trash from blowing offsite, covered receptacles shall be provided onsite prior to commencement of grading or construction activities. Waste shall be picked up weekly or more frequently as directed by CDD staff. **Plan Requirements and Timing:** Prior to Building Permit issuance, applicant shall designate and provide to CDD the name and phone number of a contact person to monitor trash/waste and organize a clean-up crew. Trash control shall occur throughout all grading and construction activities. **Monitoring:** CDD shall inspect periodically throughout grading and construction activities.
17. Best available erosion and sediment control measures shall be implemented during grading and construction. Best available erosion and sediment control measures may include but are not limited to use of sediment basins, gravel bags, silt fences, geo-bags or gravel and geotextile fabric berms, erosion control blankets, coir rolls, jute net and straw bales. Storm drain inlets shall be protected from sediment-laden waters by use of inlet protection devices such as gravel bag barriers, filter fabric fences, block and gravel filters, and excavated inlet sediment traps. Sediment control measures shall be maintained for the duration of the construction period. Construction entrances and exits shall be stabilized using gravel beds, rumble plates, or other measures to prevent sediment from being tracked onto adjacent roadways. Any sediment or other materials tracked off site shall be removed the same day as they are tracked using dry cleaning methods. **Plan Requirements:** An erosion and sediment control plan shall be submitted to and approved by the City prior to issuance of a Grading or Building Permit. The plan shall be designed to address erosion and sediment control during all phases of development of the site. **Timing:** The plan shall be implemented prior to the commencement of construction. **Monitoring:** Public Works shall perform site inspections throughout construction.
18. Dust generated by the development activities shall be kept to a minimum with a goal of retaining dust on the site by following the dust control measures listed below. During

clearing, grading, earth moving, excavation or transportation of cut or fill materials, water trucks or sprinkler systems shall be used to prevent dust from leaving the site and to create a crust after each day's activities cease.

- a. During construction, use water trucks or sprinkler systems to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this shall include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency shall be required whenever the winds speed exceeds 15 miles per hour. Reclaimed water should be used whenever possible.
- b. Minimize amount of disturbed area and reduce on site vehicle speeds to 15 miles per hour or less.
- c. If importation, exportation and stockpiling of fill material is involved, soil stockpiled for more than two days shall be covered, kept moist or treated with soil binders to prevent dust generation. Trucks transporting fill material to and from the site shall be tarped from the point of origin.
- d. After clearing, grading, earth moving or excavation is completed, treat the disturbed area by watering, or revegetating, or by spreading soil binders until the area is paved or otherwise developed so that dust generation will not occur.

Plan Requirements: All requirements shall be shown on the grading and building plans. **Timing:** Condition shall be adhered to throughout all grading and construction activities. **Monitoring:** CDD shall ensure measures are on plans. Grading and Building Inspectors shall spot check and ensure compliance onsite. APCD inspectors shall respond to nuisance complaints.

19. The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering as necessary to prevent transport of dust off-site. Their duties shall include holiday and weekend periods when work may not be in progress. **Plan Requirements:** The name and telephone number of such persons shall be provided to the APCD and the Community Development Department. **Timing:** The dust monitor shall be designated prior to issuance of a Grading or Building Permit. **Monitoring:** CDD shall contact the designated monitor as necessary to ensure compliance with dust control measures.
20. The following Diesel Exhaust Control Measures should be implemented during construction activities:
 - a. Diesel construction equipment meeting the California Air Resources Board's current emission standards for off-road heavy-duty diesel engines shall be used.
 - b. The engine size of construction equipment shall be the minimum practical size.
 - c. The number of construction equipment operation simultaneously shall be minimized through efficient management practices to ensure that the smallest practical number is operating at any one time.

- d. Construction equipment shall be maintained in tune per the manufacturer's specifications.
- e. Construction equipment operating onsite shall be equipped with two-to-four-degree engine timing retard or pre-combustion chamber engines.
- f. Catalytic converters shall be installed on gasoline-powered equipment, if feasible.
- g. Catalytic converters, diesel oxidation catalysts and diesel particulate filters as certified and/or verified by EPA or California shall be installed on equipment operating onsite.
- h. Diesel powered equipment should be replaced by electric equipment whenever feasible.
- i. State law requires that idling of heavy-duty diesel trucks during loading and unloading shall be limited to five minutes; auxiliary power units should be used whenever possible.

Plan Requirements: All requirements shall be shown on grading and building plans.

Timing: Condition shall be adhered to throughout all grading and construction activities. **Monitoring:** CDD shall ensure measures are on plans. Grading and Building Inspectors shall spot check and ensure compliance onsite.

- 21. This Development Plan and Coastal Development Permit does not constitute approval for the installation of new and/or repair of existing underground utilities. All modifications to, or installations of new utilities shall be under separate permit(s) from the appropriate utility providers and the Public Works Department for any work within the public right-of-way. Utility provider permission for excavation shall precede issuance of any permits for construction within the public right-of-way.

DEVELOPMENT PLAN CONDITIONS

- 22. Approval of the Development Plan and Coastal Development Permit shall expire one (1) year after approval by the Planning Commission unless prior to the expiration date, substantial physical construction has been completed on the development or a time extension has been applied for by the applicant. The decision-maker with jurisdiction over the project may, upon good cause shown, grant a time extension.
- 23. If the applicant requests a time extension for this permit, the permit may be revised to include updated language to standard conditions and/or mitigation measures and additional conditions and/or mitigation measures which reflect changed circumstances or additional identified project impacts. Mitigation fees shall be those in effect at the time of issuance of a Building Permit.
- 24. No permits for development shall be issued except in conformance with the approved Development Plan and Coastal Development Permit. The size, shape, arrangement, use and location of buildings, walkways, parking areas and landscaped areas shall be developed in conformity with the approved Development Plan marked Attachment A,

Exhibit 2, dated September 5, 2023. Substantial conformity shall be determined by the Community Development Department Director.

25. On the date a subsequent Development Plan is approved for this site, any previously approved but unbuilt plans shall become null and void.
26. To allow time for the utility companies to locate and mark their facilities for the contractor, the applicant shall telephone Underground Service Alert (USA) toll free at 1-800-227-2600 a minimum of 48 hours prior to the start of construction. For best response, provide as much notice as possible, up to 10 working days.
27. Existing and proposed easements for all utilities shall be located and described on the engineering plans or the architectural drawings prior to issuance of building permits.

CITY RULES & REGULATIONS/LEGAL REQUIREMENTS

28. Before using any land or structure, or commencing any work pertaining to the erection, moving, alteration, enlarging, or rebuilding of any building, structure, or improvement, the applicant shall obtain a Building Permit. These Permits are required by ordinance and are necessary to ensure implementation of the conditions required by the Planning Commission. Before any Permits will be issued by the Community Development Department, the applicant must obtain written clearance from all departments having conditions; such clearance shall indicate that the applicant has satisfied all pre-construction conditions. A form for such clearance is available from Community Development.
29. All conditions of approval and mitigation measures shall be printed in their entirety on applicable pages of construction or building plans submitted to CDD. The approved set of plans shall be retained at the construction site for review by the Building Inspector during the course of construction.
30. Prior to issuance of a Building Permit, the applicant shall provide a signed copy of the Conditions or Approval on a form acceptable to Community Development. Such form may be obtained from the CDD office.
31. Prior to issuance of a Building Permit, the applicant shall pay all applicable CDD permit processing fees in full. Any outstanding plan check or inspection fees incurred during construction shall be paid in full prior to Occupancy clearance.
32. The applicant shall pay the statutory school fees in effect at the time of issuance of Building Permits to the Carpinteria Unified School District. **Plan Requirements and Timing:** The applicant shall submit final square footage calculations and the required fee payment to the School District prior to issuance of Building Permits. **Monitoring:** CDD shall ensure payment is made prior to issuance of a Building Permit.

33. In accordance with Chapter 15.80 of the Carpinteria Municipal Code, the applicant shall pay Development Impact Fees to the City prior to Building Permit issuance. The amount of the fees will be determined at the time permits are issued.
34. Prior to the issuance of any Building Permits, the applicant shall post a landscape security bond of \$500.00 and comply with the following requirements:
 - a. All landscaping and irrigation plans shall be prepared by a State licensed landscape architect or similar professional as determined appropriate by CDD.
 - b. The landscaping shall be maintained in good condition for the life of the project. After landscaping has become established at three years and found to be in good condition, the security will be released.
 - c. Landscaping shall be drought resistant, low water species.
 - d. Where feasible, locally adapted native plants shall be required.
 - e. Prior to Occupancy Clearance, all landscaping and planting shall be installed; and
 - f. Specimen trees shall be appropriate to the site and shall be maintained in good condition so as to attain a full and healthy mature appearance.
35. Any change of use in the proposed buildings or structures shall be subject to environmental analysis and appropriate review by the City including Building Code compliance.
36. The conditions of this approval supersede all conflicting notations, specifications, dimensions, and the like which may be shown on submitted plans.
37. Any and all damage or injury to public property resulting from this development, including without limitation, City streets, shall be corrected or result in being repaired and restored to its original or better condition.
38. All requirements of the City of Carpinteria (including but not limited to public improvements as defined in the City of Carpinteria Municipal Code (CMC), Section 15.16.110) and any other applicable requirements of any law or agency of the State and/or any government entity or District shall be met.
39. The standards defined within the City's adopted model Building Codes (UBC; NEC; UMC; UFC; UPC; UHC) relative to the building and occupancy shall apply to this project.
40. Any minor changes may be approved by the City Manager and/or Community Development Director. Any major changes will require the filing of a modification application to be considered by the Planning Commission.
41. No building permits shall be issued for this project prior to meeting all required terms and conditions listed herein. When not specified herein, all conditions shall be satisfied

prior to issuance of a building permit or prior to occupancy when allowed by the Community Development Director.

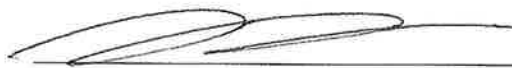
42. If, at any time, the City or Planning Commission determines that there has been, or may be, a violation of the findings or conditions of this Development Plan and Coastal Development Plan, or of the Municipal Code regulations, a public hearing may be held before the Planning Commission to review this permit. At said hearing, the Planning Commission may add additional conditions, or recommend enforcement actions, or revoke the permit entirely, as necessary to ensure compliance with the Municipal Code, and to provide for the health, safety, and general welfare of the City. The applicant shall reimburse the City for all costs associated with gaining compliance with the original conditions of approval.
43. In the event that any Condition of Approval imposing a fee, exaction, dedication or other mitigation measure is challenged by Applicant/Owner/Permittee in an action filed in a court of law or threatened to be filed therein which action is brought within the time period provided by law, this approval shall be suspended pending dismissal of such action, the expiration of the limitation period applicable to such action, or final resolution of such action. If any Condition of Approval is invalidated by a court of law, the entire project shall be reviewed by the City and substitute Conditions of Approval may be imposed.
44. The owner/applicant ("Owner") hereby agrees to defend, indemnify and hold harmless the City, its officers, employees, agents, consultants and independent contractors ("City's Agents") from any claim, action or proceeding ("Claims") against the City and the City's Agents to attack, review, set aside, void or annul, in whole or in part, the City's approval of the Development Plan and Coastal Development Permit (the "Project"), or any condition attached thereto, or any proceedings, acts or determinations taken, done or made prior to the approval that were part of the approval process. Owner further agrees to indemnify and hold harmless the City and the City's Agents from any award of attorneys' fees or court costs made in connection with any Claim. Owner further agrees to pay any and all City costs, permits, attorneys' fees, engineering fees, license fees and taxes arising out of or concerning the Project, whether incurred prior to or subsequent to the date of approval and that the City's costs shall be reimbursed prior to this approval becoming valid. These commitments of defense and indemnification are material conditions of the approval of the Project. Nothing contained in this condition shall prevent the City or the City's Agents from independently defending any Claim. If the City or the City's Agents decide to independently defend a Claim, the City and the City's Agents shall bear their own attorneys' fees, expenses and costs of that independent defense.
45. Written authorization to proceed and consent to conditions of approval by the legal owner of the property shall be provided to the City prior to building permit issuance.

SPECIAL DISTRICT CONDITION LETTERS

46. Compliance with the attached Departmental and District letters is required as follows:
- a. Carpinteria Sanitary District, dated July 13, 2022,
 - b. Santa Barbara County Air Pollution Control District, dated June 15, 2022,
 - c. City of Carpinteria Public Works Department, dated July 18, 2022,
 - d. Carpinteria-Summerland Fire Protection District, dated August 2, 2022,
 - e. Carpinteria Valley Water District- Intent to Serve Letter, dated November 28, 2022,
and
 - f. Carpinteria Valley Water District- Condition Letter, dated November 28, 2022.

Approved by the Planning Commission on September 5, 2023.

I HAVE READ AND UNDERSTOOD, AND I WILL COMPLY
WITH ALL ABOVE STATED CONDITIONS OF THIS PERMIT.



Applicant/Property Owner

9/12/24

Date



CARPINTERIA
Sanitary District

5300 Sixth Street
Carpinteria, CA 93013

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

July 13, 2022

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

Subject: Project No. 22-2162-DP/CDP/ARB
4818 Dorrance Way (APN 003-440-013)
Applicant: John Howard
Agent: Dylan Chappell

RECEIVED

JUN 16 2022

Dear Ms. Souter:

CITY OF CARPINTERIA

Thank you for the opportunity to provide comments on the subject project. The Carpinteria Sanitary District (District) has reviewed the proposed project plans received on June 10, 2022 for the construction of a new single-family residence. The District recommends that the following conditions be incorporated into the review/approval process to address sewer system improvements:

- A sewer construction permit from the District is required for any and all work on the sewer lateral serving the proposed project. The permit shall be procured and the applicable fees paid prior to the issuance of a Sewer Construction Permit. The applicant shall submit a detailed site/utility plan to the District showing any existing utilities, proposed sewer connections, alterations or additions. The applicant may contact the District for information on any existing public sewer facilities fronting the project site. Any sewer improvements shall conform to approved District construction standards for materials and methods.
- During the construction phase, it is the applicant's and contractor's responsibility to notify the District of any sewer improvements or modifications not noted on the approved plans. All sewer construction work shall be inspected and tested by the District prior to placing trench backfill and final acceptance.
- A Development Impact Fee (DIF) shall be paid to the District for each newly constructed "equivalent dwelling unit" (EDU). Beginning July 1, 2022, the DIF will be **\$6,230** per EDU, but impact fees will be based on the Board approved fees at the time a permit is issued. Per the proposed plans submitted on June 10, 2022, a DIF

July 13, 2022

Page 2

for one EDU will be due at the time the sewer construction permit is issued by the District.

- District Sewer Service Charges (SSC's) are collected through the County of Santa Barbara property tax rolls on an annual basis. Beginning July 1, 2022 SSC per EDU will be **\$754.72**. Prior to obtaining a Certificate of Occupancy, the applicant shall pay District applicable SSC's due for the period between building occupancy and the following June 30th. SSC charges are determined by the District Administrator when occupancy is about to be issued.

If you have any questions regarding the comments provided by the District, please call me at (805) 684-7214, ext. 113.

Sincerely,

Lance Lawhon
Engineering Technician

cc: John Howard
Dylan Chappell



June 15, 2022

Sent Via Email: SyndiS@ci.carpinteria.ca.us

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

Re: Santa Barbara County Air Pollution Control District Suggested Conditions for Howard New SFR, 22-2162-DP/CDP/ARB

Dear Syndi Souter:

The Santa Barbara County Air Pollution Control District (District) has reviewed the referenced project, which consists of the construction of a new 2,031 square foot (SF) two-story, single-family residence and detached 512 SF garage with a 446 SF workshop above on a vacant lot. The project includes 40 cubic yards (CY) of cut, 35 CY of fill, and 5 CY of export. The subject property, a 5,471 SF parcel zoned PRD-20 and identified in the Assessor Parcel Map Book as APN 003-440-013, is located at 4818 Dorrance Way in the City of Carpinteria.

The proposed project is subject to the following regulatory requirements that should be included as conditions of approval in the applicable land use permit:

1. All portable diesel-fired construction engines rated at 50 brake horsepower or greater must have either statewide Portable Equipment Registration Program (PERP) certificates or District permits prior to grading/building permit issuance. Construction engines with PERP certificates are exempt from the District permit, provided they will be on-site for less than 12 months. *If a District permit is required, proof of receipt of the District permits shall be submitted by the applicant to planning staff. The District permit process can take several months. To avoid delay, the applicant is encouraged to submit their Authority to Construct permit application to the District as soon as possible, see www.ourair.org/permit-applications to download the necessary permit application(s).*
2. The application of architectural coatings, such as paints, primers, and sealers that are applied to buildings or stationary structures, shall comply with District Rule 323.1, *Architectural Coatings* that places limits on the VOC-content of coating products.

In addition, the District recommends that the following best practices be considered for inclusion as conditions of approval, in the interest of reducing emissions of greenhouse gases:

1. At a minimum, prior to occupancy, any feasible greenhouse gas reduction measures from the following sector-based list should be applied to the project:
 - Energy use (energy efficiency, renewable energy)
 - Water conservation (improved practices and equipment, landscaping)

Aeron Arlin Genet, Air Pollution Control Officer

(805) 979-8050

260 N. San Antonio Rd., Ste. A Santa Barbara, CA 93110

ourair.org



@Our Air SBC

June 15, 2022

Page 2

- Architectural features (green building practices, cool roofs)
- Electric Vehicle Infrastructure (EV charger installation, installation of pre-wiring for future EV chargers)
- For additional information on greenhouse gas mitigation and potential strategies, see www.ourair.org/ghgmitigation-sbc.

If you or the project applicant have any questions regarding these comments, please feel free to contact me at (805) 979-8336 or via email at HamiltonT@SBCAPCD.org.

Sincerely,

Ted Hamilton-Rolle

Ted Hamilton,
Air Quality Specialist
Planning Division

cc: Planning Chron File

CITY OF CARPINTERIA, CALIFORNIA



Public Works Department Memorandum

To: Syndi Souter, Associate Planner
Community Development Department

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

From: Jason Dane, Engineering Technician

Date: July 18, 2022

Subject: 4818 Dorrance Way, Project No. 22-2162-DP/CDP/ARB

The Public Works Department has reviewed the project submittal dated June 10, 2022, and has the following conditions of approval:

CONDITIONS OF APPROVAL

1. An Engineering Permit shall be obtained from the City Engineer for proposed onsite grading and any improvements or other encroachment work within the public right-of-way.
2. An inspection deposit and plan check deposit for the Engineering Permit will be determined based on the estimated construction cost of the work being performed, as shown on the current fee schedule.
3. Any person obtaining a permit to erect, construct, place or replace or relocate a building, structure or dwelling, or to enlarge or make additions thereto in excess of six hundred fifty square feet shall, at his expense, provide for the plans and construction of curbs, gutters, sidewalks, driveway approaches, base paving, barricades, catch basins and drainpipes along all street and alley frontages in accordance with the green book standard plans and specifications for public works construction, in accordance with Chapter 15.16 of the Carpinteria Municipal Code.
4. A proportional share of Five Thousand One Hundred Three Dollars (\$5,103) for the cost of the property frontage improvements including mountable curb and gutter and driveway approach for the City of Carpinteria's 2022 Pavement Rehabilitation Project shall be paid prior to the issuance of a Certificate of Occupancy.
5. All improvements within the public right-of-way shall be completed to the satisfaction of the City Engineer prior to the issuance of a Certificate of Occupancy.

6. Record drawings or as-built plans shall be submitted to the City Engineer at time of final inspection for all work covered by an Engineering Permit. The record drawings or as-built plans shall be the original construction tracings or permanent mylar copies of a quality acceptable by the City Engineer.
7. A Transportation Permit shall be obtained from the City Engineer for operating or moving any vehicle or combination of vehicles or special mobile equipment in any of the acts as listed in Carpinteria Municipal Code Section 12.12.010.
8. All new and existing utility services shall be installed underground from the closest point of connection or utility pole and completed prior to any paving required for the project. No new utility poles shall be installed.
9. Stormwater control plans shall be in conformance with the County of Santa Barbara Technical Guide for Low Impact Development.
10. A Maintenance Agreement for permanent stormwater quality best management practices shall be submitted to the City Engineer for review and approval. The Maintenance Agreement shall include, at minimum, the following elements: (1) Operations and Maintenance Plan; (2) Legal description and plat of property; (3) Site plan of all permanent stormwater quality best management practices; (4) Property owner's printed name, signature, and date of signing; and (5) Notary public acknowledgement.
11. Construction and demolition debris generated shall be reported in conformance with the Construction and Demolition Debris Recycling Program. Sixty-five percent (65%) or more of all construction and demolition debris shall be diverted from the landfill. The Construction and Demolition Debris Recycling Program forms shall be completed and submitted to the City Engineer prior to the issuance of a Certificate of Occupancy.
12. Construction and demolition debris shall be separated on site into reuse, recycling, or disposal. Separate bins or containers for recycling of construction and demolition debris shall be provided on site.
13. Self-hauled disposal receipts from transfer stations shall be submitted to the City Engineer prior to the issuance of a Certificate of Occupancy.
14. Any self-hauled construction and demolition debris shall be reported in writing to the City Engineer. A contract waste hauler may be allowed for disposal of construction and demolition debris subject to the approval of the City Engineer.

End of Comments



CARPINTERIA~SUMMERLAND FIRE PROTECTION DISTRICT

4818 Dorrance Way Carpinteria CA 93013, New 1,895 SQFT SFD & 880 detached garage/workshop, Yes

Location	34.396987, -119.524435
Status	 Planning Completed
Submittal Date:	June 16, 2022
Address/Location:	4818 Dorrance Way Carpinteria CA 93013
APN:	003-440-013
Number of stories:	2
Comments:	New 1,895 SQFT SFD & 880 detached garage/workshop
Submittal Type:	Planning
Applicant:	Dylan Chappell
Address	Po Box 8291 Mammoth Lakes CA 93546
Phone Number:	805-205-4760
Email:	dylan@dylanchappell.com
Fire Protection Systems Existing or Required	Yes

Planning/Conceptual Design

Date Plan Review Completed:	January 13, 2023
Permit Number:	22-2162-DP/CDP/ARB
Planner:	Syndi Souter
Submittal Type:	Demo, New Construction
Description:	New Main House & Garage/workshop. LOC_REV
Plans Checked By:	Todd Jenkins
Invoiced	Yes
Items Invoiced:	FPC-P
Invoices Paid	Yes
Date Paid:	

Project Conditions

All work shall be done per current applicable CFC and CSFPD ordinance and standards.

"Community First"

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



CARPINTERIA~SUMMERLAND FIRE PROTECTION DISTRICT

Access and Identification

All required access ways (public or private) shall be installed and made serviceable prior to vertical construction or stacking of lumber for construction of combustible materials., Building address numbers shall be visible from the street. Numbers shall be a minimum 4" high 1" stroke on a contrasting background for residential structures. 8" high 2" stroke minimum on commercial structures.

Water Requirements

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

Fire Protection Systems

All new buildings and structures shall be protected by an approved automatic fire sprinkler system. , Prior to installation plans for the proposed fire sprinkler system shall be designed by a qualified person and submitted to this office for approval., Smoke detectors and carbon monoxide alarms must be installed in all residences in accordance with the current National Electric Code Per the provisions of the California Building and Fire Codes.

Additional Requirements

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

Fees

PURSUANT to County ordinance Chapter 15 & Carpinteria Municipal Code Chapter 8.26 Section 8.26.030 - Imposition of fire protection mitigation fees: The applicant will be required to pay a fee for the purpose of mitigating the increased fire protection needs generated by the development. The amount of the fee is as follows: , A. Estate Single Family Residential Development. A fee of \$2265.92 per Dwelling Unit plus an additional \$0.521 per square foot beyond 2700 square feet of floor space will be assessed on all Estate Single Family Residential development.

Checks shall be made payable to: Carpinteria-Summerland Fire Protection District (CSFPD) and delivered to Fire District Headquarters at 1140 Eugenia Place, Suite A Carpinteria, California 93013. Money orders and cashiers' checks will be accepted. Credit and debit cards can be used online. The link can be found at Carpfire.org Note: Cash payment will not be accepted. PLEASE NOTE: The conditions that are checked apply to this project as currently described. Future changes including, but not limited, to further division intensification of use or increase in hazard classification, may require additional conditions in order to comply with applicable development standards in effect at the time of the change. If you have questions please do not hesitate to contact this office at (805) 684-4591.

"Community First"

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



CARPINTERIA ~ SUMMERLAND FIRE PROTECTION DISTRICT

Inspector's Signature:

Signed 8/2/2022, 6:14:16 PM UTC

"Community First"

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



Carpinteria Valley Water District

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

RECEIVED
DEC 06 2022
COMMUNITY DEVELOPMENT
DEPARTMENT

November 28, 2022

John H. Howard
4818 Dorrance Way
Carpinteria, CA 93013

SUBJECT: Request for Intent to Serve Letter re proposed project at 4818 Dorrance Way (the "Project")

Dear Applicant,

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

The Project is for a new 2,031 square-foot two story single-family dwelling and a detached 512 square-foot two-car garage with a 446 square-foot workshop above on a property with an existing $\frac{3}{4}$ " water meter.

Permit #: 22-2162-DP/CDP/ARB

While the District currently has sufficient water to supply the Project's proposed use, it is important to note that the District has declared a Stage 3 Drought Emergency (see Ordinance 22-1, www.cvwd.net), which remains in effect. As a result, while there are currently meters available to service the Project, the District will continue to monitor its water supply, and may be forced to consider declaring more severe stages of drought or imposing further water restrictions or a moratorium on new and/or expanded connections.

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

1. If the intensity of the proposed use increases, this letter is void and you will need to file a new request for an "Intent to Serve" letter. Subsequent issuance of a new Intent to Serve letter is not assured.
2. This letter is only valid for the Subject Project.
3. You must obtain all permits and approvals for the Project as required by local, state and federal law.
4. This "Intent to Serve" letter is conditional upon, and shall not be in force or effect until, the Project receives final approval from the applicable land use agency.
5. Upon the expiration of any land use and or building permits for the Project, this "Intent to Serve" confirmation shall be void and you shall be required to submit a new request for confirmation of

the District's intent to serve the Project, which shall be subject to any drought conditions, restrictions and/or moratoriums then in effect.

6. If new meters are required for the Project, issuance of said meters shall be subject to applicable fees, including, but not limited to, Capital Cost Recovery fees, Construction costs and other related costs, and Water Supply Impact fees.
7. The District reserves the right to participate in or comment on any analysis or review of the Project performed by any agency under the California Environmental Quality Act (CEQA), even if said participation or comment may detrimentally impact the resulting CEQA review or analysis. This letter does not constitute analysis or approval under CEQA.
8. You must renew this letter annually after the date of this letter to keep the District apprised of Project status and developments.
9. This letter has a Project specific Conditions Letter attached that will be considered to be included in the conditions above.

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

Very truly yours,
Carpinteria Valley Water District



Danielle Rose
Engineering Analyst

cc: TCM to account
Brian King, District Engineer



Carpinteria Valley Water District

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

November 28, 2022

John H. Howard
4818 Dorrance Way
Carpinteria, CA 93013

**SUBJECT: 4818 DORRANCE WAY; APN 003-440-013; ACCOUNT NUMBER 03-030557-09;
PROJECT NUMBER 22-2162-DP/CDP/ARB; NEW SFD, DETACHED TWO-CAR
GARAGE AND WORKSHOP;
CONDITION LETTER**

To Whom It May Concern,

Please be advised, this parcel is within the jurisdiction of Carpinteria Valley Water District and therefore is entitled to District water service in accordance with District Rules and Regulations. Currently the District is in a Stage 3 Drought Emergency; for more information on Ordinance 22-1, please visit the District website www.cvwd.net. This letter is good for one year from the date of the letter.

The subject property is currently served by a 3/4" residential water meter. Based on the plans received by the District on June 10, 2022 and fire flow demand of 32 gpm, the District has the following conditions:

- Include the District on the City's building permit issuance and final sign off routing sheets.
- A reduced-pressure principle (RP) backflow assembly must be installed at the water meter per District standard W-115-01, attached. Any deviations from the standard detail must be approved by the District prior to installation. The backflow assembly must have a passing initial test submitted by a certified backflow tester before final sign off by the District. The backflow assembly will be added to the District's Cross-Connection Control Program and will require annual testing thereafter. All installation and testing fees are the responsibility of the owner. The owner responsible for meeting all fire code requirements on the fire sprinkler system.
- Fire sprinkler demand calculations should consider the pressure loss across the backflow device to be installed at the water meter.
- If the fire sprinkler demand calculations exceed 32 gpm the owner will be required to upsize their water meter and pay all required fees and deposits.
- The backflow assembly cannot be located within a path of travel.
- Update the plans to show the required backflow assembly at the water meter.

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

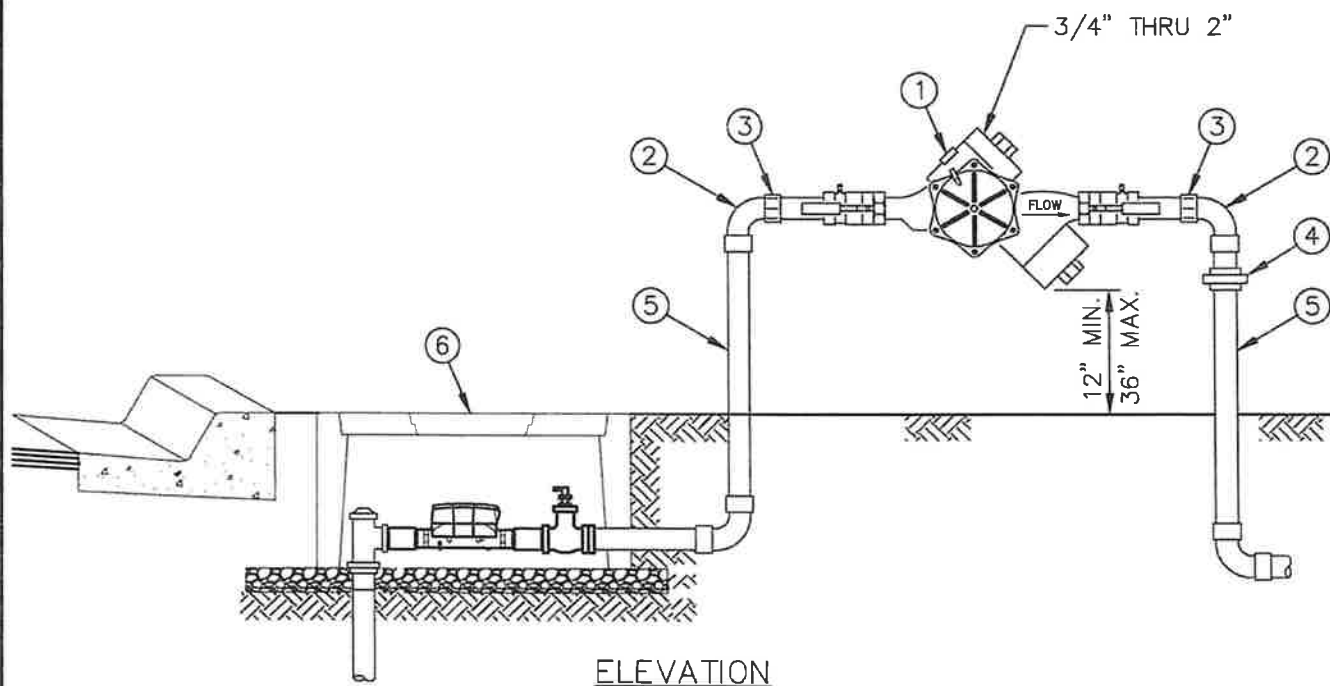
If you have any questions, please feel free to contact me at danielle@cvwd.net or 805-684-2816x121.

Very truly yours,
Carpinteria Valley Water District

A handwritten signature in cursive script that reads "Danielle Rose".

Danielle Rose
Engineering Analyst

cc: TCM to account
Brian King, District Engineer



ITEM

DESCRIPTION

- 1 RP WILKINS 975XL2 – LEAD FREE
- 2 COPPER 90 DEGREE ELBOW SILVER SOLDER OR FORD ELL PACK JOINT L44-77-NL
- 3 MIP SOLDER ADAPTOR
- 4 SOLDER UNION
- 5 TYPE K COPPER
- 6 STANDARD SERVICE AND METER INSTALLATION PER W-101, W-102, W-103, OR W-104

GENERAL NOTES:

- A. ALL BACKFLOW PREVENTION DEVICES SHALL BE TESTED BY A CERTIFIED TESTER AFTER INSTALLATION, RELOCATION OR REPAIR AND RESULTS SUBMITTED TO CVWD.
- B. BACKFLOW MUST HAVE MINIMUM 2 FEET CLEARANCE ON ALL SIDES TO FACILITATE TESTING AND SERVICING.
- C. BACKFLOW SHALL BE NO LESS THAN ONE FOOT AND NO MORE THAN THREE FEET FROM THE WATER METER.
- D. PIPEWORK DOWNSTREAM OF THE METER TO THE DEVICE SHALL BE EQUAL OR GREATER DIAMETER THAN THE METER.
- E. NO CONNECTION OR OUTLET BETWEEN METER AND DEVICE.

CARPINTERIA VALLEY WATER DISTRICT			REDUCED PRESSURE PRINCIPLE ASSEMBLY (2" OR SMALLER)		STANDARD DETAIL NO. W-115
REV.	DATE	BY	DRAWN BY: TJB		SHT 1 OF 3
X	7/2022	SS	SCALE: NONE DATE: 07/31/18		
			APPROVED BY: _____ DISTRICT ENGINEER		

PLANNING COMMISSION
STAFF REPORT

MEETING DATE: October 7, 2024

ITEM FOR CONSIDERATION

Scerni New Residence Time Extension
Project 22-2184-DP/CDP/VM/ARB/TEX

Request for a 12-month time extension to the previously-approved Development Plan and Coastal Development Permit to construct a new 2,257 square-foot two-story single-family dwelling with an 838 square-foot partially-covered deck, and a detached 504 square-foot two-car garage with a storage loft; and to determine that the project is statutorily exempt from environmental review pursuant to §15061(b)(3) of the CEQA Guidelines.

Report prepared by: Syndi Souter, Senior Planner
Community Development Department


SIGNATURE

Reviewed by: Nick Bobroff, Director
Community Development Department


SIGNATURE

Owners: Gregg and Beth Scerni

Agent: Jeremy Roberts, Architect

Project Location: 4610 Fourth Street

APN: 003-431-005

Zoning: Planned Residential Development
(PRD-20)

General Plan Designation: Medium Density
Residential (MDR)



I. RECOMMENDATION

Adopt the attached Resolution No. PC-24-010, thereby approving a 12-month time extension to September 16, 2025 for the previously approved Scerni New Residence project located at 4610 Fourth Street; Project 22-2184-DP/CDP/VM/ARB/TEX; and finding the time extension request to be statutorily exempt from the California Environmental Quality Act (CEQA).

II. PROPOSED PROJECT DESCRIPTION

Time Extension Request

The project applicant is requesting a 12-month time extension to the previously-approved Development Plan and Coastal Development Permit for the Scerni New Residence Project described below. The requested time extension would extend the term of the existing planning entitlements until September 16, 2025. If a building permit is not issued and substantial physical construction initiated by the extended expiration date, the project approvals would expire.

The previously-approved project is as described below:

Development Plan

The requested Development Plan would allow the construction of a new 2,257 square-foot two-story single-family dwelling with an 838 square-foot partially-covered deck, and a detached 504 square-foot two-car garage with a storage loft. The maximum roof ridge height of the proposed residence would be 29.38 feet, and the maximum roof ridge height of the proposed garage would be 22.54 feet, both measured from existing grade. The project would include new fencing, landscaping and hardscape. Access would be via a new ribbon driveway off of Fourth Street.

The project also includes minor improvements to the existing one-car garage and a request for a front setback modification to allow an “as-built” covered front porch on the existing residence to encroach up to 4.5-feet into the required front setback of 30-feet and remain as constructed.

Coastal Development Permit

A Coastal Development Permit is required to allow the proposed development as described above.

Plans are included as Attachment A, Exhibit 2.

III. BACKGROUND

Site Characteristics and Background

The subject site is 11,556 square feet in size and is located on the north side of Fourth Street, across the street from the Silver Sands Mobile Home Park. The project site is located in the Downtown Beach Neighborhood (Community Design Subarea 1), which is comprised of a mix of single- and multi-family residences. The site is immediately surrounded by three-story condominiums and apartments on the west, a mobile home park to the south (across Fourth Street), single-story single-family residences to the east, and the Union Pacific Railroad corridor to the north. The general vicinity contains one-, two-, and three-story residential structures.

The project site contains an existing 747 square-foot one-story single-family residence with an attached 244 square-foot deck, and a 271 square-foot detached one-car garage that is accessed from an existing gravel driveway. According to the Santa Barbara County Assessor’s Office, the existing

structures were constructed in 1946. A new 48 square-foot covered porch was added to the front of the residence without the benefit of permits by the previous owner. Additionally, the front of the one-car garage was covered with horizontal raw wooden planks, which renders it unavailable for parking at this time. Both the existing residence and detached garage are proposed to remain at this time.

Architectural Review Board & Planning Commission Review

On May 12, 2022, the Architectural Review Board (ARB) reviewed a conceptual proposal for this property (Project #22-2141-CON). The scope of the concept was very similar to the current proposal and included a new 2,257 square-foot two-story single-family residence with an 838 square-foot partially covered deck, and a detached 504 square-foot two-car garage with a storage loft. At the meeting, one verbal public comment was made regarding the size and location of the proposed chimney. The Board's reaction to the conceptual proposal was generally positive, with comments to move the new garage back towards the rear property line and add taller landscaping elements for variation in screening the new residence from the street.

The current formal application proposal received preliminary review by the ARB on April 27, 2023. The plans were revised to incorporate the comments from the conceptual review with the garage relocated towards the rear property line and larger trees added to the landscaping plan. One public comment letter was submitted from an anonymous neighbor that expressed concerns about the height of the proposed residence, the size of the storage loft in the garage, impacts to mountain views, and consistency with the small beach town character. The Board was supportive of the revised project, and praised the applicants for utilizing a raised floor foundation instead of a raised fill pad to mitigate potential flooding hazards. The Board had two main comments: 1.) to add an "eyebrow" trellis or other roof feature over the windows on the west elevation to animate the façade, and 2.) to use an *Arbutus marina* (Marina Strawberry Tree) in the front yard instead of manzanita trees. At that meeting, the Board voted 3-0 to grant a recommendation for preliminary approval to the Planning Commission.

The plans were updated to address the Board's comments from the April 27, 2023 ARB meeting, and the project was reviewed by the Planning Commission at their September 5, 2023 meeting. The project was approved as presented with a 4-0-1 (Benefield recused) vote. Following the Planning Commission approval, the project received a recommendation to the Community Development Director for final approval at the ARB meeting on December 14, 2023.

Copies of the May 12, 2022, April 27, 2023, and December 14, 2023 ARB Meeting Minutes are included in Attachment B.

IV. ENVIRONMENTAL

During the previous review of this project, the Planning Commission found that the project would not result in any significant impacts to the environment and was therefore found to be categorically exempt from environmental review pursuant to Sections 15303(a) and (e) (new construction or conversion of small structures); 15304(b), (c), and (f) (minor alterations to land); and 15332 (in-fill development projects) of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). Given that adequate environmental review has been accomplished for this project, no further environmental review is needed for this Time Extension request. A Time Extension does not result in

any changes to the project description, setting or conditions of approval so it will not result in any new environmental impacts. Accordingly, the Time Extension is exempt from environmental review pursuant to CEQA Guidelines §15061(b)(3), which exempts projects from CEQA which can be seen with certainty to not have the potential for causing any significant effects on the environment.

A copy of the previously prepared and accepted Notice of Exemption is attached as Attachment C.

V. ANALYSIS

Time Extension Request

Pursuant to Condition No. 25 of the adopted project conditions of approval, the approval of the Development Plan and Coastal Development Permit shall expire one year after approval by the Planning Commission, unless prior to the expiration date, substantial physical construction has been completed on the development or a time extension has been applied for by the applicant. The decision-maker with jurisdiction over the project may, upon good cause shown, grant a time extension. Only one opportunity for a time extension of an unspecified duration is offered on such a project.

As the original approval for this project was granted on September 5, 2023 and became final on September 16, 2023 following the expiration of the 10-day appeal period of the Planning Commission's decision, the approval would expire on September 16, 2024 unless substantial physical construction is completed on the development or the applicant requests a time extension prior to the September 16, 2024 permit expiration deadline.

Included as Attachment D to this report, is an email dated August 14, 2024 from Jeremy Roberts, architect, on behalf of Gregg and Beth Scerni, requesting a time extension for the project. The letter was submitted prior to the above-noted permit expiration date. Approval of the 12-month time extension request would extend the Planning Commission's approval date to September 16, 2025.

In the letter, Mr. Roberts explains that the time extension is necessary to complete the review of the fire sprinkler plans for the new structures with the Carpinteria-Summerland Fire Protection District and the Carpinteria Valley Water District. Building permit application No. 14261 was submitted to the City on December 18, 2023, the fire sprinkler plans were approved, and the building permit was issued on August 26, 2024. To date, the site has been cleared and staged in preparation for the site grading and foundation excavation.

Staff believes the applicant's request for a 12-month time extension is warranted. The applicants pulled their building permit on August 26, 2024, have hired a contractor, and are preparing to commence construction. Given that there were only three weeks between the time the building permit was issued and the approval expiration date, it is understandable that "substantial physical construction" was not completed prior to September 16, 2024. However, it is clear that the applicant intends to move forward with construction to complete the project.

Condition No. 26 of the adopted project conditions of approval states that if the applicant requests a time extension for this permit, the permit may be revised to include updated language to the conditions or additional conditions which reflect changed circumstances or additional identified project impacts. No substantial changes have been proposed to the project at this time, nor have there been any significant

changes to the neighborhood surrounding the project site. Staff continues to believe that the approved project is of an appropriate design and character for the City's beach neighborhood. Therefore, staff is recommending only minor changes to the previously imposed Conditions of Approval, specifically revising Condition No. 25 and removing Condition No. 26 to reflect the approved 12-month time extension for the project.

If the requested time extension is approved, the Planning Commission Resolution adopted for the original project (PC-23-008, included as Attachment E) will be superseded by Resolution No. PC-24-010, in Attachment A. If the time extension is not granted and the project approval is expired on September 16, 2024, the applicant would need to resubmit the project as a new application and complete the City's planning review process anew to gain re-approval for the project.

VI. ACTION OPTIONS

1. Adopt Resolution PC-24-010, thereby: 1.) approving a 12-month time extension to September 16, 2025 for the previously-approved Scerni New Residence project located at 4610 Fourth Street; Project 22-2184-DP/CDP/VM/ARB/TEX; 2.) finding the time extension request is statutorily exempt from environmental review pursuant to Section 15061(b)(3) of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA); and 3.) adopting the findings for approval in Attachment A, Exhibit 1 and the updated Conditions of Approval as proposed in Attachment A, Exhibit 3. (Staff's recommendation)
2. Continue the project to a future hearing date and direct the applicant to make changes to the project.
3. Deny the time extension request as proposed. Denial of the time extension request will result in the expiration of the previously-granted Development Plan and Coastal Development Permit entitlements on September 16, 2024.

VII. ATTACHMENTS

Attachment A Resolution PC-24-010
Exhibit 1 – Findings for Approval
Exhibit 2 – Plan Set
Exhibit 3 – Recommended Conditions of Approval

Attachment B ARB Meeting Minutes from May 12, 2022, April 27, 2023, and December 14, 2023

Attachment C Previously-Accepted CEQA Notice of Exemption

Attachment D Time Extension Request Letter

Attachment E Previously-Adopted Resolution No. PC-23-008

Attachment A
Resolution PC-24-010

Scerni New Residence Time Extension
22-2184-DP/CDP/VM/ARB/TEX

October 7, 2024

RESOLUTION NO. PC-24-010

**A RESOLUTION OF THE CITY OF CARPINTERIA PLANNING COMMISSION
APPROVING A 12-MONTH TIME EXTENSION FOR THE PREVIOUSLY-
APPROVED DEVELOPMENT PLAN AND COASTAL DEVELOPMENT
PERMIT FOR PROJECT 22-2184-DP/CDP/VM/ARB/TEX FOR THE
CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE AND A
DETACHED GARAGE. THE PROJECT IS LOCATED AT
4610 FOURTH STREET (APN 003-431-005),
REQUESTED BY JEREMY ROBERTS.**

WHEREAS, on September 5, 2023, the Planning Commission approved an application for a Development Plan and Coastal Development Permit filed by Jeremy Roberts, on September 13, 2022; and

WHEREAS, pursuant to Condition No. 25 of the adopted project conditions of approval, approval of the Development Plan and Coastal Development Permit shall expire one year after approval by the Planning Commission, unless prior to the expiration date, substantial physical construction has been completed, or a time extension has been applied for by the applicant; and

WHEREAS, due to the items necessary to complete the processing of the building permit, the project risks its approvals expiring before construction can begin and substantial physical construction is completed; and

WHEREAS, on August 14, 2024, the applicant filed a written request to extend the approved Development Plan and Coastal Development Permit for 12 additional months to September 16, 2025; and

WHEREAS, the City of Carpinteria Planning Commission conducted a hearing and received evidence regarding the application for the 12-month Time Extension request; and

WHEREAS, the City of Carpinteria Planning Commission previously adopted a Notice of Exemption from the California Environmental Quality Act (CEQA) for the described project; and

WHEREAS, the requested Time Extension does not have the potential to result in any new environmental effects, and therefore, no additional environmental review is required pursuant to §15061(b)(3) of the CEQA Guidelines; and

WHEREAS, the Planning Commission has reviewed the policies of the General Plan/Coastal Land Use Plan and the regulations of the Carpinteria Municipal Code that are relevant to the project.

NOW THEREFORE, THE PLANNING COMMISSION HEREBY RESOLVES AS FOLLOWS:

1. The 12-month Time Extension request of the previously-adopted Development Plan and Coastal Development Permit is approved, making the Findings outlined in Exhibit 1.
2. The Development Plan and Coastal Development Permit for the project shown in Exhibit 2 is approved for 12 additional months to September 16, 2025, subject to the Conditions of Approval set forth in Exhibit 3.
3. This Resolution and accompanying Findings for Approval made in Exhibit 1 and the project Conditions of Approval in Exhibit 3 shall supersede the previous adopted Planning Commission Resolution No. PC-23-008, and its attached Findings for Approval and Conditions of Approval.

PASSED, APPROVED AND ADOPTED this 7th day of October 2024, by the following called vote:

AYES: Commissioners:
NOES: Commissioner(s):
ABSENT: Commissioner(s):
ABSTAIN: Commissioner(s):

Glenn La Fevers, Chair

ATTEST:

Nick Bobroff, Secretary

I hereby certify that the foregoing Resolution was duly and regularly introduced and adopted at a regular meeting of the Planning Commission of the City of Carpinteria held the 7th day of October 2024.

Attachment A
Exhibit 1: Findings for Approval

Scerni New Residence Time Extension
22-2184-DP/CDP/VM/ARB/TEX

October 7, 2024

**ATTACHMENT A
EXHIBIT 1: FINDINGS FOR APPROVAL**

**CITY OF CARPINTERIA PLANNING COMMISSION HEARING
PROJECT NO. 22-2184-DP/CDP/VM/ARB/TEX
OCTOBER 7, 2024**

**SCERNI NEW RESIDENCE TIME EXTENSION
4610 FOURTH STREET
REQUESTED BY JEREMY ROBERTS**

**FINDINGS PURSUANT TO GOVERNMENT CODE, LOCAL COASTAL PLAN, GENERAL
PLAN, AND TITLE 14 OF THE CARPINTERIA MUNICIPAL CODE**

1.0 Administrative Findings

The Planning Commission hereby incorporates by reference as though set forth in full all Community Development Department staff reports and attachments thereto presented to the Planning Commission and all comments made or received either orally or in writing at the public hearings on this project.

1.1 Procedures

Pursuant to the California Coastal Act, the Administrative Regulations of the California Coastal Commission and the City's Local Coastal Program, it has been found that the process for public review of the subject Development Plan and Local Coastal Development Permit has been properly conducted as follows:

- a. On September 5, 2023, the Planning Commission approved an application for a Development Plan and Coastal Development Permit filed by Jeremy Roberts on September 13, 2022.
- b. A request for a 12-month Time Extension to the previously-approved Development Plan and Coastal Development Permit was submitted on August 14, 2024. Said request and all related materials have been available for public review at City offices since the date of submittal.
- c. The application has been evaluated and found to conform to the applicable zone district and to be consistent with the City's Coastal Land Use Plan, the Interpretive Guidelines of the California Coastal Commission and the California Coastal Act.
- d. The project has been reviewed by the City's Planning Commission at a duly noticed public hearing which included, but is not limited to, mailed notice to all property owners within 300 feet of the subject property and residents within 100 feet of the property, and publication in the local newspaper, the Coastal View News.

1.2 California Environmental Quality Act

The Planning Commission previously found that the project is categorically exempt from the California Environmental Quality Act under Categorical Exemption Sections 15303(a) and (e) (new construction or conversion of small structures); 15304(b), (c), and (f) (minor alterations to land); and 15332 (in-fill development projects) of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). The project meets the requirements for the Categorical Exemption as the project includes only the construction of a new single-family dwelling, detached garage, and associated grading and landscaping, wherein the project is consistent with the City's General Plan/Coastal Plan and Zoning Code, is located within city limits on a project site of no more than five acres substantially surrounded by urban uses, and the project site has no value as habitat for endangered, rare or threatened species. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality, and the site can be adequately served by all required utilities and public services.

Given that there have been no changes to the project description or the project setting, and that adequate environmental review has therefore been accomplished, no further environmental review is needed for this Time Extension request pursuant to CEQA Guidelines §15061(b)(3).

1.3 Development Plan Findings

There have been no changes to the project description or the project setting since the original Planning Commission approval on September 5, 2023. As such, the Development Plan findings from the staff report dated September 5, 2023 remain valid for this Time Extension request.

1. *The proposed development is in conformance with the provisions of the applicable zoning district, Local Coastal Plan and implementation programs, and General Plan.*

As presented in the staff report prepared for the Planning Commission hearing of September 5, 2023, and herein incorporated by reference, the project involves the construction of a new two-story single-family residence and a detached garage pursuant to Chapter 14.14, Planned Residential Development (PRD) of the City's Zoning Code. The project is in conformance with all of the applicable requirements of the Zoning District with the approval of the Modification to the front setback requirement to allow the "as-built" covered front porch on the existing residence to encroach 4.5 feet into the setback. The project has also been found to be consistent with the General Plan's applicable Land Use and Community Design Element Objectives and Policies in that the project involves the construction of a new single family residence and a detached garage that fits within the "small beach town" character of the neighborhood and the established surrounding development pattern relative to architectural style, overall size and scale, front setback distances, its pedestrian-scaled design and its decorative architectural elements including a covered front porch. The project has also been found to be consistent with the applicable objectives and policies of the Noise, Safety, and Housing Elements.

2. *The proposed development is sited and designed to avoid risks to life and property due to geologic, flood, or fire hazards and that the proposed density of development is consistent with these objectives.*

The project site is not currently located in a flood hazard area according to the current Flood Insurance Rate Map (“FIRM”) for the area. The project site is, however, located in an area that may become vulnerable to coastal flooding resulting from as little as 1 foot of sea level rise (SLR) according to the City’s “Sea Level Rise Vulnerability Assessment and Adaptation Project.” Consistent with California Coastal Commission guidance and interim City practices, the applicant has provided a Coastal Hazard and Sea Level Rise Discussion for the project which includes recommendations to minimize SLR impacts. Those recommendations have been incorporated into the project design.

The project has also been conditioned to require recordation of a real estate disclosure and waiver document requiring the owner to assume the risk of any damage caused by future sea level rise and to waive any claims for damages for such hazards; and to require the disclosure to any future buyers all permit conditions related to coastal hazards, property defects or vulnerabilities, including information about known current and potential future vulnerabilities to sea level rise. These conditions are necessary to protect public health, safety and welfare; to properly disclose to current and future owners the property’s potential vulnerability to sea level rise impacts and potential coastal flooding hazards due to climate change; to safeguard valuable public coastal resources, which are of statewide importance; and to require the property owner, rather than the City, to accept responsibility for any future damages related to sea level rise.

The project site is not located in an area identified as being a high fire hazard zone. The project site is located in an area that, according to the Safety Element of the City’s General Plan/Coastal Land Use Plan, has high potential for both liquefaction and expansive soils. As such, the project has been conditioned accordingly to require preparation of, and compliance with, a site-specific geotechnical study to more accurately assess risks and provide recommendations for foundation design and construction. The project would result in two residential units on the property, which is well below the five units that could be permitted under the PRD-20 zoning.

3. *The proposed development will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.*

The site does not contain any environmentally sensitive habitat area nor does the project have the ability to impact fish or wildlife as it involves the construction of one new residential unit within a developed urban neighborhood. There are no known sensitive resources, native vegetation, or specimen trees that would be impacted as a result of this project. Appropriate conditions of approval are included to address and avoid potential construction-related impacts to air quality, water quality, and noise.

4. *The proposed development will not conflict with any recorded easements acquired by the public at large for access through the property or use of the property or any easements granted to any public agency or required as a condition of approval.*

There are no known recorded easements on the property for public access or public utilities. No new easements are required of the project as a condition of approval. The project has been

reviewed and conditionally approved by the Carpinteria-Summerland Fire Protection District, Carpinteria Sanitary District and Carpinteria Valley Water District.

5. *The proposed development will not adversely affect necessary community services and values including but not limited to traffic circulation, sewage disposal, fire protection, water supply, and police protection.*

The project does not have the potential to adversely affect these services in that these services are currently available for the surrounding residences located throughout the neighborhood and already serve the existing residence on the property. The proposed new single-family residence would not place an additional demand on community services significant enough to adversely affect the availability of these services. Agencies potentially affected by this project have been notified and have indicated an ability to serve the project.

6. *The proposed development will not be detrimental to the peace, health, safety, comfort, convenience, property values, or general welfare of the neighborhood.*

The project involves the construction of a new single-family residence and detached garage within an urbanized, residential part of the City. The proposed structures are compatible with the surrounding development in terms of size, bulk, scale, architectural style and placement on the lot and with the City's desire to preserve and enhance the "small beach town" character of the Downtown Beach Neighborhood as noted in the staff report presented to the Planning Commission, dated September 5, 2023. The proposed Modification to the front setback requirement is consistent with other setback encroachments granted in the recent past in this part of the City and the structure would not have a negative impact on other single-story residences in the vicinity.

1.4 Development Plan Modification Findings

There have been no changes to the project description or the project setting since the original Planning Commission approval on September 5, 2023. As such, the Development Plan Modification findings from the staff report dated September 5, 2023 remain valid for this Time Extension request.

Pursuant to Carpinteria Municipal Code §14.50.120, in reviewing a Development Plan, the Planning Commission or City Council may consider modification of requirements of the base zoning district in which the proposed development is located, including building height, yard setback, parking, building coverage or landscaping, if it is determined that such modification is necessary to accommodate an innovative project which will result in at least one of the following public benefits:

1. *Energy efficient heating/cooling; or*
2. *Provision of affordable housing units through a mix of housing types, innovative design and construction techniques, or other means; or*
3. *Provision of a larger amount of open space or landscaping than the minimum requirements of the district.*

The project is required to provide a minimum of 2,311 square feet of common open space/landscaping in order to meet the 20% minimum open space requirements of the base zone district. As designed, the

project includes 21% (2,421 square feet) of the total lot area as common open space/landscaping. Most of this common landscaped area is located along the Fourth Street frontage and can be viewed as a benefit enjoyed by the public. Additionally, the project includes private open space areas for each unit which occupy an additional 16% of the total lot area. Together, the common and private open space areas comprise 37% of the property, which is nearly double the minimum required by the base zone district. Therefore, the project provides more than the required minimum amount of open space/landscaping and a significant amount of the landscaping would be located near the front of the lot so as to benefit the public, consistent with the third finding above.

Additionally, the residence, if constructed, would have to comply with the current California Title 24 residential building codes, which include the California Green Building Standards for energy efficient heating and cooling, among other energy efficiency and conservation measures. Therefore, the project can also be found to include features that allow for energy efficiency consistent with the first finding above.

1.5 Coastal Development Permit Finding

There have been no changes to the project description or the project setting since the original Planning Commission approval on September 5, 2023. As such, the Coastal Development Permit finding from the staff report dated September 5, 2023 remains valid for this Time Extension request. Pursuant to the California Coastal Act, the Administrative Regulations of the California Coastal Commission and the City's Local Coastal Program, it has been found that the permit requested may be issued based on the following finding:

1. The proposed development is in conformity with the City's certified Local Coastal Program.

The project involves the construction of a new two-story single-family residence and a detached garage pursuant to Chapter 14.14, Planned Residential Development of the City's Zoning Code. Based on the City's Coastal Land Use Plan (CLUP), this type of use has been anticipated in the Medium Density Residential (MDR) land use district.

An analysis of the project's conformity with the Objectives and Policies of the City's certified Local Coastal Program is presented in the staff report prepared for the Planning Commission hearing of September 5, 2023, and herein incorporated by reference. As discussed in the staff report, with the granting of the requested Modification to the front yard setback requirement, the project would be consistent with all of the applicable development standards of the Planned Residential Development zone district. The Land Use and Community Design Elements of the City's General Plan encourage new development that is compatible with the existing surrounding development and maintains and enhances the City's "small beach town" charm. Consistent with the applicable objectives and policies of the General Plan, the residence would be of a size, scale, architectural style, layout and placement on the lot that fits the desired vision for the Downtown Beach Neighborhood. The project has also been found to be consistent with the applicable objectives and policies of the Noise, Safety and Housing Elements of the City's General Plan/Coastal Land Use Plan. Therefore, this finding can be made.

1.6 Time Extension Finding

Pursuant to Condition No. 25 of the adopted project Conditions of Approval, the Planning Commission may grant a time extension if the following criteria have been met:

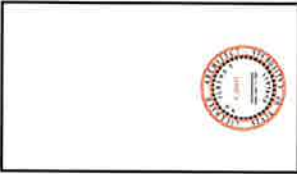
- a. The applicant submitted a written request, prior to the expiration date, stating their reasons for the time extension request.*

The applicant has requested a 12-month time extension to allow sufficient time to initiate and complete substantial physical construction prior to the project approval's expiration date. The applicant has made progress towards completion of the project by obtaining a recommendation for Final Approval by the Architectural Review Board and obtaining a building permit. Considering the foregoing, there is good cause shown for granting a 12-month extension on the approval of the Development Plan and Coastal Development Permit.

Attachment A
Exhibit 2: Reduced Plan Set

Scerni New Residence Time Extension
22-2184-DP/CDP/VM/ARB/TEX

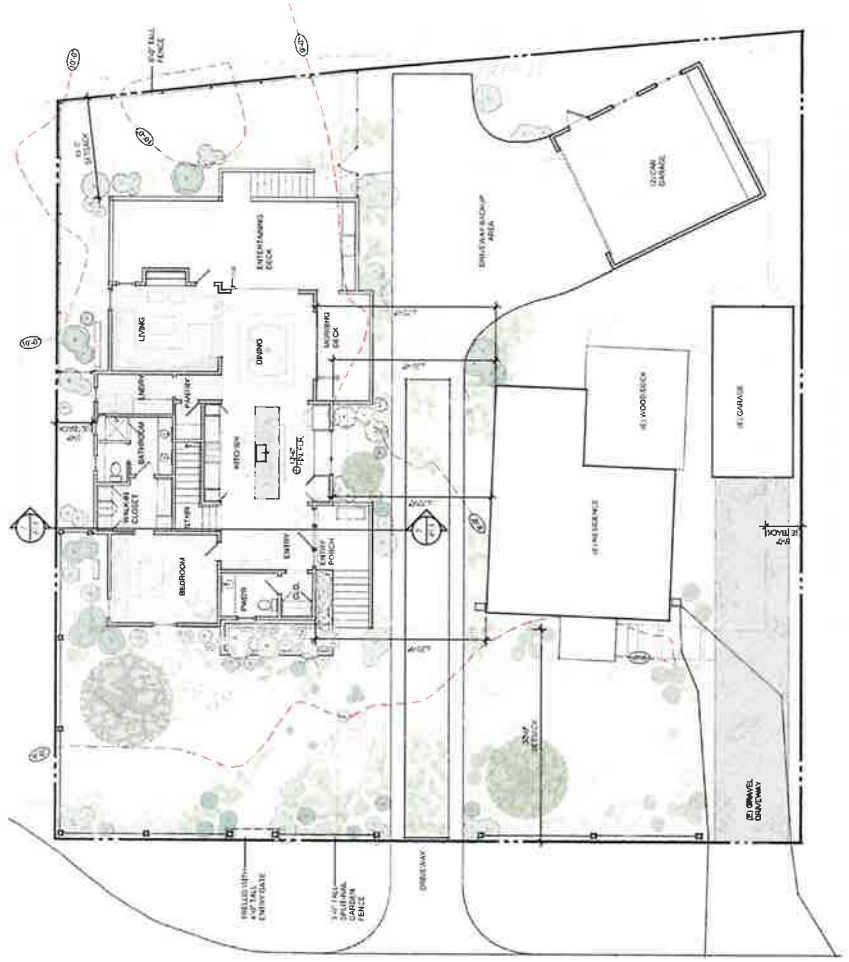
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SCHENI
RESIDENCE
4810 4TH STREET
CAHNULINA, CA 93013

PROPOSED SITE PLAN
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PROPOSED DEVELOPMENT:	
TOTAL IMPV.	1.00%
PARKING	0.00%
LANDSCAPE	0.00%
TOTAL IMPV. EXCL. LANDSCAPE	1.00%

EXISTING DEVELOPMENT:

TOTAL IMPV.	1.00%
PARKING	0.00%
LANDSCAPE	0.00%
TOTAL IMPV. EXCL. LANDSCAPE	1.00%

NOTES:
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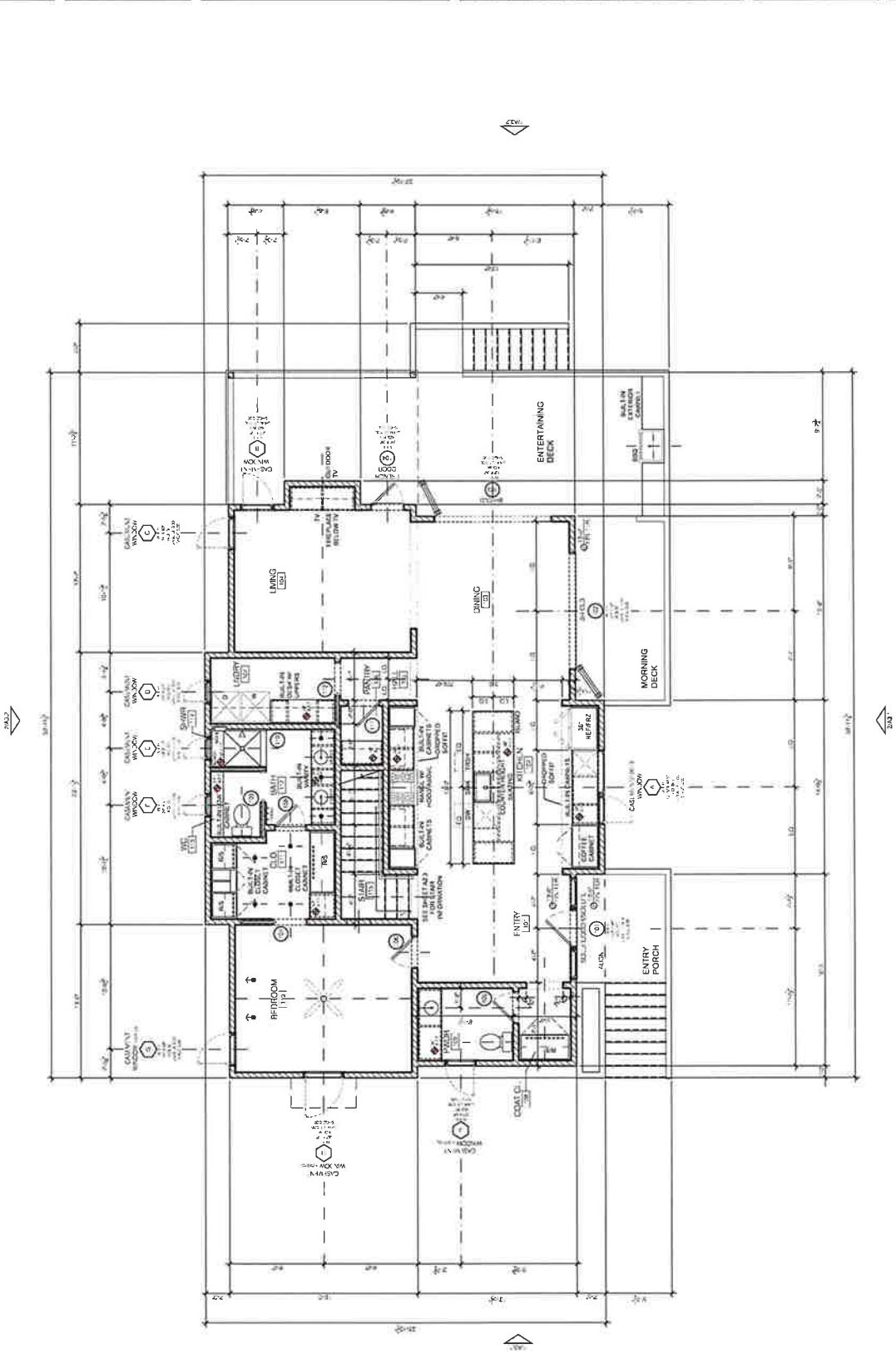
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JOHN PETERSON CORP.
ATLANTA, GEORGIA 30303
800.884.4400 FAX 404.525.1111
www.jpcorp.com

the authors have been unable to find any other studies that have examined the effect of the use of a single, non-validated, questionnaire on the prevalence of low back pain. The authors also note that the prevalence of low back pain in the general population is higher than in the working population, which may be due to the fact that the working population is more likely to be screened for low back pain.



PROPOSED FLOOR
PLAN - RESIDENCE
(MAIN LEVEL)



1. PROPOSED FLOOR PLAN - MAIN LEVEL

ROBERTS

DESIGN

6700 15th Ave, Suite 100

San Francisco, CA 94114

415.774.1111

1730 ARDEN COURT

BERKELEY, CA 94705

415.774.1111

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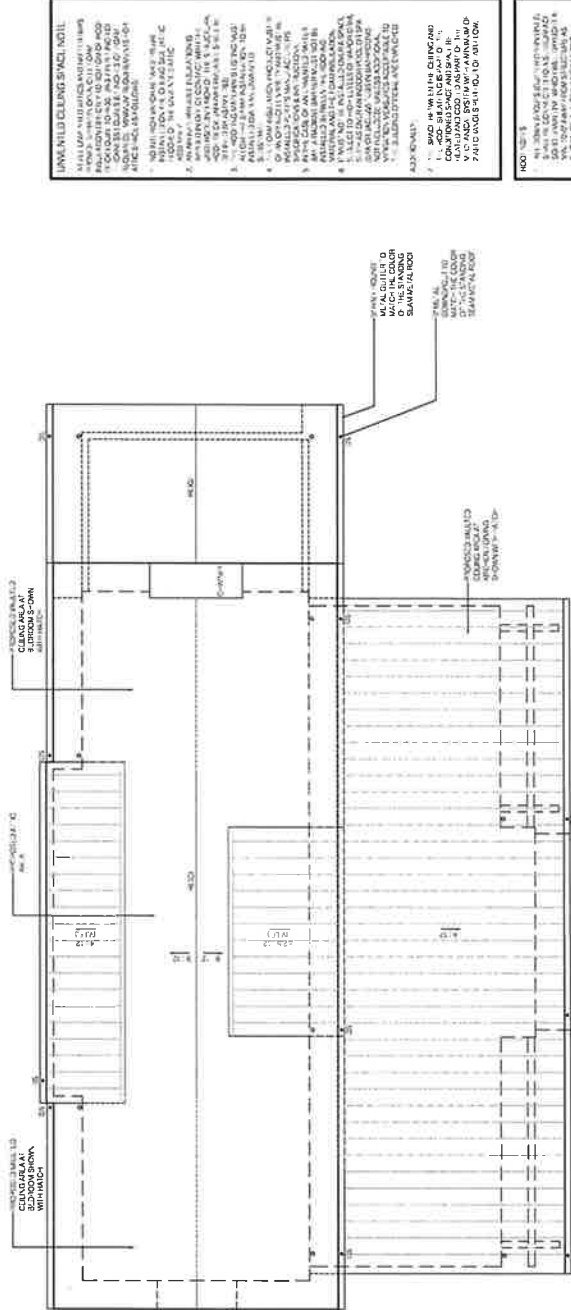
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SHEET NAME

PROPOSED ROOF PLAN

PROJECT NO. SHEET NO.

P.00 A2.4



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1. PROPOSED ROOF PLAN

ROBERTS

DESIGN

ARCHITECTS

INTERIORS INC.

340730 ANSELMO COURT

340730 ANSELMO COURT

340730 ANSELMO COURT

THE ARCHITECT'S RESPONSIBILITY IS TO DESIGN AND CONSTRUCT A BUILDING THAT MEETS THE REQUIREMENTS OF THE CLIENT AND THE CITY OF CARPINTERIA. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT OR THE CITY OF CARPINTERIA. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT OR THE CITY OF CARPINTERIA.



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SCERNI

RESIDENCE

4610 4TH STREET

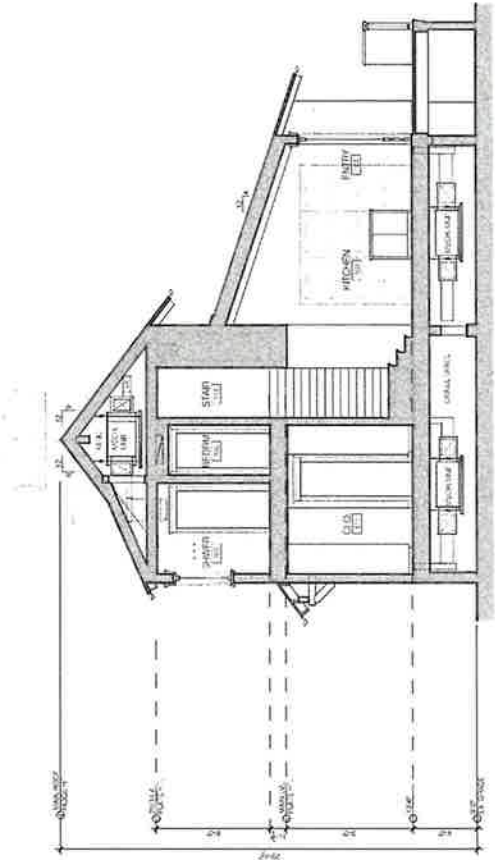
CARPINTERIA, CA 93013

STREET NAME:

PROPOSED BUILDING SECTION-RESIDENCE

PROJECT NO: 2014.1.03

A4.1



1. PROPOSED BUILDING SECTION - RESIDENCE



Attachment A
Exhibit 3: Recommended Conditions of Approval

Scerni New Residence Time Extension
22-2184-DP/CDP/VM/ARB/TEX

October 7, 2024

**PLANNING COMMISSION HEARING
PROJECT 22-2184-DP/CDP/VM/ARB/TEX
4610 FOURTH STREET (APN 003-431-005)
OCTOBER 7, 2024**



**ATTACHMENT A, EXHIBIT 3: CONDITIONS OF APPROVAL
SCERNI NEW RESIDENCE TIME EXTENSION**

The Conditions set forth in this permit affect the title and possession of the real property that is the subject of this permit and shall run with the real property or any portion thereof. All the terms, covenants, conditions and restrictions herein imposed shall be binding upon and inure to the benefit of the owner (applicant, developer), his or her heirs, administrators, executors, successors and assigns. Upon any sale, division or lease of real property, all the conditions of this permit shall apply separately to each portion of the real property and the owner (applicant, developer) and/or possessor of any such portion shall succeed to and be bound by the obligations imposed on the owner (applicant, developer) by this permit.

PROJECT DESCRIPTION

1. This Development Plan and Coastal Development Permit are based upon and limited to compliance with the project description, the hearing exhibits (Attachment A, Exhibit 2 to the staff report dated October 7, 2024) and conditions of approval set forth below. Any deviations from the project description, exhibits or conditions must be reviewed and approved by the City for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above-described approval will constitute a violation of permit approval.

The project description is as follows:

Request for a Development Plan and Coastal Development Permit to allow the construction of a new 2,257 square-foot two-story single-family residence with an 838 square-foot partially-covered deck, and a detached 504 square-foot two-car garage with a storage loft. The maximum roof ridge height of the proposed residence would be 29.38 feet, and the maximum roof ridge height of the proposed garage would be 22.54 feet, both measured from existing grade. The project includes improvements to the existing one-car garage and a request for a front setback modification to allow an "as-built" covered front porch on the existing residence to encroach up to 4.5-feet into the required front setback and remain as constructed. The project would also include new fencing, landscaping and hardscape. Vehicular access would be provided via a new ribbon driveway off of Fourth Street.

The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and conditions of approval below. The property and any portions thereof shall be sold, leased or financed in compliance with this project description and the

approved hearing exhibits and conditions of approval hereto. All plans (such as Landscape Plans) must be submitted for review and approval and shall be implemented as approved by the City.

COMMUNITY DEVELOPMENT DEPARTMENT PROJECT SPECIFIC CONDITIONS

2. The design, scale and character of the project architecture and landscape shall be compatible and blend harmoniously with vicinity development and consistent with the City's "small beach town" character. **Plan Requirement and Timing:** The applicant shall submit plans for the project for final review by the Architectural Review Board prior to approval of any Building Permit for physical development. **Monitoring:** Community Development Department staff (CDD) shall review submitted plans, provide direction to the ARB regarding this mitigation measure and site inspect during the construction phase.
3. All materials and colors used in construction and all landscape materials shall be as represented to the City and any deviation will require the express review of the Community Development Department.
4. Any exterior night lighting installed on the project site shall be of low intensity, low glare design, minimum height, and shall be hooded to direct light downward onto the subject parcel and prevent spill-over onto adjacent parcels. **Plan Requirements:** The locations of all exterior lighting fixtures shall be reviewed and approved by CDD with input from the ARB. **Monitoring:** CDD and ARB shall review final plans for compliance with this measure prior to approval of a building permit for structures. Building Inspector shall inspect structures upon completion to ensure that exterior lighting fixtures have been installed consistent with their depiction on the final plans.
5. A building permit shall be obtained for the "as-built" covered porch on the existing residence and for the removal of the paneling and installation of a new garage door on the existing garage. **Plan Requirement and Timing:** The applicant shall submit plans to the Building Division prior to or concurrently with the plans for the new residence, and obtain a building permit for the improvements prior to or concurrently with the issuance of the building permit for the new residence. The improvements shall receive a final inspection prior to issuance of the Certificate of Occupancy on the new residence.
6. In order to adapt to future sea level rise, the construction documents shall include details to demonstrate the ability to accommodate future retrofitting for waterproofing, as needed. **Plan Requirement and Timing:** The applicant shall include the information on the plans submitted to the Building Division with the building permit application. **Monitoring:** Community Development Department staff (CDD) shall review the submitted plans and site inspect for installation prior to issuance of the Certificate of Occupancy for the new residence.

7. By acceptance of this Development Plan and Coastal Development Permit, the Applicant/Owner acknowledges and agrees, on behalf of itself and all successors and assigns:
- a. Coastal Hazards: That the site is subject to coastal hazards including but not limited to episodic and long-term shoreline retreat and coastal erosion, high seas, ocean waves, storms, tsunamis, tidal scour, coastal flooding, and interaction of the same;
 - b. Assume Risks: To assume the risks to the Applicant/Owner and the property that is the subject of this permit of injury and damage from such coastal hazards in connection with this permitted development;
 - c. Waive Liability: To unconditionally waive any claim of damage or liability against the City, its officers, agents, and employees for injury or damage from such coastal hazards;
 - d. Indemnification: To indemnify and hold harmless the City, its officers, agents, and employees with respect to the City's approval of the project against any and all liability, claims, demands, damages, costs (including costs and fees incurred in defense of such claims), expenses, and amounts paid in settlement arising from any injury or damage due to such coastal hazards;
 - e. Permit Intent: The intent of this permit is to allow for the approved project to be constructed and uses consistent with the terms and conditions of this permit for only as long as it remains reasonably safe for occupancy and use without additional substantive measures beyond ordinary repair and/or maintenance to protect it from coastal hazards, and for only as long as the approved project remains on private property;
 - f. Disclosure: All documents related to any future marketing and sale of the subject property, including but not limited to marketing materials, sales contracts, deeds, and similar documents shall notify buyers of the terms and conditions of this Development Plan Revision and Coastal Development Permit; and
 - g. Property Owner Responsible: That any adverse effects to property caused by the permitted project shall be fully the responsibility of the property owner.

Plan Requirements/Timing: Prior to issuance of a building permit, the Applicant/Owner shall provide to the Community Development Department a conformed copy of an executed and recorded Informational Notice containing the above "coastal hazard risk" acknowledgements, waivers, assumption of risk, and disclosure statements. CDD staff shall provide the Informational Notice. **Monitoring:** CDD staff shall confirm recordation of the Informational Notice prior to issuance of building permits for the as-built construction.

8. In compliance with the Water Conservation in Landscaping Act of 2006 (Assembly Bill 1881, Laird)) as amended by the May 29, 2015 Information Bulletin 2015-03 from the Department of Housing and Community Development and Chapter 15.90 of the City's Municipal Code: Water Efficient Landscaping, a Landscape Documentation Package containing the following elements shall be prepared by a design professional: PROJECT

INFORMATION; WATER EFFICIENT LANDSCAPE WORKSHEET; SOIL MANAGEMENT REPORT; LANDSCAPE DESIGN PLAN; IRRIGATION DESIGN PLAN; and GRADING DESIGN PLAN. The preparation of a Certificate of Completion containing the following elements shall also be prepared by a design professional: CERTIFICATION OF INSTALLATION (per the approved plan); FINAL SOILS INFORMATION; IRRIGATION SCHEDULING PARAMETERS; MAINTENANCE SCHEDULES; and IRRIGATION AUDIT REPORT. **Plan Requirements and Timing:** Prior to approval of a Building Permit, the applicant shall submit a Landscape Documentation Package to the CDD for review and approval. The CDD shall send a copy of the Documentation Package to the Carpinteria Valley Water District. The applicant shall enter into an agreement with the City to install required landscaping and irrigation and maintain required landscaping for the life of the project. Subsequent to installation of the approved Grading, Landscape and Irrigation Plans, the applicant shall submit a Certificate of Completion to CDD for review and approval. The Landscape Documentation Package and Certificate of Completion forms are available at the CDD, and are required to be approved by the CDD prior to Occupancy Clearance. **Monitoring:** CDD shall conduct site visits to ensure installation and maintenance of landscape and irrigation.

9. All mechanical equipment including heating and air conditioning units, and trash receptacle areas, shall be completely screened from surrounding properties and shall be either enclosed within a building or parapet, or located in a fenced rear yard area. **Plan Requirements:** The locations of all exterior mechanical equipment shall be depicted on a Roof and/or Mechanical Equipment Plan to be reviewed and approved by CDD with input from the ARB. **Monitoring:** CDD and ARB shall review the Roof and/or Mechanical Equipment Plan for compliance with this measure prior to approval of a Building Permit for the development. Building Inspector shall inspect structures upon completion to ensure that mechanical equipment has been installed consistent with the approved Plan.
10. Final plans shall include the location of all above ground and vaulted appurtenances including, but not limited to, utility vaults, gas meters, fire backflow prevention systems, and check valves. The location of such appurtenances shall be approved by CDD and may be required to be located and/or screened to as to minimize aesthetic impacts.
11. Applicant shall have prepared and submitted to the City a project-specific acoustical analysis demonstrating that the proposed construction techniques meet the California Noise Insulation Standards to ensure an acceptable interior noise level of 45 CNEL, or less, in habitable rooms. **Plan Requirements/Timing:** The acoustical study shall be prepared by a qualified acoustical engineer or similarly qualified individual. The prepared report shall either demonstrate that the proposed construction techniques and materials will meet the required interior noise thresholds, or it not, shall recommend necessary measures to comply with this requirement. The acoustical report shall be submitted to CDD for review and approval prior to final review by the ARB. **Monitoring:** CDD staff shall be responsible for ensuring that the report is submitted and approved prior to scheduling the project for final review by the ARB.

12. The recommendations outlined in the project specific geotechnical investigation shall be followed in the construction of the subject project and the applicants shall be required to have the project engineering geologist onsite to observe all excavations prior to placement of compacted soil, gravel backfill, or rebar and concrete. **Plan Requirements/Timing:** Two copies of the preliminary foundation investigation shall be submitted with the building plans for building permit plan check. Applicable plan sheets (i.e., grading, foundation, etc.) shall be in substantial compliance with the recommendations outlined in the soils report. The project engineering geologist shall be onsite during excavation, recompaction and foundation preparation work, as applicable. **Monitoring:** Building Inspector shall review and approve building plans and shall site inspect during construction, prior to occupancy clearance.
13. In the event archaeological remains are encountered during grading, work shall be stopped immediately or redirected until a CDD-qualified archaeologist and Native American representative are retained by the applicant to evaluate the significance of the find pursuant to Phase 2 investigations of the City Archaeological Guidelines. If remains are found to be significant, they shall be subject to a Phase 3 mitigation program consistent with City Archaeological Guidelines and funded by the applicant. **Plan Requirements/Timing:** This condition shall be printed on all building and grading plans. **Monitoring:** CDD shall check plans prior to issuance of a Grading or Building Permit and shall spot check in the field.
14. Construction activity shall be limited to the hours between 8:00 a.m. and 5:00 p.m., Monday through Friday. No construction shall occur on weekends or State holidays (e.g., Thanksgiving, Labor Day). Construction equipment maintenance shall be limited to the same hours. Non-noise generating construction activities such as interior painting are not subject to these restrictions. **Plan Requirements:** A sign stating this restriction shall be provided to the applicant and posted onsite. **Timing:** The sign shall be in place prior to the beginning of and throughout all construction activities. Violations may result in suspension of permits. **Monitoring:** Building Inspector shall spot check and respond to complaints.
15. All construction equipment shall be maintained in proper operating condition and fitted with standard noise reduction features (e.g., mufflers). **Timing:** During all construction activities. **Monitoring:** CDD staff shall notify the contractor of this requirement prior to construction and spot check in the field.
16. Construction materials and waste such as paint, mortar, concrete slurry, fuels, etc. shall be stored, handled, and disposed of in a manner which minimizes the potential for storm water contamination. **Plan Requirements and Timing:** Bulk storage locations for construction materials and any measures proposed to contain the materials shall be shown on the plans submitted to the Community Development Department for review prior to issuance of a Building Permit. **Monitoring:** CDD staff shall site inspect prior to the commencement and as needed during all grading and construction activities.

17. During construction, washing of concrete trucks, paint, equipment or similar activities shall occur only in areas where polluted water and materials can be contained for subsequent removal from the site. Wash water shall not be discharged to the storm drains, street, drainage ditches, creeks or wetlands. The location of the washout area shall be clearly noted at the construction site with signs. **Plan Requirements:** The applicant shall designate a washout area, acceptable to CDD, and this area shall be shown on the construction and/or grading and building plans. **Timing:** The wash off area shall be designated on all plans prior to issuance of a Grading or Building Permit. The washout area shall be in place and maintained throughout construction. **Monitoring:** CDD shall check plans prior to issuance of a Grading or Building Permit and staff shall site inspect throughout the construction period to ensure proper use and maintenance of the washout area.
18. Sixty-five percent (65%) or more of all construction and demolition debris generated shall be diverted from the landfill, as mandated by Carpinteria Municipal Code. Demolition and/or excess construction materials shall be separated onsite for reuse/recycling or proper disposal (e.g., concrete asphalt). During demolition and grading, separate bins for recycling of construction materials and brush shall be provided onsite. **Plan Requirements:** This requirement shall be printed on demolition plans. Applicant shall submit a Waste Management Plan (WMP) prior to demolition and provide Public Works with a completed WMP, including receipts for recycled materials to demonstrate compliance with the City's Construction and Demolition Program's 65% mandatory diversion rates. **Timing:** Materials shall be recycled as necessary throughout demolition and grading activities. **Monitoring:** Public Works shall review and approve a completed WMP prior to issuance of a Building Permit.
19. To prevent construction and/or employee trash from blowing offsite, covered receptacles shall be provided onsite prior to commencement of grading or construction activities. Waste shall be picked up weekly or more frequently as directed by CDD staff. **Plan Requirements and Timing:** Prior to Building Permit issuance, applicant shall designate and provide to CDD the name and phone number of a contact person to monitor trash/waste and organize a clean-up crew. Trash control shall occur throughout all grading and construction activities. **Monitoring:** CDD shall inspect periodically throughout grading and construction activities.
20. Best available erosion and sediment control measures shall be implemented during grading and construction. Best available erosion and sediment control measures may include but are not limited to use of sediment basins, gravel bags, silt fences, geo-bags or gravel and geotextile fabric berms, erosion control blankets, coir rolls, jute net and straw bales. Storm drain inlets shall be protected from sediment-laden waters by use of inlet protection devices such as gravel bag barriers, filter fabric fences, block and gravel filters, and excavated inlet sediment traps. Sediment control measures shall be maintained for the duration of the construction period. Construction entrances and exits shall be stabilized using gravel beds, rumble plates, or other measures to prevent sediment from being tracked onto adjacent roadways. Any sediment or other materials tracked off site shall be removed the same day as they are tracked using dry cleaning methods. **Plan Requirements:** An

erosion and sediment control plan shall be submitted to and approved by the City prior to issuance of a Grading or Building Permit. The plan shall be designed to address erosion and sediment control during all phases of development of the site. **Timing:** The plan shall be implemented prior to the commencement of construction. **Monitoring:** Public Works shall perform site inspections throughout construction.

21. Dust generated by the development activities shall be kept to a minimum with a goal of retaining dust on the site by following the dust control measures listed below. During clearing, grading, earth moving, excavation or transportation of cut or fill materials, water trucks or sprinkler systems shall be used to prevent dust from leaving the site and to create a crust after each day's activities cease.
 - a. During construction, use water trucks or sprinkler systems to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this shall include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency shall be required whenever the winds speed exceeds 15 miles per hour. Reclaimed water should be used whenever possible.
 - b. Minimize amount of disturbed area and reduce on site vehicle speeds to 15 miles per hour or less.
 - c. If importation, exportation and stockpiling of fill material is involved, soil stockpiled for more than two days shall be covered, kept moist or treated with soil binders to prevent dust generation. Trucks transporting fill material to and from the site shall be tarped from the point of origin.
 - d. After clearing, grading, earth moving or excavation is completed, treat the disturbed area by watering, or revegetating, or by spreading soil binders until the area is paved or otherwise developed so that dust generation will not occur.

Plan Requirements: All requirements shall be shown on the grading and building plans.

Timing: Condition shall be adhered to throughout all grading and construction activities.

Monitoring: CDD shall ensure measures are on plans. Grading and Building Inspectors shall spot check and ensure compliance onsite. APCD inspectors shall respond to nuisance complaints.

22. The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering as necessary to prevent transport of dust off-site. Their duties shall include holiday and weekend periods when work may not be in progress.

Plan Requirements: The name and telephone number of such persons shall be provided to the APCD and the Community Development Department. **Timing:** The dust monitor shall be designated prior to issuance of a Grading or Building Permit. **Monitoring:** CDD shall contact the designated monitor as necessary to ensure compliance with dust control measures.

23. The following Diesel Exhaust Control Measures should be implemented during construction activities:
- Diesel construction equipment meeting the California Air Resources Board's current emission standards for off-road heavy-duty diesel engines shall be used.
 - The engine size of construction equipment shall be the minimum practical size.
 - The number of construction equipment operation simultaneously shall be minimized through efficient management practices to ensure that the smallest practical number is operating at any one time.
 - Construction equipment shall be maintained in tune per the manufacturer's specifications.
 - Construction equipment operating onsite shall be equipped with two-to-four-degree engine timing retard or pre-combustion chamber engines.
 - Catalytic converters shall be installed on gasoline-powered equipment, if feasible.
 - Catalytic converters, diesel oxidation catalysts and diesel particulate filters as certified and/or verified by EPA or California shall be installed on equipment operating onsite.
 - Diesel powered equipment should be replaced by electric equipment whenever feasible.
 - State law requires that idling of heavy-duty diesel trucks during loading and unloading shall be limited to five minutes; auxiliary power units should be used whenever possible.

Plan Requirements: All requirements shall be shown on grading and building plans.

Timing: Condition shall be adhered to throughout all grading and construction activities.

Monitoring: CDD shall ensure measures are on plans. Grading and Building Inspectors shall spot check and ensure compliance onsite.

24. This Development Plan and Coastal Development Permit does not constitute approval for the installation of new and/or repair of existing underground utilities. All modifications to, or installations of new utilities shall be under separate permit(s) from the appropriate utility providers and the Public Works Department for any work within the public right-of-way. Utility provider permission for excavation shall precede issuance of any permits for construction within the public right-of-way.

DEVELOPMENT PLAN CONDITIONS

25. Approval of the Development Plan and Coastal Development Permit shall expire ~~one (1) year after approval by the Planning Commission~~ on September 16, 2025, unless prior to the expiration date, substantial physical construction has been completed on the development, ~~or a time extension has been applied for by the applicant. The decision maker with jurisdiction over the project may, upon good cause shown, grant a time extension.~~
26. ~~If the applicant requests a time extension for this permit, the permit may be revised to include updated language to standard conditions and/or mitigation measures and additional conditions and/or mitigation measures which reflect changed circumstances or additional~~

~~identified project impacts. Mitigation fees shall be those in effect at the time of issuance of a Building Permit.~~

27. No permits for development shall be issued except in conformance with the approved Development Plan and Coastal Development Permit. The size, shape, arrangement, use and location of buildings, walkways, parking areas and landscaped areas shall be developed in conformity with the approved Development Plan marked Attachment A, Exhibit 2, dated September 5, 2023. Substantial conformity shall be determined by the Community Development Department Director.
28. On the date a subsequent Development Plan is approved for this site, any previously approved but unbuilt plans shall become null and void.
29. To allow time for the utility companies to locate and mark their facilities for the contractor, the applicant shall telephone Underground Service Alert (USA) toll free at 1-800-227-2600 a minimum of 48 hours prior to the start of construction. For best response, provide as much notice as possible, up to 10 working days.
30. Existing and proposed easements for all utilities shall be located and described on the engineering plans or the architectural drawings prior to issuance of building permits.

CITY RULES & REGULATIONS/LEGAL REQUIREMENTS

31. Before using any land or structure, or commencing any work pertaining to the erection, moving, alteration, enlarging, or rebuilding of any building, structure, or improvement, the applicant shall obtain a Building Permit. These Permits are required by ordinance and are necessary to ensure implementation of the conditions required by the Planning Commission. Before any Permits will be issued by the Community Development Department, the applicant must obtain written clearance from all departments having conditions; such clearance shall indicate that the applicant has satisfied all pre-construction conditions. A form for such clearance is available from Community Development.
32. All conditions of approval and mitigation measures shall be printed in their entirety on applicable pages of construction or building plans submitted to CDD. The approved set of plans shall be retained at the construction site for review by the Building Inspector during the course of construction.
33. Prior to issuance of a Building Permit, the applicant shall provide a signed copy of the Conditions or Approval on a form acceptable to Community Development. Such form may be obtained from the CDD office.
34. Prior to issuance of a Building Permit, a Voluntary Merger shall be recorded to formally merge the property into one legal lot. The Voluntary Merger documents shall be prepared by a licensed land surveyor and will be subject to review and approval by the City Surveyor.

35. Prior to issuance of a Building Permit, the applicant shall pay all applicable CDD permit processing fees in full. Any outstanding plan check or inspection fees incurred during construction shall be paid in full prior to Occupancy clearance.
36. The applicant shall pay the statutory school fees in effect at the time of issuance of Building Permits to the Carpinteria Unified School District. **Plan Requirements and Timing:** The applicant shall submit final square footage calculations and the required fee payment to the School District prior to issuance of Building Permits. **Monitoring:** CDD shall ensure payment is made prior to issuance of a Building Permit.
37. In accordance with Chapter 15.80 of the Carpinteria Municipal Code, the applicant shall pay Development Impact Fees to the City prior to Building Permit issuance. The amount of the fees will be determined at the time permits are issued.
38. Prior to the issuance of any Building Permits, the applicant shall post a landscape security bond of \$500.00 and comply with the following requirements:
 - a. All landscaping and irrigation plans shall be prepared by a State licensed landscape architect or similar professional as determined appropriate by CDD.
 - b. The landscaping shall be maintained in good condition for the life of the project. After landscaping has become established at three years and found to be in good condition, the security will be released.
 - c. Landscaping shall be drought resistant, low water species.
 - d. Where feasible, locally adapted native plants shall be required.
 - e. Prior to Occupancy Clearance, all landscaping and planting shall be installed; and
 - f. Specimen trees shall be appropriate to the site and shall be maintained in good condition so as to attain a full and healthy mature appearance.
39. Any change of use in the proposed buildings or structures shall be subject to environmental analysis and appropriate review by the City including Building Code compliance.
40. The conditions of this approval supersede all conflicting notations, specifications, dimensions, and the like which may be shown on submitted plans.
41. Any and all damage or injury to public property resulting from this development, including without limitation, City streets, shall be corrected or result in being repaired and restored to its original or better condition.
42. All requirements of the City of Carpinteria (including but not limited to public improvements as defined in the City of Carpinteria Municipal Code (CMC), Section 15.16.110) and any other applicable requirements of any law or agency of the State and/or any government entity or District shall be met.
43. The standards defined within the City's adopted model Building Codes (UBC; NEC; UMC; UFC; UPC; UHC) relative to the building and occupancy shall apply to this project.

44. Any minor changes may be approved by the City Manager and/or Community Development Director. Any major changes will require the filing of a modification application to be considered by the Planning Commission.
45. No building permits shall be issued for this project prior to meeting all required terms and conditions listed herein. When not specified herein, all conditions shall be satisfied prior to issuance of a building permit or prior to occupancy when allowed by the Community Development Director.
46. If, at any time, the City or Planning Commission determines that there has been, or may be, a violation of the findings or conditions of this Development Plan and Coastal Development Plan, or of the Municipal Code regulations, a public hearing may be held before the Planning Commission to review this permit. At said hearing, the Planning Commission may add additional conditions, or recommend enforcement actions, or revoke the permit entirely, as necessary to ensure compliance with the Municipal Code, and to provide for the health, safety, and general welfare of the City. The applicant shall reimburse the City for all costs associated with gaining compliance with the original conditions of approval.
47. In the event that any Condition of Approval imposing a fee, exaction, dedication or other mitigation measure is challenged by Applicant/Owner/Permittee in an action filed in a court of law or threatened to be filed therein which action is brought within the time period provided by law, this approval shall be suspended pending dismissal of such action, the expiration of the limitation period applicable to such action, or final resolution of such action. If any Condition of Approval is invalidated by a court of law, the entire project shall be reviewed by the City and substitute Conditions of Approval may be imposed.
48. The owner/applicant ("Owner") hereby agrees to defend, indemnify and hold harmless the City, its officers, employees, agents, consultants and independent contractors ("City's Agents") from any claim, action or proceeding ("Claims") against the City and the City's Agents to attack, review, set aside, void or annul, in whole or in part, the City's approval of the Development Plan and Coastal Development Permit (the "Project"), or any condition attached thereto, or any proceedings, acts or determinations taken, done or made prior to the approval that were part of the approval process. Owner further agrees to indemnify and hold harmless the City and the City's Agents from any award of attorneys' fees or court costs made in connection with any Claim. Owner further agrees to pay any and all City costs, permits, attorneys' fees, engineering fees, license fees and taxes arising out of or concerning the Project, whether incurred prior to or subsequent to the date of approval and that the City's costs shall be reimbursed prior to this approval becoming valid. These commitments of defense and indemnification are material conditions of the approval of the Project. Nothing contained in this condition shall prevent the City or the City's Agents from independently defending any Claim. If the City or the City's Agents decide to independently defend a Claim, the City and the City's Agents shall bear their own attorneys' fees, expenses and costs of that independent defense.

49. Written authorization to proceed and consent to conditions of approval by the legal owner of the property shall be provided to the City prior to building permit issuance.

SPECIAL DISTRICT CONDITION LETTERS

50. Compliance with the attached Departmental and District letters is required as follows:
- a. Carpinteria Sanitary District, dated September 28, 2022,
 - b. City of Carpinteria Public Works Department, dated October 5, 2022,
 - c. Carpinteria Valley Water District Intent to Serve Letter, dated December 2, 2022,
 - d. Carpinteria Valley Water District Condition Letter, dated December 2, 2022, and
 - e. Carpinteria-Summerland Fire Protection District, dated October 4, 2022.

Approved by the Planning Commission on October 7, 2024.

I HAVE READ AND UNDERSTOOD, AND I WILL COMPLY
WITH ALL ABOVE STATED CONDITIONS OF THIS PERMIT.

Applicant/Property Owner

Date



CARPINTERIA
Sanitary District

5300 Sixth Street
Carpinteria, CA 93013

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

September 28, 2022

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

Subject: Project No. 22-2184-DP/CDP/ARB
4610 Fourth Street (APN 003-431-005)
Applicant: Greg and Beth Scerni
Agent: Jeremy Roberts

RECEIVED
OCT 03 2022
CITY OF CARPINTERIA

Dear Ms. Souter:

Thank you for the opportunity to provide comments on the subject project. The subject parcel currently has a single-family dwelling unit. The proposed project is to construct an additional single-family dwelling unit on the same parcel.

The District recommends that the following conditions be incorporated into the review/approval process to address sewer system improvements:

1. Any sewer improvements shall conform to approved District construction standards for materials and methods. The sewer lateral currently serving the property is undersized to serve two single-family units. The lateral shall be replaced to the sewer main with a 6-inch lateral that will serve the two units.
2. A sewer construction permit is required for any and all work on the sewer lateral serving the proposed project. The permit shall be procured and applicable fees paid prior to issuance of Building permits. The applicant shall submit a detailed sketch or engineered drawing to the District showing the proposed sewer connections, alterations or additions. During the construction, it is the applicant's and contractor's responsibility to notify the District for inspection and of any sewer improvements or modifications not noted on the approved plans.
3. Please provide a note on the utility plans to inform the Contractor that a permit from the District is required prior to any sewer construction work. Please allow at least 48 hour advanced notice to the District for inspections. The District can be reached at (805) 684-7214 x113.
4. A Development Impact Fee (DIF) shall be paid to the District for each newly constructed residential "equivalent dwelling unit" (EDU). The District currently charges for the one EDU that exists on the parcel. As of July 1, 2022, the DIF is **\$6,230** per residential EDU. A DIF of **\$6,230** for the new second EDU will be due at the time of sewer construction permitting.

September 28, 2022

Page 2

5. District sewer service charges (SSC's) are collected through the County of Santa Barbara property tax rolls on an annual basis. Prior to obtaining a Certificate of Occupancy, the applicant shall pay District applicable SSC's due for the period between building occupancy and the following June 30th. Beginning July 1, 2022, the current residential SSC per EDU is **\$754.72**. The SSC for the two EDUs will be **\$1,509.44** annually and collected on the property tax roll. A pro-rated SSC fee for the one new EDU will be due at the time of occupancy.

The rates and fees listed above are valid through June 30, 2023. If you have any questions or comments regarding any of the conditions provided, please contact me at (805) 684-7214, ext. 113 or lancel@carpsan.com.

Sincerely,
Carpinteria Sanitary District



Lance Lawhon
Engineering Technician

C: Greg and Beth Scerni
Jeremy Roberts

CITY OF CARPINTERIA, CALIFORNIA



Public Works Department Memorandum

To: Syndi Souter, Associate Planner
Community Development Department

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

Date: October 5, 2022

Subject: 4610 Fourth Street, Project No. 22-2184-DP/CDP/ARB

The Public Works Department has reviewed the project submittal dated September 16, 2022, and has the following conditions of approval:

CONDITIONS OF APPROVAL

1. Applicant shall pay its proportional share of Five Thousand Two Hundred Dollars (\$5,200) for the cost of concrete curb and gutter improvements as a part of the City of Carpinteria's 2022 Pavement Rehabilitation Project.
2. An Engineering Permit shall be obtained from the City Engineer for any improvements or other encroachment work within the public right-of-way.
3. All improvements within the public right-of-way shall be completed to the satisfaction of the City Engineer prior to the issuance of a Certificate of Occupancy.
4. Record drawings or as-built plans shall be submitted to the City Engineer at time of final inspection for all work covered by an Engineering Permit. The record drawings or as-built plans shall be the original construction tracings or permanent mylar copies of a quality acceptable by the City Engineer.
5. A Transportation Permit shall be obtained from the City Engineer for operating or moving any vehicle or combination of vehicles or special mobile equipment in any of the acts as listed in Carpinteria Municipal Code Section 12.12.010.
6. All existing private property encroachments shall be removed from the City of Carpinteria public right-of-way.
7. All new and existing utility services shall be installed underground from the closest point of connection or utility pole and completed prior to any paving required for the project. No new utility poles shall be installed.

8. Stormwater control plans shall be in conformance with the County of Santa Barbara Technical Guide for Low Impact Development.
9. A Maintenance Agreement for permanent stormwater quality best management practices shall be submitted to the City Engineer for review and approval. The Maintenance Agreement shall include, at minimum, the following elements: (1) Operations and Maintenance Plan; (2) Legal description and plat of property; (3) Site plan of all permanent stormwater quality best management practices; (4) Property owner's printed name, signature, and date of signing; and (5) Notary public acknowledgement.
10. Improvements in areas of special flood hazards as shown in the latest effective flood insurance rate map shall be constructed in conformance with the City floodplain management regulations (Carpinteria Municipal Code Chapter 15.50).
11. Construction and demolition debris generated shall be reported in conformance with the Construction and Demolition Debris Recycling Program. Sixty-five percent (65%) or more of all construction and demolition debris shall be diverted from the landfill. The Construction and Demolition Debris Recycling Program forms shall be completed and submitted to the City Engineer prior to the issuance of a Certificate of Occupancy.
12. Construction and demolition debris shall be separated on site into reuse, recycling, or disposal. Separate bins or containers for recycling of construction and demolition debris shall be provided on site.
13. Self-hauled disposal receipts from transfer stations shall be submitted to the City Engineer prior to the issuance of a Certificate of Occupancy.
14. Any self-hauled construction and demolition debris shall be reported in writing to the City Engineer. A contract waste hauler may be allowed for disposal of construction and demolition debris subject to the approval of the City Engineer.

End of Comments



Carpinteria Valley Water District

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

December 2, 2022

Jeremy Roberts
RDG Architecture & Interiors
730 Kirsten Court
Santa Barbara, CA 93111

SUBJECT: Request for Intent to Serve Letter re proposed project at 4610 Fourth Street (the "Project")

Dear Applicant,

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

The Project is for a new 2,257 square-foot two-story single-family residence and a new 504 square-foot detached two-car garage on a property with existing water meters.
Permit #: 22-2184-DP/CDP/ARB

While the District currently has sufficient water to supply the Project's proposed use, it is important to note that the District has declared a Stage 3 Drought Emergency (see Ordinance 22-1, www.cvwd.net), which remains in effect. As a result, while there are currently meters available to service the Project, the District will continue to monitor its water supply, and may be forced to consider declaring more severe stages of drought or imposing further water restrictions or a moratorium on new and/or expanded connections.

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

1. If the intensity of the proposed use increases, this letter is void and you will need to file a new request for an "Intent to Serve" letter. Subsequent issuance of a new Intent to Serve letter is not assured.
2. This letter is only valid for the Subject Project.
3. You must obtain all permits and approvals for the Project as required by local, state and federal law.
4. This "Intent to Serve" letter is conditional upon, and shall not be in force or effect until, the Project receives final approval from the applicable land use agency.

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

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

Very truly yours,
Carpinteria Valley Water District



Danielle Rose
Engineering Analyst

cc: TCM to account
Brian King, District Engineer



Carpinteria Valley Water District

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

December 2, 2022

Jeremy Roberts
RDG Architecture & Interiors
730 Kirsten Court
Santa Barbara, CA 93111

**SUBJECT: 4610 FOURTH STREET; APN 003-430-005; ACCOUNT(S) 03-030477-02,
03-030478-02, 03-030479-02, 03-030576-09; PROJECT NUMBER
22-2184-DP/CDP/ARB; NEW SFR WITH DETACHED TWO-CAR GARAGE;
CONDITION LETTER**

To Whom It May Concern,

Please be advised, this parcel is within the jurisdiction of Carpinteria Valley Water District and therefore is entitled to District water service in accordance with District Rules and Regulations. Currently the District is in a Stage 3 Drought Emergency; for more information on Ordinance 22-1, please visit the District website www.cvwd.net. This letter is good for one year from the date of the letter.

The subject property currently has four $\frac{3}{4}$ " water meters, one of which is being utilized for the existing house. Based on the plans received by the District on September 16, 2022, the District has the following conditions:

- Include the District on the City's building permit issuance and final sign off routing sheet.
- The owner must specify which water meter will be plumbed to the new house prior to sign off for building permit issuance.
- A reduced-pressure principle backflow assembly (RP) must be installed at the water meter according to District standard detail W-115-01, attached.
- Fire demand calculations must be supplied to the District to ensure the meter is adequately sized prior to sign off for building permit issuance. Calculations must consider the pressure loss across the backflow assembly installed at the water meter. If the water meter must be upsized to meet fire sprinkler demand, the owner is responsible for paying all fees and deposits to upsize the meter.
- According to Rule 17 in the District's Rules and Regulations, residential properties exceeding 5,000 square feet (5,437 square feet shown sheet A1.4) require a dedicated landscape meter. The owner must specify which water meter will be plumbed to the dedicated landscape system prior to sign off for building permit issuance.
- If the owner wishes to abandon the extra water meter on the property, they will be responsible for paying a construction deposit for its removal.
- A reduced-pressure principle backflow assembly (RP) must be installed at the landscape meter according to District standard W-115-01, attached.

- The backflow assemblies must have passing initial tests submitted by a certified backflow tester before final sign off by the District. The assemblies will be added to the District's Cross-Connection Control Program and will require annual testing thereafter.
- All backflow installation and testing fees are the responsibility of the owner.
- Update the plans to show all four water meters and the two required backflow assemblies on the plans.
- If other fire improvements are required for the project, the owner is responsible for all fees, deposits, and development costs associated with these improvements, including, but not limited to, fire hydrants, independent fire services, water meter upgrades, backflow assembly installations, plans, facility upgrades, and main extensions.

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

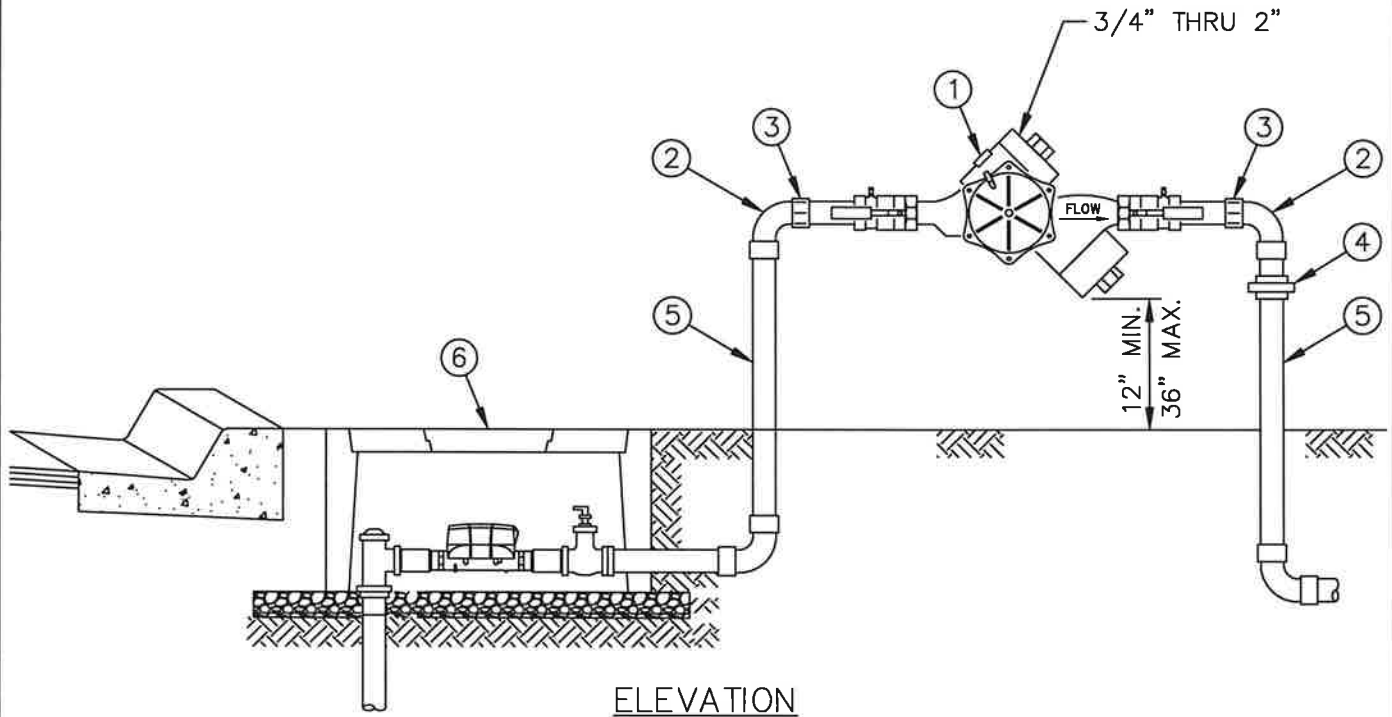
If you have any questions, please feel free to contact me at danielle@cvwd.net or 805-684-2816x121.

Very truly yours,
Carpinteria Valley Water District



Danielle Rose
Engineering Analyst

cc: TCM to account
Brian King, District Engineer



ITEM

DESCRIPTION

- 1 RP WILKINS 975XL2 – LEAD FREE
- 2 COPPER 90 DEGREE ELBOW SILVER SOLDER OR FORD ELL PACK JOINT L44-77-NL
- 3 MIP SOLDER ADAPTOR
- 4 SOLDER UNION
- 5 TYPE K COPPER
- 6 STANDARD SERVICE AND METER INSTALLATION PER W-101, W-102, W-103, OR W-104

GENERAL NOTES:

- A. ALL BACKFLOW PREVENTION DEVICES SHALL BE TESTED BY A CERTIFIED TESTER AFTER INSTALLATION, RELOCATION OR REPAIR AND RESULTS SUBMITTED TO CVWD.
- B. BACKFLOW MUST HAVE MINIMUM 2 FEET CLEARANCE ON ALL SIDES TO FACILITATE TESTING AND SERVICING.
- C. BACKFLOW SHALL BE NO LESS THAN ONE FOOT AND NO MORE THAN THREE FEET FROM THE WATER METER.
- D. PIPEWORK DOWNSTREAM OF THE METER TO THE DEVICE SHALL BE EQUAL OR GREATER DIAMETER THAN THE METER.
- E. NO CONNECTION OR OUTLET BETWEEN METER AND DEVICE.
- F. FOR COMMON LINE OF WATER & FIRE SPRINKLER SYSTEM, RP REQUIRED AT THE METER.

CARPINTERIA VALLEY WATER DISTRICT			REDUCED PRESSURE PRINCIPLE ASSEMBLY (2" OR SMALLER)		STANDARD DETAIL NO. W-115
REV.	DATE	BY	DRAWN BY: TJB		SHT 1 OF 3
X	7/2022	SS	SCALE: NONE DATE: 07/31/18		
			APPROVED BY: _____ DISTRICT ENGINEER		



CARPINTERIA~SUMMERLAND FIRE PROTECTION DISTRICT

4610 4th Street Carpinteria CA 93013, New 2,257 sqft SFD & 504 SQFT Detached Garage , Yes

Location	34.398946, -119.525967
Status	 Planning Completed
Submittal Date:	September 20, 2022
Address/Location:	4610 4th Street Carpinteria CA 93013
APN:	003-431-005
Number of stories:	2
Comments:	New 2,257 sqft SFD & 504 SQFT Detached Garage
Submittal Type:	Planning
Applicant:	Greg & Beth Scerni
Address	1904 Pariva Drive Cardiff CA 92007
Phone Number:	760-822-0331
Email:	bcscherni@cox.net
Fire Protection Systems Existing or Required	Yes

Planning/Conceptual Design

Date Plan Review Completed:	October 4, 2022
Permit Number:	22-2184-DP/CDP/ARB
Planner:	Syndi Souter
Submittal Type:	New Construction
Description:	New SFD & Garage
Plans Checked By:	Todd Jenkins
Invoiced	Yes
Items Invoiced:	FPC-P
Invoices Paid	Yes
Date Paid:	October 3, 2022

Project Conditions

All work shall be done per current applicable CFC and CSFPD ordinance and standards.

"Community First"

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



CARPINTERIA ~ SUMMERLAND

FIRE PROTECTION DISTRICT

Access and Identification

All required access ways (public or private) shall be installed and made serviceable prior to vertical construction or stacking of lumber for construction of combustible materials., Access to this project shall conform to the requirements for the private roads and driveways set forth in the current CSFPD California Fire Code Amendment Ordinance and the CSFPD Road and Driveway Standards and the Santa Barbara County Private Road and Driveway Design Standards., Access ways shall be extended to within 150 feet of all portions of the exterior walls of the first story of any building. The Fire Marshal may extend this length for sprinklered structures., Building address numbers shall be visible from the street. Numbers shall be a minimum 4" high 1" stroke on a contrasting background for residential structures. 8" high 2" stroke minimum on commercial structures.

Water Requirements

Fire Protection Systems

All new buildings and structures shall be protected by an approved automatic fire sprinkler system. , Prior to installation plans for the proposed fire sprinkler system shall be designed by a qualified person and submitted to this office for approval., Smoke detectors and carbon monoxide alarms must be installed in all residences in accordance with the current National Electric Code Per the provisions of the California Building and Fire Codes.

Additional Requirements

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

Fees

PURSUANT to County ordinance Chapter 15 & Carpinteria Municipal Code Chapter 8.26 Section 8.26.030 - Imposition of fire protection mitigation fees: The applicant will be required to pay a fee for the purpose of mitigating the increased fire protection needs generated by the development. The amount of the fee is as follows:, A. Estate Single Family Residential Development. A fee of \$2265.92 per Dwelling Unit plus an additional \$0.521 per square foot beyond 2700 square feet of floor space will be assessed on all Estate Single Family Residential development., C. Residential Additions: An additional \$0.521 per square foot of floor space will be assessed on all Single Family Residential development additions.

"Community First"

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



CARPINTERIA~SUMMERLAND FIRE PROTECTION DISTRICT

Checks shall be made payable to: Carpinteria-Summerland Fire Protection District (CSFPD) and delivered to Fire District Headquarters at 1140 Eugenia Place, Suite A Carpinteria, California 93013. Money orders and cashiers' checks will be accepted. Credit and debit cards can be used online. The link can be found at Carpfire.org Note: Cash payment will not be accepted. PLEASE NOTE: The conditions that are checked apply to this project as currently described. Future changes including, but not limited, to further division intensification of use or increase in hazard classification, may require additional conditions in order to comply with applicable development standards in effect at the time of the change. If you have questions please do not hesitate to contact this office at (805) 684-4591.

Inspector's Signature:

A handwritten signature in black ink, consisting of a large, stylized 'D' followed by a horizontal line extending to the right.

Signed 10/4/2022, 3:51:08 PM UTC

"Community First"

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

Attachment B
Minutes from the May 12, 2022, April 27, 2023, and
December 14, 2023 ARB Meetings

Scerni New Residence Time Extension
22-2184-DP/CDP/VM/ARB/TEX

October 7, 2024

ACTION MINUTES

The meeting was called to order at 5:30 p.m. by Chair Stein.

ROLL CALL

Boardmembers present: Brad Stein, Chair
Jim Reginato
Jason Rodriguez, Vice Chair
Richard Johnson (arrived at 5:36)
Amy Blakemore

Boardmembers absent: None

OTHERS PRESENT: 8 members of the public were in attendance.

PUBLIC COMMENT: None

PROJECT REVIEW

1) Project: Scerni New Residence, 22-2141-CON
Address: 4610 Fourth Street
Applicant: Jeremy Roberts, architect for Gregg and Beth Scerni
Planner: Syndi Souter

Request of Jeremy Roberts, architect for Gregg and Beth Scerni, to consider Project 22-2141-CON for conceptual review of a proposal to construct a new 2,257 square-foot two-story single-family dwelling with an 838 square-foot partially-covered deck, and a detached 504 square-foot two-car garage with a storage loft. The maximum height of the proposed residence would be 29.35 feet and the maximum height of the proposed garage would be 22.54 feet. The property is a 11,556 square-foot parcel zoned Planned Residential Development (PRD-20), and shown as APN 003-431-005, addressed as 4610 Fourth Street.

No Ex Parte Communications were disclosed.

Staff presented the conceptual project, including an overview of the neighborhood and an explanation that the property is subject to the Interim Sea Level Rise (SLR) Guidelines. Staff explained that the existing residence and garage will remain and some of the existing improvements will need to be altered and/or permitted. The concept proposal would be for a new single-family residence and detached garage located on the same property. Staff highlighted the need for comments on the proposed heights, setbacks, and colors and materials of the residence and garage. The Boardmembers asked questions about the design guidelines for front-facing entries, the legal nonconforming status of the existing garage, the adjacent configuration of the garages, and inquired if any plumbing was proposed in the new garage.

Brian Banks, agent, introduced the property owners and architect to the Board. He thanked staff for bringing the unpermitted porch on the existing residence to his attention, and acknowledged that the existing garage façade needs to be removed. He shared that the heights on the plans are from existing grade, and that other jurisdictions measure height from finished grade, which could be misleading for

SLR considerations and challenging for civil engineering and drainage. He explained the history of the lot with a portion of the property resulting from the Cypress Avenue right-of-way abandonment.

Jeremy Roberts, architect, shared a landscaping plan with the Board along with other updated materials. He explained how the finished floor of the conceptual residence was raised 4.5 feet for SLR, and that mechanical equipment would be placed below the floor and in the attic with the 12:9 roof pitch. He explained that the roof would be at the same height in space whether the foundation was raised or fill added due SLR. He went on to describe the reasoning for the architecture and function of the living space and design layout. He shared his preference for the side-facing front entry design to create privacy from the public parking along the street. The contrasting exterior colors between the concept and existing residence were intentional to create the feeling of two separate lots. He went on to elaborate on the landscaping plan and proposed plantings.

Public Comment: Bob Jordan inquired about the type of fireplace that was proposed and commented that the chimney seemed large. The architect and Board clarified that the chimney would be located at the rear of the conceptual residence.

Boardmember Discussion:

Boardmember Johnson began the discussion by sharing that he liked the project. He commented that more could be done to enhance the front entry from the street, such as adding a cross-gable to the extended sloped roof with posts. He suggested that the new garage should be pushed back to be as close to the rear property line as possible to create a larger open yard area for the existing residence. He added that the garage could even be at an angle to be more whimsical. He felt the colors were okay and liked the contrast with the existing residence. He shared that the chimney was handsome, but could be narrowed if they wanted to do so. He later added that the loft in the garage could be reduced in height to achieve an overall building height of 20-feet.

Boardmember Rodriguez shared that he likes the project and the funky, fun, and unique style that fits with the variety of homes in the neighborhood. He thought the setbacks were acceptable, and appreciated the fill in front to visually reduce the height and screen the raised floor foundation. He suggested that the two residences on the lot should have elements and colors to match and tie into one another. He was okay with the front door not facing the street, and felt the project met the intentions of the design guidelines.

Boardmember Reginato also thought it was a good project for the setting, and was not concerned about the height because the site is next to three-story condos and the railroad. He agreed with Boardmember Johnson that the front entry needs to be more street friendly per the design guidelines. He shared that the new garage, in its proposed location, should better relate to the existing residence due to the close proximity. He felt that the modification for the front porch on the existing residence was acceptable because it adds character to the front entry. He mentioned that he would like to see the new garage moved closer to the rear property line as well.

Boardmember Blakemore agreed with the other Boardmembers' comments, with the exception of the new garage. She felt that it should be relocated on site to better relate to the new residence, or change the colors to match the existing residence. She suggested that the mound in front should be better highlighted with plants. She commented that a hedge could be added along the front property line to increase privacy and reduce headlight glare from parking cars. She suggested that taller trees and other taller plant elements should be used to add variation for screening the new residence.

Boardmember Stein agreed with most of the other Boardmembers' comments. He liked the entry as-is, with the front door facing the side of the residence. He praised the architect and applicants for choosing to do a raised foundation rather than a filled-pad for the benefit of the neighborhood. He agreed unanimously with the other Boardmembers that the new garage should be moved farther back on the property to be more separate from the existing cottage. He commented that he felt it was appropriate to have the different styles and colors on the two residences if the new garage was moved back and separated from the existing residence. He shared that the project fits in the neighborhood, and that he thinks it's a great project.

Gregg Scerni addressed the Board at the end of the hearing and said that they bought the property to have a family home and wanted to fit in with the neighborhood.

ACTION: Public comments received and conceptual feedback provided to applicant team and staff.

VOTE: N/A

- 2) Project: Santa Cruz Island Foundation, 21-2138-DPR/CDP
Address: 4994 Carpinteria Avenue
Applicant: Scott Menzel, for the Santa Cruz Island Foundation
Planner: Nick Bobroff

Request of Scott Menzel, landscape architect and agent for the Santa Cruz Island Foundation, to consider Project 21-2138-DPR/CDP for continued preliminary review of a proposal for an exterior building remodel and site renovation of the former bank building to house the Santa Cruz Island Foundation's (SCIF) new "Chrisman California Island Center". The project entails an exterior remodel of the existing building, new signage, new site fencing, and reconfiguration of onsite landscaping and parking areas. The property is a 0.56 acre parcel zoned Central Business (CB) with a Visitor-serving Commercial (V) Overlay and shown as APNs 003-153-014 & -015, addressed at 4994 Carpinteria Avenue.

Ex Parte Communications:

Boardmember Rodriguez disclosed that he met with Marla Daily at the SCIF Center and toured the grounds and building.

Staff presented and summarized the revisions made to the project since the Board's last review. Staff noted that while several of the revisions appeared to have addressed past ARB comments, other areas, such as softening of the parking lot, screening of the storage shed, and relocation of the mural, required further study/discussion.

The applicant team described further details of some of the changes made to the project. They noted the possibility of adding additional vine pockets to the parking lot perimeter walls and training vines along the wall faces, and adding landscaping to the parking lot median. They also provided further ideas and details on possible screening solutions for the storage shed.

Public Comment:

Bob Jordan expressed his support for the changes to the Carpinteria Avenue fence design and details. He felt that the new sinuous fence alignment encouraged people to enter into the site and thought it

- 3) Project: Scerni New Residence, Project 22-2184-DP/VM/CDP
Address: 4610 Fourth Street
Applicant: Jeremy Roberts, architect for Gregg and Beth Scerni
Planner: Syndi Souter

Request of Jeremy Roberts, architect for Gregg and Beth Scerni, to consider Project 22-2184-DP/VM/CDP for preliminary review of a proposal to construct a new 2,257 square-foot two-story single-family dwelling with an 838 square-foot partially-covered deck, and a detached 504 square-foot two-car garage with a storage loft. The maximum height of the proposed residence would be 29.38 feet and the maximum height of the proposed garage would be 22.5 feet. The property is a 11,556 square-foot parcel zoned Planned Residential Development (PRD-20), and shown as APN 003-431-005, addressed as 4610 Fourth Street

No ex parte communications were disclosed.

Syndi Souter described the project and explained the differences to the proposal since the concept review in May 2022, primarily that the design for the proposed new residence did not change and the new location of the detached garage at an angle in the rear yard. She shared photographs of the story poles taken from various angles along Fourth Street.

Jeremy Roberts, architect, shared that the landscaping plan now included an option for arbutus marina instead of the larger Dr. Hurd manzanita tree, and Boardmember Blakemore agreed that the arbutus would be a better choice. He explained how the proposed garage had been relocated to allow more open yard space near the existing residence, and that the ribbon driveway would provide additional guest parking spaces for the residences. He elaborated on the proposed front yard design and functionality, and added that views of the mountains drove the design of the home. He added that the project included a raised foundation to minimize uncontrolled flooding onto neighboring properties from a raised pad. He noted that the western elevation was kept simple since it would not be highly visible. Boardmember Blakemore asked about a symbol on the plans, and he responded that they were the condensing units/heat pumps for the proposed residence.

Brian Banks, agent, clarified that the building height was related to the raised finished floor elevation that was required to mitigate Sea Level Rise impacts. He added that the applicant preferred a raised foundation over a raised fill pad. He noted that the eastern elevation, which includes the front door, would be the primary public view of the new residence. He added that the garage door could easily be replaced on the existing one-car garage.

Public Comment:

One public comment letter was submitted ahead of the meeting. The letter was from an anonymous neighbor and expressed concerns about the height of the proposed residence, the obstruction of mountain views, the size of the storage loft in the garage, and consistency of the project with the small beach town environment. A copy of the letter is one file with the Community Development Department.

Boardmember Discussion:

Boardmember Johnson suggested adding an “eyebrow” or similar roof feature over the bank of three windows on the ground floor west elevation to help further break up and animate the façade. Otherwise, he described it as a nice project.

Boardmember Blakemore suggested the use of *Arbutus marina* for the two front yard trees. She also suggested the applicants may want to consider some vertical landscaping along the rear yard for privacy and screening from neighbors' properties.

Boardmember Stein commented that it is a great project and he liked the look of it as presented. He was glad to see the project would utilize existing grades and raised floor foundation to address flood hazards rather than a raised fill pad, and that building heights were measured from existing grade.

ACTION: Motion by Boardmember Johnson, seconded by Boardmember Blakemore, to recommend preliminary approval to the Planning Commission with their comments attached.

VOTE: 3-0

- 4) Project: Bono Duplex Addition & Remodel, Project 23-2199-CON
Address: 4788 & 4792 Dorrance Way
Applicant: Dylan Chappell, architect for Brandon Bono
Planner: Syndi Souter

Request of Dylan Chappell, architect for Brandon Bono, to consider Project 23-2199-CON for conceptual review of a proposal to construct a new 371 square-foot second-story addition to the existing 1,781 square-foot single-story duplex. The resultant duplex would be 1,798 square feet in size with an attached 354 square-foot two-car carport, for a total size of 2,152 square feet. The maximum height of the duplex would be 21.58 feet above existing grade. The property is a 4,400 square-foot parcel zoned Planned Residential Development (PRD-20), and shown as APN 003-435-006, addressed as 4788 and 4792 Dorrance Way.

No ex parte communications were disclosed.

Syndi Souter described the conceptual proposal which included a second-story addition and interior remodel of the existing duplex. She noted that the proposed height was kept lower by maintaining the eight-foot plate height on the first floor and a plate height of 7.5 feet with open beam ceilings on the second floor. She explained that several portions of the duplex are legal non-conforming in relation to the required front, side, and rear setbacks. She added that the new owner has already begun to clean up the appearance of the property, but that the fencing on the property needs a cohesive design.

Boardmember Stein asked why Holly Avenue was considered the front yard when both of the front doors and addresses were on Dorrance Way, and staff responded that it is unusual, but that is how the Municipal Code defines the setbacks.

After the presentation, a discussion occurred between staff, the applicant, and the Boardmembers regarding an oversight on the plans where the front "pop-out" over the garage was not accurately drawn on the east elevation.

Dylan Chappell, architect, explained that the project would include exterior architectural articulation and details for both units, including outlookers, rafter tails, knee braces, and beams. The front (smaller) unit would have a simple interior remodel with new cabinets and paint, and the larger unit would be significantly remodeled and become the primary dwelling for the owners. He shared that

ACTION MINUTES

The meeting was called to order at 5:31 p.m. by Chair Stein.

ROLL CALL

Boardmembers present: Brad Stein, Chair
Amy Blakemore, Vice Chair
Richard Johnson
Richard Little

Boardmembers absent: Patrick O'Connor

OTHERS PRESENT: Approximately 6 members of the public were in attendance.

PUBLIC COMMENT:

Patrick Crooks introduced himself as the new President of the Board for the Citizens for the Carpinteria Bluffs. Mr. Crooks encouraged the ARB members to consider the existing condition of the Bluffs and commented about policy inconsistencies referenced in the latest incomplete letter for the Carpinteria Farm project, which will be before the ARB at their next meeting (January 25, 2024). Mr. Crooks encouraged the ARB members to review existing City policies regarding views and open space, and asked staff if the January 25, 2024 meeting would be televised or available via Zoom or other electronic methods for public participation.

PROJECT REVIEW

- 1) Projects: Scerni New Residence, Project 22-2184-DP/VM/CDP
Address: 4610 Fourth Street
Applicant: Jeremy Roberts, architect, for Gregg and Beth Scerni
Planner: Syndi Souter

Request of Jeremy Roberts, architect for Gregg and Beth Scerni, to consider Project 22-2184-DP/VM/CDP for final review of a proposal to construct a new 2,257 square-foot two-story single-family dwelling with an 838 square-foot partially-covered deck, and a detached 504 square-foot two-car garage with a storage loft. The maximum height of the proposed residence would be 29.38 feet and the maximum height of the proposed garage would be 22.5 feet. The property is a 11,556 square-foot parcel zoned Planned Residential Development (PRD-20), and shown as APN 003-431-005, addressed as 4610 Fourth Street.

Ex Parte Communications Disclosure: None

Staff Comments:

Syndi Souter provided a presentation and described the updates to the project plans in response to the ARB's preliminary approval comments including: adding an "eyebrow" roof feature over the windows on the west elevation, and to replace the previously proposed manzanita trees with strawberry trees (*Arbutus marina*). She further described plan updates including the proposed dark sky compliant light fixtures and reviewed the architectural details and materials. Ms. Souter noted that the project was approved by the Planning Commission on 9/5/23 and that the Planning Commission did not require any revisions or special conditions requiring ARB review.

Applicant Comments:

The project architect, Jeremy Roberts, clarified the lighting details, including the dark sky compliant exterior fixtures and path light details and wattages.

Public Comment: None.Boardmember Discussion:

Boardmember Johnson had questions regarding the wattage of the proposed light fixtures, which the architect clarified were low wattage LED.

The ARB members complimented the applicant on the successful execution of the project.

ACTION: Motion by Boardmember Johnson, seconded by Boardmember Blakemore, to recommend Final approval as submitted.

VOTE: 4-0 (Boardmember O'Conner Absent)

- 2) Projects: Zins Condominium Triplex, Project 21-2083-DP/CDP
Address: 4905 Eighth Street
Applicant: Dylan Chappell, architect, for Brandon Bono
Planner: Syndi Souter

Request of Dylan Chappell, architect, for Jerry and Lisa Zins, to consider Project 21-2083-DP/CDP for final review of a request to demolish an existing single-story 1,124 square-foot single family residence and construct a new 5,822 square-foot two-story condominium triplex with an attached five-car garage. The property is an 8,391 square foot parcel zoned Planned Residential Development (PRD-20) and shown as APN 003-311-011, addressed as 4905 Eighth Street.

Ex Parte Communications Disclosure: None.

Staff Comments:

Syndi Souter provided a presentation and described the updates to the project plans in response to the ARB's preliminary approval comments of: adding additional trees along Cedar Place and at the corner of Eight St. and Elm Ave.; adding additional landscaping in the courtyard; considering lowering the plate heights, and to raise the sill heights and shift the location of the living/dining room windows of Unit 3. Ms. Souter noted that the project was approved by the Planning Commission on 3/16/23 and that the previously proposed roof deck has been eliminated. She further described plan updates and requested ARB to specifically comment on the project's neighborhood compatibility, window placement, utility door location, landscaping, and overall frontage design.

Applicant Comments:

George Manuras, agent for the owner, responded to questions from the ARB regarding the utility door design and clarified the landscape changes and overall responses to the ARB's preliminary approval comments. Mr. Manuras commented that the utility door could have battens instead of being solid wood as reflected on the plans. Jerry Zins, owner, described the thought process for the window

Attachment C
Previously-Accepted CEQA Notice of Exemption

Scerni New Residence Time Extension
22-2184-DP/CDP/VM/ARB/TEX

October 7, 2024

Notice of Exemption**Appendix E**

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk

County of: Santa Barbara

105 East Anapamu Street

Santa Barbara, CA 93101

From: (Public Agency): City of Carpinteria

5775 Carpinteria Avenue

Carpinteria, CA 93013

(Address)

Project Title: Scerni New Residence

Project Applicant: Jeremy Roberts, Roberts Design Group

Project Location - Specific:

4610 Fourth Street, Carpinteria, CA 93013 (APN 003-431-005)

Project Location - City: Carpinteria

Project Location - County: Santa Barbara

Description of Nature, Purpose and Beneficiaries of Project:

The proposed project would allow the construction of a new 2,257 square-foot two-story single-family residence and a detached 504 square-foot two-car garage.

Name of Public Agency Approving Project: City of Carpinteria

Name of Person or Agency Carrying Out Project: Gregg and Beth Scerni, property owners

Exempt Status: **(check one):**

☐ Ministerial (Sec. 21080(b)(1); 15268);

☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));

☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));

☒ Categorical Exemption. State type and section number: §15303(a)(e), §15304(a)(b)(c)(f), & §15332

☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:

The project includes only the construction of a new SFD & 2-car garage with grading and landscaping, wherein the project is consistent with the City's GP/LCP & Zoning Code, is within city limits on a project site of no more than five acres substantially surrounded by urban uses, and the project site has no value as habitat for endangered, rare or threatened species. Approval of the project would not result in any significant effects.

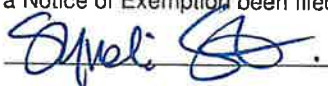
Lead Agency

Contact Person: Syndi Souter, Associate Planner Area Code/Telephone/Extension: (805) 755-4405

If filed by applicant:

1. Attach certified document of exemption finding.

2. Has a Notice of Exemption been filed by the public agency approving the project? ☐ Yes ☐ No

Signature:  Date: 9/5/2023 Title: Associate Planner

☒ Signed by Lead Agency ☐ Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____

Attachment D
Time Extension Request Letter

Scerni New Residence Time Extension
22-2184-DP/CDP/VM/ARB/TEX

October 7, 2024

From: jroberts@rdginsb.com
To: [Syndi Souter](#)
Cc: ["Jeremy Roberts"](#)
Subject: RE: 4610 4th Street (Scerni): Request for extension of approval
Date: Wednesday, August 14, 2024 11:59:31 AM

****EXTERNAL EMAIL****

CAUTION: This email originated from outside the City of Carpinteria. **DO NOT OPEN** attachments or **CLICK** on links unless you are sure they are safe. Remember, reputable vendors, banks, etc. will not ask you to disclose passwords or other sensitive information.

To be prudent, we are requesting a time extension for the 9/5/2023 Planning Commission approval of Project #22-2184-DP/CDP/ARB for the Scerni New Residence.

Best regards

Wm. Jeremy S. Roberts
A r c h i t e c t

ROBERTS
D E S I G N
g r o u p
ARCHITECTURE • INTERIORS, INC.

Roberts Design Group
Architecture & Interiors, Inc.
730 Kristen Ct.
Santa Barbara, CA. 93111

(805) 884-8403 office
(888) 227-6093 fax
(805) 637-8503 cellular
jroberts@rdginsb.com

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From: Syndi Souter <SyndiS@carpinteriaca.gov>

Sent: Wednesday, August 14, 2024 11:19 AM
To: jroberts@rdginsb.com
Subject: RE: 4610 4th Street (Scerni): Request for extension of approval

Hi Jeremy,

Please confirm you are requesting a time extension for the 9/5/2023 Planning Commission approval of Project #22-2184-DP/CDP/ARB for the Scerni New Residence.
Otherwise the email explanation looks fine.

Thanks,
Syndi Souter, Senior Planner
Community Development Department
City of Carpinteria
5775 Carpinteria Avenue
Carpinteria, CA 93013
(805) 755-4405

From: jroberts@rdginsb.com <jroberts@rdginsb.com>
Sent: Wednesday, August 14, 2024 9:55 AM
To: Syndi Souter <SyndiS@carpinteriaca.gov>
Cc: 'Jeremy Roberts' <jroberts@rdginsb.com>
Subject: 4610 4th Street (Scerni): Request for extension of approval

****EXTERNAL EMAIL****

CAUTION: This email originated from outside the City of Carpinteria. **DO NOT OPEN** attachments or **CLICK** on links unless you are sure they are safe. Remember, reputable vendors, banks, etc. will not ask you to disclose passwords or other sensitive information.

Hi Syndi,

Thank you so much for your email yesterday. We are working to get the last piece of the permitting puzzle completed with the fire sprinkler calculations for the water department. The Scerni family is eager to get the permit in place and start the construction of their new home. Out of an abundance of caution, we do want to formally request an extension to the approvals from the City of Carpinteria that we have received to date. Our intention is to start the project as soon as the permit is issued, but we are not sure how long it will take for the building department to process the application once the water district has signed off on the fire sprinkler calculations.

Please let me know if this email is the proper format to make this request.

Best regards,

Wm. Jeremy S. Roberts
A r c h i t e c t

ROBERTS
D E S I G N
g r o u p

ARCHITECTURE • INTERIORS INC.

Roberts Design Group
Architecture & Interiors, Inc.
730 Kristen Ct.
Santa Barbara, CA. 93111

(805) 884-8403 office
(888) 227-6093 fax
(805) 637-8503 cellular
jroberts@rdginsb.com

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Attachment E
Previously-Adopted Resolution No. PC-23-008

Scerni New Residence Time Extension
22-2184-DP/CDP/VM/ARB/TEX

October 7, 2024

RESOLUTION NO. PC-23-008

**A RESOLUTION OF THE CITY OF CARPINTERIA PLANNING COMMISSION
APPROVING A DEVELOPMENT PLAN AND COASTAL DEVELOPMENT
PERMIT FOR PROJECT 22-2184-DP/CDP/VM/ARB FOR THE
CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE AND A
DETACHED GARAGE. THE PROJECT IS LOCATED AT 4610 FOURTH
STREET (APN 003-431-005), REQUESTED BY JEREMY ROBERTS.**

WHEREAS, the Carpinteria Planning Commission has considered an application for a Development Plan and Coastal Development Permit filed by Jeremy Roberts, Architect, on behalf of Gregg and Beth Scerni on September 13, 2022, to construct a new 2,257 square-foot two-story single-family residence and a detached 504 square-foot two-car garage; and

WHEREAS, the application was subsequently deemed complete and accepted by the City as being consistent with the applicable submittal requirements on March 21, 2023; and

WHEREAS, the City of Carpinteria Architectural Review Board considered the proposed project at their April 27, 2023 meeting, wherein the project was recommended for preliminary approval; and

WHEREAS, the Planning Commission has conducted a noticed public hearing and received evidence regarding the application for the Development Plan and Coastal Development Permit; and

WHEREAS, the Planning Commission has considered a request for a modification of the zoning district requirements for the front yard setback as specified in Chapter 14.14.060.1; and

WHEREAS, the project is categorically exempt from the California Environmental Quality Act under Guidelines Sections 15303(a) and (e) (new construction or conversion of small structures); 15304(a), (b), (c), and (f) (minor alterations to land); and 15332 (in-fill development projects); and

WHEREAS, the Planning Commission has reviewed the policies of the General Plan/Coastal Land Use Plan and the Zoning Code standards that are relevant to the project.

NOW THEREFORE, THE PLANNING COMMISSION HEREBY RESOLVES AS FOLLOWS:

1. The Development Plan, including a Modification to the PRD front setback requirement, and Coastal Development Permit are approved, making the Findings for approval outlined in Exhibit 1;

2. The Notice of Exemption prepared for the project is accepted as having satisfied the requirements of CEQA; and
3. The Development Plan and Coastal Development Permit consistent with the plans shown in Exhibit 2 are approved subject to the project conditions of approval set forth in Exhibit 3.

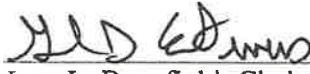
PASSED, APPROVED AND ADOPTED this 5th day of September 2023, by the following called vote:

AYES: Commissioners: Allen, LaFevers, Moyer and Salant

NOES: Commissioner(s): None

ABSENT: Commissioner(s): None

ABSTAIN: Commissioner(s): Benefield


Jane L. Benefield, Chair

Glenn LaFevers, vice - chair

ATTEST:


Nick Bobroff, Secretary

I hereby certify that the foregoing Resolution was duly and regularly introduced and adopted at a regular meeting of the Planning Commission of the City of Carpinteria held the 5th day of September 2023.

Attachment A
Exhibit 1:
Findings for Approval

Scerni New Residence
22-2184-DP/CDP/VM/ARB

September 5, 2023

**ATTACHMENT A
EXHIBIT 1: FINDINGS FOR APPROVAL**

**CITY OF CARPINTERIA PLANNING COMMISSION HEARING
PROJECT NO. 22-2184-DP/CDP/VM/ARB
SEPTEMBER 5, 2023**

**SCERNI NEW RESIDENCE
4610 FOURTH STREET
REQUESTED BY JEREMY ROBERTS**

**FINDINGS PURSUANT TO GOVERNMENT CODE, LOCAL COASTAL PLAN,
GENERAL PLAN, AND TITLE 14 OF THE CARPINTERIA MUNICIPAL CODE**

1.0 Administrative Findings

The Planning Commission hereby incorporates by reference as though set forth in full all Community Development Department staff reports and attachments thereto presented to the Planning Commission and all comments made or received either orally or in writing at the public hearings on this project.

1.1 Procedures

Pursuant to the California Coastal Act, the Administrative Regulations of the California Coastal Commission and the City's Local Coastal Program, it has been found that the process for public review of the subject Development Plan and Local Coastal Development Permit has been properly conducted as follows:

- a. An application for a Development Plan and Coastal Development Permit was submitted on September 13, 2022, and deemed complete and accepted by the City as being consistent with the applicable submittal requirements on March 21, 2023. Said application and all related material have been available for public review at City offices since the date of submittal.
- b. The application has been evaluated and found to conform to the applicable zone district and to be consistent with the City's Local Coastal Program Land Use Plan, the Interpretive Guidelines of the Coastal Commission and the California Coastal Act.
- c. The project has been reviewed by the City's Architectural Review Board at a duly noticed public meeting which included, but is not limited to, mailed notice to all property owners within 300 feet and occupants within 100 feet of the subject property.

- d. The project has been reviewed by the City's Planning Commission at a duly noticed public hearing which included, but is not limited to, mailed notice to all property owners within 300 feet and all occupants within 100 feet of the subject property and publication in the local newspaper, the Coastal View News.

1.2 California Environmental Quality Act

The Planning Commission finds that the project is categorically exempt from the California Environmental Quality Act pursuant to Sections 15303(a) and (e) (new construction or conversion of small structures); 15304(a), (b), (c), and (f) (minor alterations to land); and 15332 (in-fill development projects) of the Guidelines for the Implementation of the California Environmental Quality Act as the project includes only the construction of a new single-family residence, detached garage, and associated grading and landscaping.

1.3 Development Plan Findings

Pursuant to Carpinteria Municipal Code §14.68.030(9), the Planning Commission shall determine that all of the following criteria have been met prior to approving or approving with conditions a Development Plan:

1. *The proposed development is in conformance with the provisions of the applicable zoning district, Local Coastal Plan and implementation programs, and General Plan.*

As presented in the staff report prepared for the Planning Commission hearing of September 5, 2023, and herein incorporated by reference, the project involves the construction of a new two-story single-family residence and a detached garage pursuant to Chapter 14.14, Planned Residential Development (PRD) of the City's Zoning Code. The project is in conformance with all of the applicable requirements of the Zoning District with the approval of the Modification to the front setback requirement to allow the "as-built" covered front porch on the existing residence to encroach 4.5 feet into the setback. The project has also been found to be consistent with the General Plan's applicable Land Use and Community Design Element Objectives and Policies in that the project involves the construction of a new single family residence and a detached garage that fits within the "small beach town" character of the neighborhood and the established surrounding development pattern relative to architectural style, overall size and scale, front setback distances, its pedestrian-scaled design and its decorative architectural elements including a covered front porch. The project has also been found to be consistent with the applicable objectives and policies of the Noise, Safety, and Housing Elements.

2. *The proposed development is sited and designed to avoid risks to life and property due to geologic, flood, or fire hazards and that the proposed density of development is consistent with these objectives.*

The project site is not currently located in a flood hazard area according to the current Flood Insurance Rate Map (“FIRM”) for the area. The project site is, however, located in an area that may become vulnerable to coastal flooding resulting from as little as 1 foot of sea level rise (SLR) according to the City’s “Sea Level Rise Vulnerability Assessment and Adaptation Project.” Consistent with California Coastal Commission guidance and interim City practices, the applicant has provided a Coastal Hazard and Sea Level Rise Discussion for the project which includes recommendations to minimize SLR impacts. Those recommendations have been incorporated into the project design.

The project has also been conditioned to require recordation of a real estate disclosure and waiver document requiring the owner to assume the risk of any damage caused by future sea level rise and to waive any claims for damages for such hazards; and to require the disclosure to any future buyers all permit conditions related to coastal hazards, property defects or vulnerabilities, including information about known current and potential future vulnerabilities to sea level rise. These conditions are necessary to protect public health, safety and welfare; to properly disclose to current and future owners the property’s potential vulnerability to sea level rise impacts and potential coastal flooding hazards due to climate change; to safeguard valuable public coastal resources, which are of statewide importance; and to require the property owner, rather than the City, to accept responsibility for any future damages related to sea level rise.

The project site is not located in an area identified as being a high fire hazard zone. The project site is located in an area that, according to the Safety Element of the City’s General Plan/Coastal Land Use Plan, has high potential for both liquefaction and expansive soils. As such, the project has been conditioned accordingly to require preparation of, and compliance with, a site-specific geotechnical study to more accurately assess risks and provide recommendations for foundation design and construction. The project would result in two residential units on the property, which is well below the five units that could be permitted under the PRD-20 zoning.

3. *The proposed development will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.*

The site does not contain any environmentally sensitive habitat area nor does the project have the ability to impact fish or wildlife as it involves the construction of one new residential unit within a developed urban neighborhood. There are no known sensitive resources, native vegetation, or specimen trees that would be impacted as a result of this project. Appropriate conditions of approval are included to address and avoid potential construction-related impacts to air quality, water quality, and noise.

4. *The proposed development will not conflict with any recorded easements acquired by the public at large for access through the property or use of the property or any easements granted to any public agency or required as a condition of approval.*

There are no known recorded easements on the property for public access or public utilities. No new easements are required of the project as a condition of approval. The

project has been reviewed and conditionally approved by the Carpinteria-Summerland Fire Protection District, Carpinteria Sanitary District and Carpinteria Valley Water District.

5. *The proposed development will not adversely affect necessary community services and values including but not limited to traffic circulation, sewage disposal, fire protection, water supply, and police protection.*

The project does not have the potential to adversely affect these services in that these services are currently available for the surrounding residences located throughout the neighborhood and already serve the existing residence on the property. The proposed new single-family residence would not place an additional demand on community services significant enough to adversely affect the availability of these services. Agencies potentially affected by this project have been notified and have indicated an ability to serve the project.

6. *The proposed development will not be detrimental to the peace, health, safety, comfort, convenience, property values, or general welfare of the neighborhood.*

The project involves the construction of a new single-family residence and detached garage within an urbanized, residential part of the City. The proposed structures are compatible with the surrounding development in terms of size, bulk, scale, architectural style and placement on the lot and with the City's desire to preserve and enhance the "small beach town" character of the Downtown Beach Neighborhood as noted in the staff report presented to the Planning Commission, dated September 5, 2023. The proposed Modification to the front setback requirement is consistent with other setback encroachments granted in the recent past in this part of the City and the structure would not have a negative impact on other single-story residences in the vicinity.

1.4 Development Plan Modification Findings

Pursuant to Carpinteria Municipal Code §14.50.120, in reviewing a Development Plan, the Planning Commission or City Council may consider modification of requirements of the base zoning district in which the proposed development is located, including building height, yard setback, parking, building coverage or landscaping, if it is determined that such modification is necessary to accommodate an innovative project which will result in at least one of the following public benefits:

1. *Energy efficient heating/cooling; or*
2. *Provision of affordable housing units through a mix of housing types, innovative design and construction techniques, or other means; or*
3. *Provision of a larger amount of open space or landscaping than the minimum requirements of the district.*

The project is required to provide a minimum of 2,311 square feet of common open space/landscaping in order to meet the 20% minimum open space requirements of the base

zone district. As designed, the project includes 21% (2,421 square feet) of the total lot area as common open space/landscaping. Most of this common landscaped area is located along the Fourth Street frontage and can be viewed as a benefit enjoyed by the public.

Additionally, the project includes private open space areas for each unit which occupy an additional 16% of the total lot area. Together, the common and private open space areas comprise 37% of the property, which is nearly double the minimum required by the base zone district. Therefore, the project provides more than the required minimum amount of open space/landscaping and a significant amount of the landscaping would be located near the front of the lot so as to benefit the public, consistent with the third finding above.

Additionally, the residence, if constructed, would have to comply with the current California Title 24 residential building codes, which include the California Green Building Standards for energy efficient heating and cooling, among other energy efficiency and conservation measures. Therefore, the project can also be found to include features that allow for energy efficiency consistent with the first finding above.

1.5 Coastal Development Permit Finding

Pursuant to the California Coastal Act, the Administrative Regulations of the California Coastal Commission and the City's Local Coastal Program, it has been found that the permit requested may be issued based on the following findings:

1. *The proposed development is in conformity with the City's certified Local Coastal Program.*

The project involves the construction of a new two-story single-family residence and a detached garage pursuant to Chapter 14.14, Planned Residential Development of the City's Zoning Code. Based on the City's Coastal Land Use Plan (CLUP), this type of use has been anticipated in the Medium Density Residential (MDR) land use district.

An analysis of the project's conformity with the Objectives and Policies of the City's certified Local Coastal Program is presented in the staff report prepared for the Planning Commission hearing of September 5, 2023, and herein incorporated by reference. As discussed in the staff report, with the granting of the requested Modification to the front yard setback requirement, the project would be consistent with all of the applicable development standards of the Planned Residential Development zone district. The Land Use and Community Design Elements of the City's General Plan encourage new development that is compatible with the existing surrounding development and maintains and enhances the City's "small beach town" charm. Consistent with the applicable objectives and policies of the General Plan, the residence would be of a size, scale, architectural style, layout and placement on the lot that fits the desired vision for the Downtown Beach Neighborhood. The project has also been found to be consistent with the applicable objectives and policies of the Noise, Safety and Housing Elements of the City's General Plan/Coastal Land Use Plan. Therefore, this finding can be made.

Attachment A
Exhibit 2:
Reduced Plan Set

Scerni New Residence
22-2184-DP/CDP/VM/ARB

September 5, 2023

ROBERTS

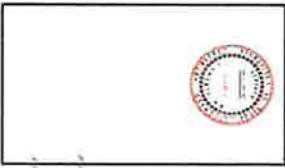
DESIGN

ARCHITECTS

1001 S. 10th St. Suite 100

Phoenix, AZ 85003

The following information is provided for your information only. It is not intended to be a part of the contract. The information is provided for your information only. It is not intended to be a part of the contract. The information is provided for your information only. It is not intended to be a part of the contract.



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SCERNI

RESIDENCE

1001 S. 10th St. Suite 100

Phoenix, AZ 85003

HYDROZONE

IRRIGATION PLAN

1" = 10'

A1.4



1. LANDSCAPE HYDROZONE SITE PLAN

10-20-22 SUBMITTAL DRAWS FOR CONSTRUCTION PLUMBING, CONCRETE, ELECTRICAL, AND MECHANICAL

Landscape Irrigation System Design Worksheet									
System Name	Zone	Area (sq ft)	Plant Type	Plant Spacing (ft)	Plant Density (plants/sq ft)	Plant Water Requirement (gallons/plant/week)	Zone Water Requirement (gallons/week)	Zone Flow Rate (gpm)	Zone Valve Size (in)
Landscape Irrigation System	Zone 1	1,000	Grass	12" x 12"	0.69	1,000	1,000	1.0	1/2"
	Zone 2	2,000	Grass	12" x 12"	0.69	2,000	2,000	2.0	1/2"
	Zone 3	3,000	Grass	12" x 12"	0.69	3,000	3,000	3.0	1/2"
	Zone 4	4,000	Grass	12" x 12"	0.69	4,000	4,000	4.0	1/2"
	Zone 5	5,000	Grass	12" x 12"	0.69	5,000	5,000	5.0	1/2"
	Zone 6	6,000	Grass	12" x 12"	0.69	6,000	6,000	6.0	1/2"
	Zone 7	7,000	Grass	12" x 12"	0.69	7,000	7,000	7.0	1/2"
	Zone 8	8,000	Grass	12" x 12"	0.69	8,000	8,000	8.0	1/2"
	Zone 9	9,000	Grass	12" x 12"	0.69	9,000	9,000	9.0	1/2"
	Zone 10	10,000	Grass	12" x 12"	0.69	10,000	10,000	10.0	1/2"
Landscape Irrigation System	Zone 11	1,000	Shrub	12" x 12"	0.69	1,000	1,000	1.0	1/2"
	Zone 12	2,000	Shrub	12" x 12"	0.69	2,000	2,000	2.0	1/2"
	Zone 13	3,000	Shrub	12" x 12"	0.69	3,000	3,000	3.0	1/2"
	Zone 14	4,000	Shrub	12" x 12"	0.69	4,000	4,000	4.0	1/2"
	Zone 15	5,000	Shrub	12" x 12"	0.69	5,000	5,000	5.0	1/2"
	Zone 16	6,000	Shrub	12" x 12"	0.69	6,000	6,000	6.0	1/2"
	Zone 17	7,000	Shrub	12" x 12"	0.69	7,000	7,000	7.0	1/2"
	Zone 18	8,000	Shrub	12" x 12"	0.69	8,000	8,000	8.0	1/2"
	Zone 19	9,000	Shrub	12" x 12"	0.69	9,000	9,000	9.0	1/2"
	Zone 20	10,000	Shrub	12" x 12"	0.69	10,000	10,000	10.0	1/2"
Landscape Irrigation System	Zone 21	1,000	Flower	12" x 12"	0.69	1,000	1,000	1.0	1/2"
	Zone 22	2,000	Flower	12" x 12"	0.69	2,000	2,000	2.0	1/2"
	Zone 23	3,000	Flower	12" x 12"	0.69	3,000	3,000	3.0	1/2"
	Zone 24	4,000	Flower	12" x 12"	0.69	4,000	4,000	4.0	1/2"
	Zone 25	5,000	Flower	12" x 12"	0.69	5,000	5,000	5.0	1/2"
	Zone 26	6,000	Flower	12" x 12"	0.69	6,000	6,000	6.0	1/2"
	Zone 27	7,000	Flower	12" x 12"	0.69	7,000	7,000	7.0	1/2"
	Zone 28	8,000	Flower	12" x 12"	0.69	8,000	8,000	8.0	1/2"
	Zone 29	9,000	Flower	12" x 12"	0.69	9,000	9,000	9.0	1/2"
	Zone 30	10,000	Flower	12" x 12"	0.69	10,000	10,000	10.0	1/2"
Total System Water Requirement (gallons/week)									
							10,000	10.0	1/2"
Total System Flow Rate (gpm)									
							10.0	10.0	1/2"
Total System Valve Size (in)									
							1/2"	1/2"	1/2"

ROBERTS

U P S I C N

ARCHITECTS

4441 15TH ST. SUITE 100

BERKELEY, CA 94704

TEL: 510.841.1000

WWW.ROBERTSUPSICN.COM

PROFESSIONAL SEAL

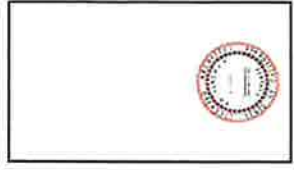
STATE OF CALIFORNIA

REGISTERED ARCHITECT

NO. 10000

EXPIRATION DATE 12/31/2020

I, the undersigned, being a duly qualified and licensed Architect under the laws of the State of California, do hereby certify that the above is a true and correct copy of the original as filed in my office.



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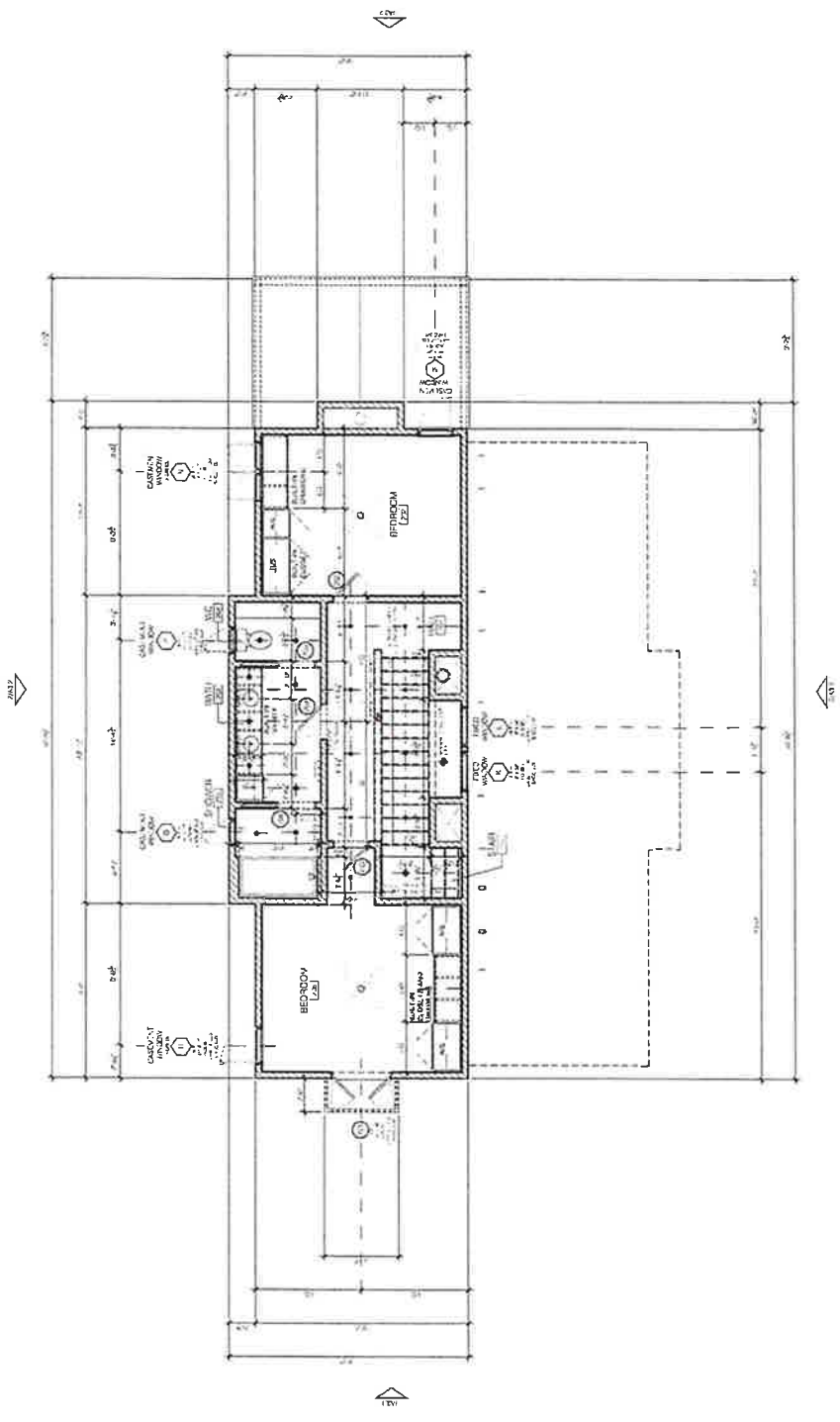
SCERNI
 RESIDENCE
 450 4TH STREET
 CARPENTERS, CA 93003

PROPOSED FLOOR PLAN

(UPPER LEVEL)

1 OF 2

A2.3



1. PROPOSED FLOOR PLAN - UPPER LEVEL



10-00-11 SUBMITTAL DRAWINGS FOR CARPENTER PLANNING COMMISSION REVIEW AND APPROVAL

ROBERTS

DESIGN

ARCHITECTS

100 BENTLEY COURT

SAN ANTONIO, TEXAS 78204

TEL: 214.343.1111

FAX: 214.343.1112

I, the undersigned, being a duly licensed Professional Engineer in the State of Texas, hereby certify that I am the author of the above design and that it was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer in the State of Texas.

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SCERNI

RESIDENCE

4500 14th STREET

CARROLLTON, TX 75006

PROPOSED EXTERIOR ELEVATIONS

DATE

BY

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2. EXTERIOR ELEVATION (EAST)

1. EXTERIOR ELEVATION (SOUTH)

ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS FOR CONSTRUCTION SHALL BE AS SHOWN.



Architectural drawing of a building elevation, showing a side view. The drawing includes dimensions and a section cut. The building features a gabled roof, a chimney, and a large window. The drawing is oriented vertically, with the building's side wall on the left and the roofline on the right. The drawing includes dimensions and a section cut.



1. PROPOSED EXTERIOR ELEVATION DETACHED GARAGE

Attachment A
Exhibit 3:
Recommended Conditions of Approval

Scerni New Residence
22-2184-DP/CDP/VM/ARB

September 5, 2023

**PLANNING COMMISSION HEARING
PROJECT 22-2284-DP/CDP/VM/ARB
4610 FOURTH STREET (APN 003-431-005)
SEPTEMBER 5, 2023**



**ATTACHMENT A, EXHIBIT 3: CONDITIONS OF APPROVAL
SCERNI RESIDENCE ADDITION**

The Conditions set forth in this permit affect the title and possession of the real property that is the subject of this permit and shall run with the real property or any portion thereof. All the terms, covenants, conditions and restrictions herein imposed shall be binding upon and inure to the benefit of the owner (applicant, developer), his or her heirs, administrators, executors, successors and assigns. Upon any sale, division or lease of real property, all the conditions of this permit shall apply separately to each portion of the real property and the owner (applicant, developer) and/or possessor of any such portion shall succeed to and be bound by the obligations imposed on the owner (applicant, developer) by this permit.

PROJECT DESCRIPTION

1. This Development Plan and Coastal Development Permit are based upon and limited to compliance with the project description, the hearing exhibits (Attachment A, Exhibit 2 to the staff report dated September 5, 2023) and conditions of approval set forth below. Any deviations from the project description, exhibits or conditions must be reviewed and approved by the City for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above-described approval will constitute a violation of permit approval.

The project description is as follows:

Request for a Development Plan and Coastal Development Permit to allow the construction of a new 2,257 square-foot two-story single-family residence with an 838 square-foot partially-covered deck, and a detached 504 square-foot two-car garage with a storage loft. The maximum roof ridge height of the proposed residence would be 29.38 feet, and the maximum roof ridge height of the proposed garage would be 22.54 feet, both measured from existing grade. The project includes improvements to the existing one-car garage and a request for a front setback modification to allow an "as-built" covered front porch on the existing residence to encroach up to 4.5-feet into the required front setback and remain as constructed. The project would also include new fencing, landscaping and hardscape. Vehicular access would be provided via a new ribbon driveway off of Fourth Street.

The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and conditions of approval below. The property and any portions thereof shall be sold, leased or financed in compliance with this project description and the

approved hearing exhibits and conditions of approval hereto. All plans (such as Landscape Plans) must be submitted for review and approval and shall be implemented as approved by the City.

COMMUNITY DEVELOPMENT DEPARTMENT PROJECT SPECIFIC CONDITIONS

2. The design, scale and character of the project architecture and landscape shall be compatible and blend harmoniously with vicinity development and consistent with the City's "small beach town" character. **Plan Requirement and Timing:** The applicant shall submit plans for the project for final review by the Architectural Review Board prior to approval of any Building Permit for physical development. **Monitoring:** Community Development Department staff (CDD) shall review submitted plans, provide direction to the ARB regarding this mitigation measure and site inspect during the construction phase.
3. All materials and colors used in construction and all landscape materials shall be as represented to the City and any deviation will require the express review of the Community Development Department.
4. Any exterior night lighting installed on the project site shall be of low intensity, low glare design, minimum height, and shall be hooded to direct light downward onto the subject parcel and prevent spill-over onto adjacent parcels. **Plan Requirements:** The locations of all exterior lighting fixtures shall be reviewed and approved by CDD with input from the ARB. **Monitoring:** CDD and ARB shall review final plans for compliance with this measure prior to approval of a building permit for structures. Building Inspector shall inspect structures upon completion to ensure that exterior lighting fixtures have been installed consistent with their depiction on the final plans.
5. A building permit shall be obtained for the "as-built" covered porch on the existing residence and for the removal of the paneling and installation of a new garage door on the existing garage. **Plan Requirement and Timing:** The applicant shall submit plans to the Building Division prior to or concurrently with the plans for the new residence, and obtain a building permit for the improvements prior to or concurrently with the issuance of the building permit for the new residence. The improvements shall receive a final inspection prior to issuance of the Certificate of Occupancy on the new residence.
6. In order to adapt to future sea level rise, the construction documents shall include details to demonstrate the ability to accommodate future retrofitting for waterproofing, as needed. **Plan Requirement and Timing:** The applicant shall include the information on the plans submitted to the Building Division with the building permit application. **Monitoring:** Community Development Department staff (CDD) shall review the submitted plans and site inspect for installation prior to issuance of the Certificate of Occupancy for the new residence.

7. By acceptance of this Development Plan and Coastal Development Permit, the Applicant/Owner acknowledges and agrees, on behalf of itself and all successors and assigns:
- a. Coastal Hazards: That the site is subject to coastal hazards including but not limited to episodic and long-term shoreline retreat and coastal erosion, high seas, ocean waves, storms, tsunamis, tidal scour, coastal flooding, and interaction of the same;
 - b. Assume Risks: To assume the risks to the Applicant/Owner and the property that is the subject of this permit of injury and damage from such coastal hazards in connection with this permitted development;
 - c. Waive Liability: To unconditionally waive any claim of damage or liability against the City, its offers, agents, and employees for injury or damage from such coastal hazards;
 - d. Indemnification: To indemnify and hold harmless the City, its offers, agents, and employees with respect to the City's approval of the project against any and all liability, claims, demands, damages, costs (including costs and fees incurred in defense of such claims), expenses, and amounts paid in settlement arising from any injury or damage due to such coastal hazards;
 - e. Permit Intent: The intent of this permit is to allow for the approved project to be constructed and uses consistent with the terms and conditions of this permit for only as long as it remains reasonably safe for occupancy and use without additional substantive measures beyond ordinary repair and/or maintenance to protect it from coastal hazards, and for only as long as the approved project remains on private property;
 - f. Disclosure: All documents related to any future marketing and sale of the subject property, including but not limited to marketing materials, sales contracts, deeds, and similar documents shall notify buyers of the terms and conditions of this Development Plan Revision and Coastal Development Permit; and
 - g. Property Owner Responsible: That any adverse effects to property caused by the permitted project shall be fully the responsibility of the property owner.

Plan Requirements/Timing: Prior to issuance of a building permit, the Applicant/Owner shall provide to the Community Development Department a conformed copy of an executed and recorded Informational Notice containing the above "coastal hazard risk" acknowledgements, waivers, assumption of risk, and disclosure statements. CDD staff shall provide the Informational Notice. **Monitoring:** CDD staff shall confirm recordation of the Informational Notice prior to issuance of building permits for the as-built construction.

8. In compliance with the Water Conservation in Landscaping Act of 2006 (Assembly Bill 1881, Laird)) as amended by the May 29, 2015 Information Bulletin 2015-03 from the Department of Housing and Community Development and Chapter 15.90 of the City's Municipal Code: Water Efficient Landscaping, a Landscape Documentation Package containing the following elements shall be prepared by a design professional: PROJECT

INFORMATION; WATER EFFICIENT LANDSCAPE WORKSHEET; SOIL MANAGEMENT REPORT; LANDSCAPE DESIGN PLAN; IRRIGATION DESIGN PLAN; and GRADING DESIGN PLAN. The preparation of a Certificate of Completion containing the following elements shall also be prepared by a design professional: CERTIFICATION OF INSTALLATION (per the approved plan); FINAL SOILS INFORMATION; IRRIGATION SCHEDULING PARAMETERS; MAINTENANCE SCHEDULES; and IRRIGATION AUDIT REPORT. **Plan Requirements and Timing:** Prior to approval of a Building Permit, the applicant shall submit a Landscape Documentation Package to the CDD for review and approval. The CDD shall send a copy of the Documentation Package to the Carpinteria Valley Water District. The applicant shall enter into an agreement with the City to install required landscaping and irrigation and maintain required landscaping for the life of the project. Subsequent to installation of the approved Grading, Landscape and Irrigation Plans, the applicant shall submit a Certificate of Completion to CDD for review and approval. The Landscape Documentation Package and Certificate of Completion forms are available at the CDD, and are required to be approved by the CDD prior to Occupancy Clearance. **Monitoring:** CDD shall conduct site visits to ensure installation and maintenance of landscape and irrigation.

9. All mechanical equipment including heating and air conditioning units, and trash receptacle areas, shall be completely screened from surrounding properties and shall be either enclosed within a building or parapet, or located in a fenced rear yard area. **Plan Requirements:** The locations of all exterior mechanical equipment shall be depicted on a Roof and/or Mechanical Equipment Plan to be reviewed and approved by CDD with input from the ARB. **Monitoring:** CDD and ARB shall review the Roof and/or Mechanical Equipment Plan for compliance with this measure prior to approval of a Building Permit for the development. Building Inspector shall inspect structures upon completion to ensure that mechanical equipment has been installed consistent with the approved Plan.
10. Final plans shall include the location of all above ground and vaulted appurtenances including, but not limited to, utility vaults, gas meters, fire backflow prevention systems, and check valves. The location of such appurtenances shall be approved by CDD and may be required to be located and/or screened to as to minimize aesthetic impacts.
11. Applicant shall have prepared and submitted to the City a project-specific acoustical analysis demonstrating that the proposed construction techniques meet the California Noise Insulation Standards to ensure an acceptable interior noise level of 45 CNEL, or less, in habitable rooms. **Plan Requirements/Timing:** The acoustical study shall be prepared by a qualified acoustical engineer or similarly qualified individual. The prepared report shall either demonstrate that the proposed construction techniques and materials will meet the required interior noise thresholds, or if not, shall recommend necessary measures to comply with this requirement. The acoustical report shall be submitted to CDD for review and approval prior to final review by the ARB. **Monitoring:** CDD staff shall be responsible for ensuring that the report is submitted and approved prior to scheduling the project for final review by the ARB.

12. The recommendations outlined in the project specific geotechnical investigation shall be followed in the construction of the subject project and the applicants shall be required to have the project engineering geologist onsite to observe all excavations prior to placement of compacted soil, gravel backfill, or rebar and concrete. **Plan Requirements/Timing:** Two copies of the preliminary foundation investigation shall be submitted with the building plans for building permit plan check. Applicable plan sheets (i.e., grading, foundation, etc.) shall be in substantial compliance with the recommendations outlined in the soils report. The project engineering geologist shall be onsite during excavation, recompaction and foundation preparation work, as applicable. **Monitoring:** Building Inspector shall review and approve building plans and shall site inspect during construction, prior to occupancy clearance.
13. In the event archaeological remains are encountered during grading, work shall be stopped immediately or redirected until a CDD-qualified archaeologist and Native American representative are retained by the applicant to evaluate the significance of the find pursuant to Phase 2 investigations of the City Archaeological Guidelines. If remains are found to be significant, they shall be subject to a Phase 3 mitigation program consistent with City Archaeological Guidelines and funded by the applicant. **Plan Requirements/Timing:** This condition shall be printed on all building and grading plans. **Monitoring:** CDD shall check plans prior to issuance of a Grading or Building Permit and shall spot check in the field.
14. Construction activity shall be limited to the hours between 8:00 a.m. and 5:00 p.m., Monday through Friday. No construction shall occur on weekends or State holidays (e.g., Thanksgiving, Labor Day). Construction equipment maintenance shall be limited to the same hours. Non-noise generating construction activities such as interior painting are not subject to these restrictions. **Plan Requirements:** A sign stating this restriction shall be provided to the applicant and posted onsite. **Timing:** The sign shall be in place prior to the beginning of and throughout all construction activities. Violations may result in suspension of permits. **Monitoring:** Building Inspector shall spot check and respond to complaints.
15. All construction equipment shall be maintained in proper operating condition and fitted with standard noise reduction features (e.g., mufflers). **Timing:** During all construction activities. **Monitoring:** CDD staff shall notify the contractor of this requirement prior to construction and spot check in the field.
16. Construction materials and waste such as paint, mortar, concrete slurry, fuels, etc. shall be stored, handled, and disposed of in a manner which minimizes the potential for storm water contamination. **Plan Requirements and Timing:** Bulk storage locations for construction materials and any measures proposed to contain the materials shall be shown on the plans submitted to the Community Development Department for review prior to issuance of a Building Permit. **Monitoring:** CDD staff shall site inspect prior to the commencement and as needed during all grading and construction activities.

17. During construction, washing of concrete trucks, paint, equipment or similar activities shall occur only in areas where polluted water and materials can be contained for subsequent removal from the site. Wash water shall not be discharged to the storm drains, street, drainage ditches, creeks or wetlands. The location of the washout area shall be clearly noted at the construction site with signs. **Plan Requirements:** The applicant shall designate a washout area, acceptable to CDD, and this area shall be shown on the construction and/or grading and building plans. **Timing:** The wash off area shall be designated on all plans prior to issuance of a Grading or Building Permit. The washout area shall be in place and maintained throughout construction. **Monitoring:** CDD shall check plans prior to issuance of a Grading or Building Permit and staff shall site inspect throughout the construction period to ensure proper use and maintenance of the washout area.
18. Sixty-five percent (65%) or more of all construction and demolition debris generated shall be diverted from the landfill, as mandated by Carpinteria Municipal Code. Demolition and/or excess construction materials shall be separated onsite for reuse/recycling or proper disposal (e.g., concrete asphalt). During demolition and grading, separate bins for recycling of construction materials and brush shall be provided onsite. **Plan Requirements:** This requirement shall be printed on demolition plans. Applicant shall submit a Waste Management Plan (WMP) prior to demolition and provide Public Works with a completed WMP, including receipts for recycled materials to demonstrate compliance with the City's Construction and Demolition Program's 65% mandatory diversion rates. **Timing:** Materials shall be recycled as necessary throughout demolition and grading activities. **Monitoring:** Public Works shall review and approve a completed WMP prior to issuance of a Building Permit.
19. To prevent construction and/or employee trash from blowing offsite, covered receptacles shall be provided onsite prior to commencement of grading or construction activities. Waste shall be picked up weekly or more frequently as directed by CDD staff. **Plan Requirements and Timing:** Prior to Building Permit issuance, applicant shall designate and provide to CDD the name and phone number of a contact person to monitor trash/waste and organize a clean-up crew. Trash control shall occur throughout all grading and construction activities. **Monitoring:** CDD shall inspect periodically throughout grading and construction activities.
20. Best available erosion and sediment control measures shall be implemented during grading and construction. Best available erosion and sediment control measures may include but are not limited to use of sediment basins, gravel bags, silt fences, geo-bags or gravel and geotextile fabric berms, erosion control blankets, coir rolls, jute net and straw bales. Storm drain inlets shall be protected from sediment-laden waters by use of inlet protection devices such as gravel bag barriers, filter fabric fences, block and gravel filters, and excavated inlet sediment traps. Sediment control measures shall be maintained for the duration of the construction period. Construction entrances and exits shall be stabilized using gravel beds, rumble plates, or other measures to prevent sediment from being tracked onto adjacent roadways. Any sediment or other materials tracked off site shall be removed the same day as they are tracked using dry cleaning methods. **Plan Requirements:** An

erosion and sediment control plan shall be submitted to and approved by the City prior to issuance of a Grading or Building Permit. The plan shall be designed to address erosion and sediment control during all phases of development of the site. **Timing:** The plan shall be implemented prior to the commencement of construction. **Monitoring:** Public Works shall perform site inspections throughout construction.

21. Dust generated by the development activities shall be kept to a minimum with a goal of retaining dust on the site by following the dust control measures listed below. During clearing, grading, earth moving, excavation or transportation of cut or fill materials, water trucks or sprinkler systems shall be used to prevent dust from leaving the site and to create a crust after each day's activities cease.
 - a. During construction, use water trucks or sprinkler systems to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this shall include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency shall be required whenever the winds speed exceeds 15 miles per hour. Reclaimed water should be used whenever possible.
 - b. Minimize amount of disturbed area and reduce on site vehicle speeds to 15 miles per hour or less.
 - c. If importation, exportation and stockpiling of fill material is involved, soil stockpiled for more than two days shall be covered, kept moist or treated with soil binders to prevent dust generation. Trucks transporting fill material to and from the site shall be tarped from the point of origin.
 - d. After clearing, grading, earth moving or excavation is completed, treat the disturbed area by watering, or revegetating, or by spreading soil binders until the area is paved or otherwise developed so that dust generation will not occur.

Plan Requirements: All requirements shall be shown on the grading and building plans.

Timing: Condition shall be adhered to throughout all grading and construction activities.

Monitoring: CDD shall ensure measures are on plans. Grading and Building Inspectors shall spot check and ensure compliance onsite. APCD inspectors shall respond to nuisance complaints.

22. The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering as necessary to prevent transport of dust off-site. Their duties shall include holiday and weekend periods when work may not be in progress.

Plan Requirements: The name and telephone number of such persons shall be provided to the APCD and the Community Development Department. **Timing:** The dust monitor shall be designated prior to issuance of a Grading or Building Permit. **Monitoring:** CDD shall contact the designated monitor as necessary to ensure compliance with dust control measures.

23. The following Diesel Exhaust Control Measures should be implemented during construction activities:
- a. Diesel construction equipment meeting the California Air Resources Board's current emission standards for off-road heavy-duty diesel engines shall be used.
 - b. The engine size of construction equipment shall be the minimum practical size.
 - c. The number of construction equipment operation simultaneously shall be minimized through efficient management practices to ensure that the smallest practical number is operating at any one time.
 - d. Construction equipment shall be maintained in tune per the manufacturer's specifications.
 - e. Construction equipment operating onsite shall be equipped with two-to-four-degree engine timing retard or pre-combustion chamber engines.
 - f. Catalytic converters shall be installed on gasoline-powered equipment, if feasible.
 - g. Catalytic converters, diesel oxidation catalysts and diesel particulate filters as certified and/or verified by EPA or California shall be installed on equipment operating onsite.
 - h. Diesel powered equipment should be replaced by electric equipment whenever feasible.
 - i. State law requires that idling of heavy-duty diesel trucks during loading and unloading shall be limited to five minutes; auxiliary power units should be used whenever possible.

Plan Requirements: All requirements shall be shown on grading and building plans.

Timing: Condition shall be adhered to throughout all grading and construction activities.

Monitoring: CDD shall ensure measures are on plans. Grading and Building Inspectors shall spot check and ensure compliance onsite.

24. This Development Plan and Coastal Development Permit does not constitute approval for the installation of new and/or repair of existing underground utilities. All modifications to, or installations of new utilities shall be under separate permit(s) from the appropriate utility providers and the Public Works Department for any work within the public right-of-way. Utility provider permission for excavation shall precede issuance of any permits for construction within the public right-of-way.

DEVELOPMENT PLAN CONDITIONS

25. Approval of the Development Plan and Coastal Development Permit shall expire one (1) year after approval by the Planning Commission unless prior to the expiration date, substantial physical construction has been completed on the development or a time extension has been applied for by the applicant. The decision-maker with jurisdiction over the project may, upon good cause shown, grant a time extension.
26. If the applicant requests a time extension for this permit, the permit may be revised to include updated language to standard conditions and/or mitigation measures and additional conditions and/or mitigation measures which reflect changed circumstances or additional

identified project impacts. Mitigation fees shall be those in effect at the time of issuance of a Building Permit.

27. No permits for development shall be issued except in conformance with the approved Development Plan and Coastal Development Permit. The size, shape, arrangement, use and location of buildings, walkways, parking areas and landscaped areas shall be developed in conformity with the approved Development Plan marked Attachment A, Exhibit 2, dated September 5, 2023. Substantial conformity shall be determined by the Community Development Department Director.
28. On the date a subsequent Development Plan is approved for this site, any previously approved but unbuilt plans shall become null and void.
29. To allow time for the utility companies to locate and mark their facilities for the contractor, the applicant shall telephone Underground Service Alert (USA) toll free at 1-800-227-2600 a minimum of 48 hours prior to the start of construction. For best response, provide as much notice as possible, up to 10 working days.
30. Existing and proposed easements for all utilities shall be located and described on the engineering plans or the architectural drawings prior to issuance of building permits.

CITY RULES & REGULATIONS/LEGAL REQUIREMENTS

31. Before using any land or structure, or commencing any work pertaining to the erection, moving, alteration, enlarging, or rebuilding of any building, structure, or improvement, the applicant shall obtain a Building Permit. These Permits are required by ordinance and are necessary to ensure implementation of the conditions required by the Planning Commission. Before any Permits will be issued by the Community Development Department, the applicant must obtain written clearance from all departments having conditions; such clearance shall indicate that the applicant has satisfied all pre-construction conditions. A form for such clearance is available from Community Development.
32. All conditions of approval and mitigation measures shall be printed in their entirety on applicable pages of construction or building plans submitted to CDD. The approved set of plans shall be retained at the construction site for review by the Building Inspector during the course of construction.
33. Prior to issuance of a Building Permit, the applicant shall provide a signed copy of the Conditions or Approval on a form acceptable to Community Development. Such form may be obtained from the CDD office.
34. Prior to issuance of a Building Permit, a Voluntary Merger shall be recorded to formally merge the property into one legal lot. The Voluntary Merger documents shall be prepared by a licensed land surveyor and will be subject to review and approval by the City Surveyor.

35. Prior to issuance of a Building Permit, the applicant shall pay all applicable CDD permit processing fees in full. Any outstanding plan check or inspection fees incurred during construction shall be paid in full prior to Occupancy clearance.
36. The applicant shall pay the statutory school fees in effect at the time of issuance of Building Permits to the Carpinteria Unified School District. **Plan Requirements and Timing:** The applicant shall submit final square footage calculations and the required fee payment to the School District prior to issuance of Building Permits. **Monitoring:** CDD shall ensure payment is made prior to issuance of a Building Permit.
37. In accordance with Chapter 15.80 of the Carpinteria Municipal Code, the applicant shall pay Development Impact Fees to the City prior to Building Permit issuance. The amount of the fees will be determined at the time permits are issued.
38. Prior to the issuance of any Building Permits, the applicant shall post a landscape security bond of \$500.00 and comply with the following requirements:
 - a. All landscaping and irrigation plans shall be prepared by a State licensed landscape architect or similar professional as determined appropriate by CDD.
 - b. The landscaping shall be maintained in good condition for the life of the project. After landscaping has become established at three years and found to be in good condition, the security will be released.
 - c. Landscaping shall be drought resistant, low water species.
 - d. Where feasible, locally adapted native plants shall be required.
 - e. Prior to Occupancy Clearance, all landscaping and planting shall be installed; and
 - f. Specimen trees shall be appropriate to the site and shall be maintained in good condition so as to attain a full and healthy mature appearance.
39. Any change of use in the proposed buildings or structures shall be subject to environmental analysis and appropriate review by the City including Building Code compliance.
40. The conditions of this approval supersede all conflicting notations, specifications, dimensions, and the like which may be shown on submitted plans.
41. Any and all damage or injury to public property resulting from this development, including without limitation, City streets, shall be corrected or result in being repaired and restored to its original or better condition.
42. All requirements of the City of Carpinteria (including but not limited to public improvements as defined in the City of Carpinteria Municipal Code (CMC), Section 15.16.110) and any other applicable requirements of any law or agency of the State and/or any government entity or District shall be met.
43. The standards defined within the City's adopted model Building Codes (UBC; NEC; UMC; UFC; UPC; UHC) relative to the building and occupancy shall apply to this project.

44. Any minor changes may be approved by the City Manager and/or Community Development Director. Any major changes will require the filing of a modification application to be considered by the Planning Commission.
45. No building permits shall be issued for this project prior to meeting all required terms and conditions listed herein. When not specified herein, all conditions shall be satisfied prior to issuance of a building permit or prior to occupancy when allowed by the Community Development Director.
46. If, at any time, the City or Planning Commission determines that there has been, or may be, a violation of the findings or conditions of this Development Plan and Coastal Development Plan, or of the Municipal Code regulations, a public hearing may be held before the Planning Commission to review this permit. At said hearing, the Planning Commission may add additional conditions, or recommend enforcement actions, or revoke the permit entirely, as necessary to ensure compliance with the Municipal Code, and to provide for the health, safety, and general welfare of the City. The applicant shall reimburse the City for all costs associated with gaining compliance with the original conditions of approval.
47. In the event that any Condition of Approval imposing a fee, exaction, dedication or other mitigation measure is challenged by Applicant/Owner/Permittee in an action filed in a court of law or threatened to be filed therein which action is brought within the time period provided by law, this approval shall be suspended pending dismissal of such action, the expiration of the limitation period applicable to such action, or final resolution of such action. If any Condition of Approval is invalidated by a court of law, the entire project shall be reviewed by the City and substitute Conditions of Approval may be imposed.
48. The owner/applicant ("Owner") hereby agrees to defend, indemnify and hold harmless the City, its officers, employees, agents, consultants and independent contractors ("City's Agents") from any claim, action or proceeding ("Claims") against the City and the City's Agents to attack, review, set aside, void or annul, in whole or in part, the City's approval of the Development Plan and Coastal Development Permit (the "Project"), or any condition attached thereto, or any proceedings, acts or determinations taken, done or made prior to the approval that were part of the approval process. Owner further agrees to indemnify and hold harmless the City and the City's Agents from any award of attorneys' fees or court costs made in connection with any Claim. Owner further agrees to pay any and all City costs, permits, attorneys' fees, engineering fees, license fees and taxes arising out of or concerning the Project, whether incurred prior to or subsequent to the date of approval and that the City's costs shall be reimbursed prior to this approval becoming valid. These commitments of defense and indemnification are material conditions of the approval of the Project. Nothing contained in this condition shall prevent the City or the City's Agents from independently defending any Claim. If the City or the City's Agents decide to independently defend a Claim, the City and the City's Agents shall bear their own attorneys' fees, expenses and costs of that independent defense.

49. Written authorization to proceed and consent to conditions of approval by the legal owner of the property shall be provided to the City prior to building permit issuance.

SPECIAL DISTRICT CONDITION LETTERS

50. Compliance with the attached Departmental and District letters is required as follows:
- a. Carpinteria Sanitary District, dated September 28, 2022,
 - b. City of Carpinteria Public Works Department, dated October 5, 2022,
 - c. Carpinteria Valley Water District Intent to Serve Letter, dated December 2, 2022,
 - d. Carpinteria Valley Water District Condition Letter, dated December 2, 2022, and
 - e. Carpinteria-Summerland Fire Protection District, dated October 4, 2022.

Approved by the Planning Commission on September 5, 2023.

I HAVE READ AND UNDERSTOOD, AND I WILL COMPLY
WITH ALL ABOVE STATED CONDITIONS OF THIS PERMIT.



Applicant/Property Owner



Date



CARPINTERIA
Sanitary District

5300 Sixth Street
Carpinteria, CA 93013

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

September 28, 2022

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

Subject: Project No. 22-2184-DP/CDP/ARB
4610 Fourth Street (APN 003-431-005)
Applicant: Greg and Beth Scerni
Agent: Jeremy Roberts

RECEIVED

OCT 03 2022

CITY OF CARPINTERIA

Dear Ms. Souter:

Thank you for the opportunity to provide comments on the subject project. The subject parcel currently has a single-family dwelling unit. The proposed project is to construct an additional single-family dwelling unit on the same parcel.

The District recommends that the following conditions be incorporated into the review/approval process to address sewer system improvements:

1. Any sewer improvements shall conform to approved District construction standards for materials and methods. The sewer lateral currently serving the property is undersized to serve two single-family units. The lateral shall be replaced to the sewer main with a 6-inch lateral that will serve the two units.
2. A sewer construction permit is required for any and all work on the sewer lateral serving the proposed project. The permit shall be procured and applicable fees paid prior to issuance of Building permits. The applicant shall submit a detailed sketch or engineered drawing to the District showing the proposed sewer connections, alterations or additions. During the construction, it is the applicant's and contractor's responsibility to notify the District for inspection and of any sewer improvements or modifications not noted on the approved plans.
3. Please provide a note on the utility plans to inform the Contractor that a permit from the District is required prior to any sewer construction work. Please allow at least 48 hour advanced notice to the District for inspections. The District can be reached at (805) 684-7214 x113.
4. A Development Impact Fee (DIF) shall be paid to the District for each newly constructed residential "equivalent dwelling unit" (EDU). The District currently charges for the one EDU that exists on the parcel. As of July 1, 2022, the DIF is **\$6,230** per residential EDU. A DIF of **\$6,230** for the new second EDU will be due at the time of sewer construction permitting.

September 28, 2022
Page 2

5. District sewer service charges (SSC's) are collected through the County of Santa Barbara property tax rolls on an annual basis. Prior to obtaining a Certificate of Occupancy, the applicant shall pay District applicable SSC's due for the period between building occupancy and the following June 30th. Beginning July 1, 2022, the current residential SSC per EDU is **\$754.72**. The SSC for the two EDUs will be **\$1,509.44** annually and collected on the property tax roll. A pro-rated SSC fee for the one new EDU will be due at the time of occupancy.

The rates and fees listed above are valid through June 30, 2023. If you have any questions or comments regarding any of the conditions provided, please contact me at (805) 684-7214, ext. 113 or lancel@carpsan.com.

Sincerely,
Carpinteria Sanitary District



Lance Lawhon
Engineering Technician

C: Greg and Beth Scerni
Jeremy Roberts

CITY OF CARPINTERIA, CALIFORNIA



Public Works Department Memorandum

To: Syndi Souter, Associate Planner
Community Development Department

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

Date: October 5, 2022

Subject: 4610 Fourth Street, Project No. 22-2184-DP/CDP/ARB

The Public Works Department has reviewed the project submittal dated September 16, 2022, and has the following conditions of approval:

CONDITIONS OF APPROVAL

1. Applicant shall pay its proportional share of Five Thousand Two Hundred Dollars (\$5,200) for the cost of concrete curb and gutter improvements as a part of the City of Carpinteria's 2022 Pavement Rehabilitation Project.
2. An Engineering Permit shall be obtained from the City Engineer for any improvements or other encroachment work within the public right-of-way.
3. All improvements within the public right-of-way shall be completed to the satisfaction of the City Engineer prior to the issuance of a Certificate of Occupancy.
4. Record drawings or as-built plans shall be submitted to the City Engineer at time of final inspection for all work covered by an Engineering Permit. The record drawings or as-built plans shall be the original construction tracings or permanent mylar copies of a quality acceptable by the City Engineer.
5. A Transportation Permit shall be obtained from the City Engineer for operating or moving any vehicle or combination of vehicles or special mobile equipment in any of the acts as listed in Carpinteria Municipal Code Section 12.12.010.
6. All existing private property encroachments shall be removed from the City of Carpinteria public right-of-way.
7. All new and existing utility services shall be installed underground from the closest point of connection or utility pole and completed prior to any paving required for the project. No new utility poles shall be installed.

8. Stormwater control plans shall be in conformance with the County of Santa Barbara Technical Guide for Low Impact Development.
9. A Maintenance Agreement for permanent stormwater quality best management practices shall be submitted to the City Engineer for review and approval. The Maintenance Agreement shall include, at minimum, the following elements: (1) Operations and Maintenance Plan; (2) Legal description and plat of property; (3) Site plan of all permanent stormwater quality best management practices; (4) Property owner's printed name, signature, and date of signing; and (5) Notary public acknowledgement.
10. Improvements in areas of special flood hazards as shown in the latest effective flood insurance rate map shall be constructed in conformance with the City floodplain management regulations (Carpinteria Municipal Code Chapter 15.50).
11. Construction and demolition debris generated shall be reported in conformance with the Construction and Demolition Debris Recycling Program. Sixty-five percent (65%) or more of all construction and demolition debris shall be diverted from the landfill. The Construction and Demolition Debris Recycling Program forms shall be completed and submitted to the City Engineer prior to the issuance of a Certificate of Occupancy.
12. Construction and demolition debris shall be separated on site into reuse, recycling, or disposal. Separate bins or containers for recycling of construction and demolition debris shall be provided on site.
13. Self-hauled disposal receipts from transfer stations shall be submitted to the City Engineer prior to the issuance of a Certificate of Occupancy.
14. Any self-hauled construction and demolition debris shall be reported in writing to the City Engineer. A contract waste hauler may be allowed for disposal of construction and demolition debris subject to the approval of the City Engineer.

End of Comments



Carpinteria Valley Water District

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

December 2, 2022

Jeremy Roberts
RDG Architecture & Interiors
730 Kirsten Court
Santa Barbara, CA 93111

SUBJECT: Request for Intent to Serve Letter re proposed project at 4610 Fourth Street (the "Project")

Dear Applicant,

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

The Project is for a new 2,257 square-foot two-story single-family residence and a new 504 square-foot detached two-car garage on a property with existing water meters.
Permit #: 22-2184-DP/CDP/ARB

While the District currently has sufficient water to supply the Project's proposed use, it is important to note that the District has declared a Stage 3 Drought Emergency (see Ordinance 22-1, www.cvwd.net), which remains in effect. As a result, while there are currently meters available to service the Project, the District will continue to monitor its water supply, and may be forced to consider declaring more severe stages of drought or imposing further water restrictions or a moratorium on new and/or expanded connections.

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

1. If the intensity of the proposed use increases, this letter is void and you will need to file a new request for an "Intent to Serve" letter. Subsequent issuance of a new Intent to Serve letter is not assured.
2. This letter is only valid for the Subject Project.
3. You must obtain all permits and approvals for the Project as required by local, state and federal law.
4. This "Intent to Serve" letter is conditional upon, and shall not be in force or effect until, the Project receives final approval from the applicable land use agency.

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

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

Very truly yours,
Carpinteria Valley Water District



Danielle Rose
Engineering Analyst

cc: TCM to account
Brian King, District Engineer



Carpinteria Valley Water District

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

December 2, 2022

Jeremy Roberts
RDG Architecture & Interiors
730 Kirsten Court
Santa Barbara, CA 93111

SUBJECT: 4610 FOURTH STREET; APN 003-430-005; ACCOUNT(S) 03-030477-02, 03-030478-02, 03-030479-02, 03-030576-09; PROJECT NUMBER 22-2184-DP/CDP/ARB; NEW SFR WITH DETACHED TWO-CAR GARAGE; CONDITION LETTER

To Whom It May Concern,

Please be advised, this parcel is within the jurisdiction of Carpinteria Valley Water District and therefore is entitled to District water service in accordance with District Rules and Regulations. Currently the District is in a Stage 3 Drought Emergency; for more information on Ordinance 22-1, please visit the District website www.cvwd.net. This letter is good for one year from the date of the letter.

The subject property currently has four $\frac{3}{4}$ " water meters, one of which is being utilized for the existing house. Based on the plans received by the District on September 16, 2022, the District has the following conditions:

- Include the District on the City's building permit issuance and final sign off routing sheet.
- The owner must specify which water meter will be plumbed to the new house prior to sign off for building permit issuance.
- A reduced-pressure principle backflow assembly (RP) must be installed at the water meter according to District standard detail W-115-01, attached.
- Fire demand calculations must be supplied to the District to ensure the meter is adequately sized prior to sign off for building permit issuance. Calculations must consider the pressure loss across the backflow assembly installed at the water meter. If the water meter must be upsized to meet fire sprinkler demand, the owner is responsible for paying all fees and deposits to upsize the meter.
- According to Rule 17 in the District's Rules and Regulations, residential properties exceeding 5,000 square feet (5,437 square feet shown sheet A1.4) require a dedicated landscape meter. The owner must specify which water meter will be plumbed to the dedicated landscape system prior to sign off for building permit issuance.
- If the owner wishes to abandon the extra water meter on the property, they will be responsible for paying a construction deposit for its removal.
- A reduced-pressure principle backflow assembly (RP) must be installed at the landscape meter according to District standard W-115-01, attached.

- The backflow assemblies must have passing initial tests submitted by a certified backflow tester before final sign off by the District. The assemblies will be added to the District's Cross-Connection Control Program and will require annual testing thereafter.
- All backflow installation and testing fees are the responsibility of the owner.
- Update the plans to show all four water meters and the two required backflow assemblies on the plans.
- If other fire improvements are required for the project, the owner is responsible for all fees, deposits, and development costs associated with these improvements, including, but not limited to, fire hydrants, independent fire services, water meter upgrades, backflow assembly installations, plans, facility upgrades, and main extensions.

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

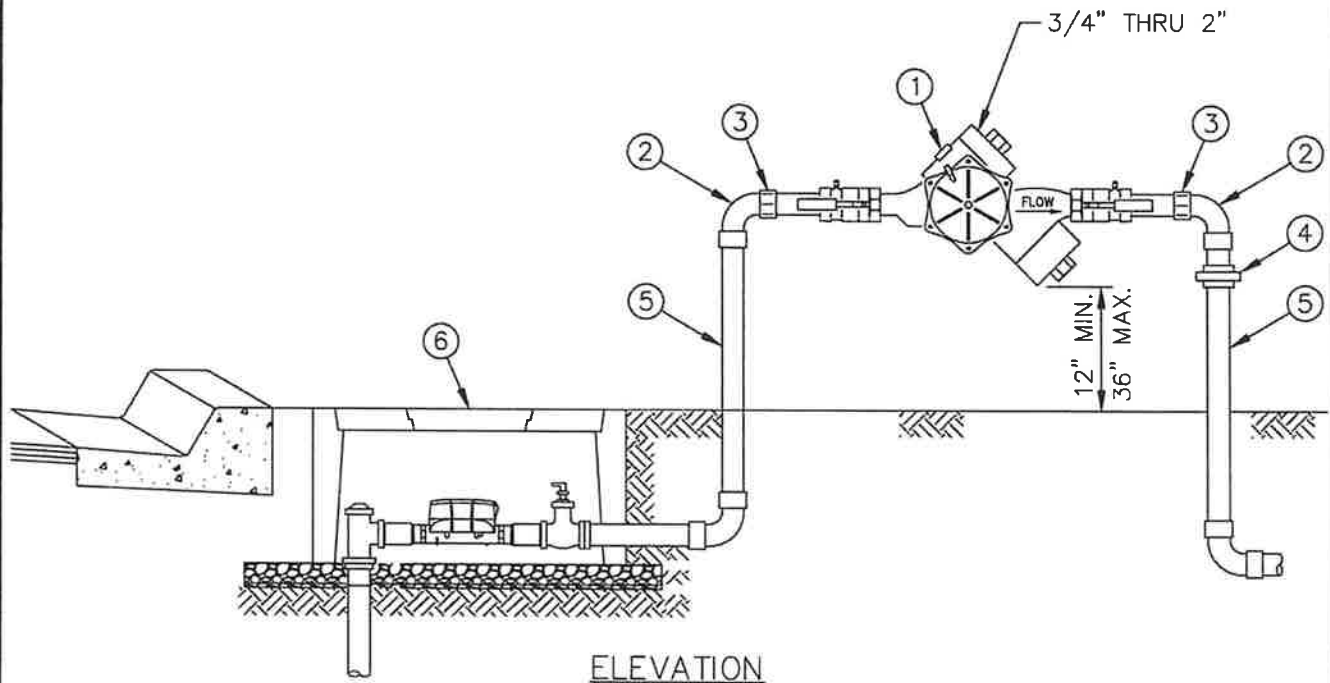
If you have any questions, please feel free to contact me at danielle@cvwd.net or 805-684-2816x121.

Very truly yours,
Carpinteria Valley Water District



Danielle Rose
Engineering Analyst

cc: TCM to account
Brian King, District Engineer



ITEM

DESCRIPTION

- 1 RP WILKINS 975XL2 – LEAD FREE
- 2 COPPER 90 DEGREE ELBOW SILVER SOLDER OR FORD ELL PACK JOINT L44-77-NL
- 3 MIP SOLDER ADAPTOR
- 4 SOLDER UNION
- 5 TYPE K COPPER
- 6 STANDARD SERVICE AND METER INSTALLATION PER W-101, W-102, W-103, OR W-104

GENERAL NOTES:

- A. ALL BACKFLOW PREVENTION DEVICES SHALL BE TESTED BY A CERTIFIED TESTER AFTER INSTALLATION, RELOCATION OR REPAIR AND RESULTS SUBMITTED TO CVWD.
- B. BACKFLOW MUST HAVE MINIMUM 2 FEET CLEARANCE ON ALL SIDES TO FACILITATE TESTING AND SERVICING.
- C. BACKFLOW SHALL BE NO LESS THAN ONE FOOT AND NO MORE THAN THREE FEET FROM THE WATER METER.
- D. PIPEWORK DOWNSTREAM OF THE METER TO THE DEVICE SHALL BE EQUAL OR GREATER DIAMETER THAN THE METER.
- E. NO CONNECTION OR OUTLET BETWEEN METER AND DEVICE.
- F. FOR COMMON LINE OF WATER & FIRE SPRINKLER SYSTEM, RP REQUIRED AT THE METER.

REV.			DATE		BY		DRAWN BY: TJB		SCALE: NONE		DATE: 07/31/18		APPROVED BY:		DISTRICT ENGINEER		STANDARD DETAIL NO.		SHT 1 OF 3	
X			7/2022		SS												W-115			



CARPINTERIA~SUMMERLAND FIRE PROTECTION DISTRICT

4610 4th Street Carpinteria CA 93013, New 2,257 sqft SFD & 504 SQFT Detached Garage , Yes

Location	34.398946, -119.525967
Status	📅 Planning Completed
Submittal Date:	September 20, 2022
Address/Location:	4610 4th Street Carpinteria CA 93013
APN:	003-431-005
Number of stories:	2
Comments:	New 2,257 sqft SFD & 504 SQFT Detached Garage
Submittal Type:	Planning
Applicant:	Greg & Beth Scerni
Address	1904 Pariva Drive Cardiff CA 92007
Phone Number:	760-822-0331
Email:	bcscerni@cox.net
Fire Protection Systems Existing or Required	Yes

Planning/Conceptual Design

Date Plan Review Completed:	October 4, 2022
Permit Number:	22-2184-DP/CDP/ARB
Planner:	Syndi Souter
Submittal Type:	New Construction
Description:	New SFD & Garage
Plans Checked By:	Todd Jenkins
Invoiced	Yes
Items Invoiced:	FPC-P
Invoices Paid	Yes
Date Paid:	October 3, 2022

Project Conditions

All work shall be done per current applicable CFC and CSFPD ordinance and standards.

RECEIVED
FEB 28 2023
COMMUNITY DEVELOPMENT
DEPARTMENT

"Community First"

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



CARPINTERIA ~ SUMMERLAND FIRE PROTECTION DISTRICT

Access and Identification

All required access ways (public or private) shall be installed and made serviceable prior to vertical construction or stacking of lumber for construction of combustible materials., Access to this project shall conform to the requirements for the private roads and driveways set forth in the current CSFPD California Fire Code Amendment Ordinance and the CSFPD Road and Driveway Standards and the Santa Barbara County Private Road and Driveway Design Standards., Access ways shall be extended to within 150 feet of all portions of the exterior walls of the first story of any building. The Fire Marshal may extend this length for sprinklered structures., Building address numbers shall be visible from the street. Numbers shall be a minimum 4" high 1" stroke on a contrasting background for residential structures. 8" high 2" stroke minimum on commercial structures.

Water Requirements

Fire Protection Systems

All new buildings and structures shall be protected by an approved automatic fire sprinkler system. , Prior to installation plans for the proposed fire sprinkler system shall be designed by a qualified person and submitted to this office for approval., Smoke detectors and carbon monoxide alarms must be installed in all residences in accordance with the current National Electric Code Per the provisions of the California Building and Fire Codes.

Additional Requirements

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

Fees

PURSUANT to County ordinance Chapter 15 & Carpinteria Municipal Code Chapter 8.26 Section 8.26.030 - Imposition of fire protection mitigation fees: The applicant will be required to pay a fee for the purpose of mitigating the increased fire protection needs generated by the development. The amount of the fee is as follows:., A. Estate Single Family Residential Development. A fee of \$2265.92 per Dwelling Unit plus an additional \$0.521 per square foot beyond 2700 square feet of floor space will be assessed on all Estate Single Family Residential development., C. Residential Additions: An additional \$0.521 per square foot of floor space will be assessed on all Single Family Residential development additions.

"Community First"

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



CARPINTERIA~SUMMERLAND FIRE PROTECTION DISTRICT

Checks shall be made payable to: Carpinteria-Summerland Fire Protection District (CSFPD) and delivered to Fire District Headquarters at 1140 Eugenia Place, Suite A Carpinteria, California 93013. Money orders and cashiers' checks will be accepted. Credit and debit cards can be used online. The link can be found at Carpfire.org Note: Cash payment will not be accepted. PLEASE NOTE: The conditions that are checked apply to this project as currently described. Future changes including, but not limited, to further division intensification of use or increase in hazard classification, may require additional conditions in order to comply with applicable development standards in effect at the time of the change. If you have questions please do not hesitate to contact this office at (805) 684-4591.

Inspector's Signature:

A handwritten signature in black ink, consisting of a large, stylized 'D' followed by a horizontal line extending to the right.

Signed 10/4/2022, 3:51:08 PM UTC

"Community First"

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

PLANNING COMMISSION STAFF REPORT

MEETING DATE: October 7, 2024

ITEM FOR CONSIDERATION

City of Carpinteria Public Works Carport **24-2300-DP/VAR/CDP**

Review of a request for a Development Plan, Variance, and Coastal Development Permit to allow construction of a 750 square foot equipment carport to be located partially within the required rear setback of the City of Carpinteria Public Works corporation yard; and to accept a categorical exemption pursuant to Section 15303 and 15305 of the California Environmental Quality Act (CEQA).

Report prepared by: Brian Banks, Principal Planner
Community Development Department


Signature

Reviewed by: Nick Bobroff, Director
Community Development Department


Signature

Owner: City of Carpinteria

Applicant: John L. Ilasin, P.E., Director,
City of Carpinteria Public Works Department

Project Location: 5775 Carpinteria Avenue

APN: 001-170-018

Zoning: Community Facility District (CF)

General Plan Designation: Public Facility
(PF)



I. RECOMMENDATION

Adopt the attached Resolution No. PC-24-007, thereby approving Project 24-2300-DP/VAR/CDP to allow construction of a 750 square foot equipment carport within the City of Carpinteria Public Works corporation yard, and a Variance from the rear setback requirements; and to accept a

categorical exemption pursuant to Section 15303 and 15305 of the California Environmental Quality Act (CEQA).

II. PROPOSED PROJECT DESCRIPTION

Development Plan: The proposed project is a request to allow construction of a 750 square foot equipment carport to be located partially within the required rear setback of the City of Carpinteria Public Works corporation yard. The proposed carport is intended to be used to provide protection from the elements for the City's new streetsweeper. The maximum height of the carport would be 17 feet-9 inches. No grading is required, and no changes to landscape or parking areas are proposed.

Variance: A Variance from the Community Facility zone district rear setback is requested to allow the carport to encroach three feet-7 inches into the required eight foot-10-inch rear setback.

Coastal Development Permit: A Coastal Development Permit is required to allow the proposed development as described above.

The project plans are included as Attachment A, Exhibit 2.

III. BACKGROUND

Site Characteristics

The project site is located on the west end of the City Hall property on Carpinteria Avenue, in the existing Public Works corporation yard area of the City Hall campus. The City Hall property is in the "Bluffs Area 0" Neighborhood, which is approximately 62 acres in size and is developed with the City Hall campus and existing oil and gas uses. Immediately adjacent to the subject property is the "Bluffs Area I" Tee Time driving range to the east, a storage yard and industrial uses to the northwest, the Chevron Oil and Gas property to the south and west, and Carpinteria Avenue and U.S. Highway 101 to the north.

The site is zoned Community Facility District ("CF") and has a General Plan/Coastal Plan land use designation of Public Facility ("PF"). The site is located within the Coastal Appeal ("CA") Overlay.

Architectural Review Board (ARB)

The proposed equipment carport structure is modest in size and height, would be located at the rear of the existing Public Works corporation yard, and is similar in character to other established uses and structures in the corporation yard. Due to its size and location, the structure would not be visible from any public viewing area, and the appearance of the new carport structure would not be out of place in the corporation yard setting. As such, review by the Architectural Review Board ("ARB") was not required as part of this application. Any future development which would alter the exterior of any existing structure, or any proposed new development on the property, may require review by the ARB.

IV. ENVIRONMENTAL

This project is categorically exempt from environmental review pursuant to Section 15303 [New Construction or Conversion of Small Structures] and Section 15305 [Minor Alterations in Land Use Limitations] of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA).

Class 3 Categorical Exemptions consist of construction and location of limited numbers of *new, small facilities or structures*; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure (emphasis added). The proposed construction of a 750 square foot equipment carport meets the criteria for this Categorical Exemption.

Class 5 Categorical Exemptions consist of minor alterations in land use limitations in areas with an average slope of less than 20% which do not result in any changes in land use density or result in the creation of a new parcel, *including setback variances* (emphasis added). The proposed carport would be located within a flat, paved area of the City corporation yard, and the proposed variance request to allow the carport to encroach 3.625 feet into the required 8.875-foot rear setback is minor in nature. The resulting project would not result in any changes to the land use density or result in the creation of a new parcel. Therefore, the Variance request meets the criteria for this Categorical Exemption.

As the project is consistent with these standards, it is appropriate to find the project exempt from CEQA. For more detail, see the attached Notice of Exemption included as Attachment B.

V. ANALYSIS

The discussion below provides an analysis of the project's compliance with the development standards of Title 14, Zoning, of the Carpinteria Municipal Code, and with the policies and objectives of the General Plan/Coastal Land Use Plan.

Carpinteria Municipal Code (CMC)

Title 14, Zoning

The project site is located in the Community Facility District (CF) zone district (CMC §14.34). Permitted uses in the CF zone district include education, institutional, government, and other public facilities, subject to approval of a Development Plan and Coastal Development Permit. The following table identifies the project's conformance with the applicable Municipal Code requirements:

Standard	Requirement/Allowance	Proposal
Setbacks Front	45 feet from centerline of street or 15 feet from property line, whichever is greater	~ 325 feet from centerline of Carpinteria Avenue
Side & Rear*		Side (west): ~ 56 feet.

	Half the height of such portion of the building (8 feet-10.5 inches)	Side (east): ~ 895 feet. Rear: 5 feet-3inches*
Height	30 feet max.	17 feet-9 inches
Building Coverage	40% max. (83,809 square feet)	10% (~ 19,995 square feet, including existing City Hall and Public Works buildings)
Landscaping	20% min. (41,905 square feet)	(No change)
Distance between Buildings	½ the height of the tallest of the two buildings (10 feet – Existing Public Works Maintenance Building is 20 ft. in height)	Existing Public Works Corporation Building to Proposed Carport: 80 feet-6 inches

*The proposed location of the Carport partially within the rear setback requires approval of a Variance to encroach 3.625 feet into the required 8.875-foot rear setback as discussed below.

Variance Request

As described in the above project description and Zoning conformance tables, the proposed project includes a request for a Variance from the rear setback requirement to allow the proposed carport to encroach 3.625 feet into the required 8.875-foot rear setback due to the existing locations of the Public Works maintenance building, material storage enclosures, and related large vehicle and equipment maneuvering requirements. As part of the Public Works Department's study of various locations for the structure within the existing secure corporation yard, it was determined that based upon the minimum required carport dimensions (to store the City's street sweeper), and the available drive aisle width and maneuvering space, there are no other feasible locations for the carport that would comply with the required setbacks.

Pursuant to CMC §14.70.020, a Variance may be applied for where, because of special circumstances applicable to the property, including size, shape, topography, location or surroundings, strict compliance with the requirements of the Zoning Code would deprive such property of privileges enjoyed by other properties in the vicinity and under identical zoning classification. Variances may be used to adjust pertinent development standards (e.g., yard setback requirements) of the base zoning district.

In order to grant the requested Variances, the Planning Commission must make all of the required findings provided for in CMC §14.70.030(4):

- a. *There are special circumstances or conditions applicable to the property which do not apply generally to other properties in the vicinity under identical zoning;*
- b. *Strict compliance with ordinance regulations would deprive the property of privileges enjoyed by other properties in the vicinity and under identical zoning classification;*
- c. *The granting of the Variance will not adversely affect the health, safety and general welfare of the neighborhood, or be injurious to property or improvements in said neighborhood;*

- d. Granting of the Variance will not be in conflict with the intent and purpose of this chapter or the City's Coastal Land Use Plan and implementation programs, General Plan and specific plan(s), if applicable; and*
- e. The applicant agrees in writing to comply with any and all reasonable conditions imposed by the Planning Commission in the granting of a Variance.*

The subject property is unique in its size and shape considering the Public Works corporation yard's location within the relatively narrow "panhandle" portion of the City Hall property. All Public Works related facilities on the City Hall campus are located within this southwestern portion of the property which is secured by a perimeter fence and vehicle/equipment gate, which is locked outside of normal business hours. The street sweeper to be stored within the carport requires periodic servicing and maintenance, as with other Public Works vehicles/equipment, which would be accommodated by the proposed carport location near the existing Public Works maintenance building. In addition, the street sweeper requires an electrical connection, the conduit for which has already been located at the proposed carport location as a part of previous electrical work on the City Hall campus. Vehicle turn-around and maneuvering considerations also informed the proposed carport location. A variety of large trucks and equipment are routinely brought in and out of the corporation yard as part of daily Public Works operations. Sufficient maneuvering area within an already constrained yard must be preserved for safety and functionality. With these considerations in mind, no alternative locations for the proposed carport which would meet the required setbacks and the operational and security requirements of the Public Works Department were determined to be feasible.

Considering the unique configuration of the City Hall property and unique operational requirements of the City's Public Works Department, a direct comparison with properties in the vicinity and under identical Community Facility (CF) zoning classification is difficult because there are no other similarly zoned properties in the vicinity of the project site. In addition, because of the nature of their uses, CF zoned properties are each unique with respect to their structural development patterns and operational requirements (e.g., School District, Fire District, Sanitary District and Water District properties). The adjacent property nearest the proposed carport location is the Chevron Oil Processing Facility which is located within the Coastal Industrial District ("M-CD"). The M-CD zone district's allowed uses (i.e., oil exploration facilities, pipelines, oil/natural gas processing facilities and related structures/uses, etc.) are more intensive in nature than those allowed within the CF zone district. Therefore, granting of the Variance for the proposed minor setback encroachment would not result in development which is out of character with the surrounding development nor adversely affect the health, safety and general welfare of the neighborhood, or be injurious to property or improvements in the neighborhood.

Further analysis of the project's conformance with the required Variance Findings is provided in the attached Planning Commission Findings, included as Attachment A, Exhibit 1 to this report. Based on the analysis provided therein, staff believes the required Findings for the granting of the requested Variance for the minor setback encroachment can be made.

Development Plan Approval

Pursuant to the requirements of the CF zone district, new development, including uses, buildings and structures accessory and subordinate to permitted uses (such as the proposed carport) are subject to Development Plan approval. In order to approve a Development Plan for the project, the Planning

Commission must make all of the findings for approval provided for in CMC 14.68.030, which are listed below:

- a. The proposed development is in conformance with the provisions of the applicable zoning district, Local Coastal Plan and implementation programs, and General Plan.*
- b. The proposed development is sited and designed to avoid risks to life and property due to geologic, flood, or fire hazards and that the proposed density of development is consistent with these objectives.*
- c. The proposed development will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.*
- d. The proposed development will not conflict with any recorded easements acquired by the public at large for access through the property or use of the property or any easements granted to any public agency or required as a condition of approval.*
- e. The proposed development will not adversely affect necessary community services and values including but not limited to traffic circulation, sewage disposal, fire protection, water supply, and police protection.*
- f. The proposed development will not be detrimental to the peace, health, safety, comfort, convenience, property values, or general welfare of the neighborhood.*

The proposed project is consistent with the type and intensity of development anticipated in the project site's Public Facility ("PF") General Plan/Coastal Plan Land Use designation and with approval of the requested Variance to allow the carport to encroach into the required rear setback, the project would comply with all applicable development standards of the Community Facility ("CF") zone district. The property is not located in a flood or fire hazard zone, nor is the project located in an area encumbered with any easements or sensitive habitats.

Additional supporting evidence is provided in the Findings for Approval, included as Attachment A, Exhibit 1 to this report. Given the above, staff believes all the necessary findings can be made.

Coastal Development Permit

A Coastal Development Permit is required to allow the proposed development as described above. Further analysis of the project's conformance with the required Coastal Development Permit Findings is provided in the attached Planning Commission Findings (Attachment A, Exhibit 1).

General Plan/Coastal Plan Policies

The project site has a General Plan/Coastal Plan designation of Public Facilities ("PF"). The City's Community Design Element of the General Plan contains both general overarching policies and specific subarea policies. The project site is in "Bluffs Area 0" Design Sub-area.

Land Use Element

Objective LU-1: *Establish the basis for orderly, well planned urban development while protecting coastal resources and providing for greater access and recreational opportunities for the public.*

Objective LU-3: *Preserve the small beach town character of the built environment of Carpinteria, encouraging compatible revitalization and avoiding sprawl development at the City's edge.*

The proposed carport would be located at the rear of the City Hall campus on a paved portion of the site currently used for equipment and material storage. The proposed location would not require any site grading or vegetation removal, and would result in consolidation of necessary Public Works storage facilities within the existing corporation yard area of the City Hall campus. The location is secured by a perimeter fence and gate, and is not accessible by the public. The project would therefore not result in any impacts to coastal resources, public access or public recreational opportunities.

Community Design Element and Subarea 6 Objectives & Policies

Objective CD-1: *The size, scale and form of buildings on a parcel, and their placement on a parcel should be compatible with the adjacent nearby properties and with the dominant neighborhood or district development pattern.*

Objective CD-3: *The design of the community should be consistent with the desire to protect views of the mountains and the sea (California Coastal Act of 1976 §30251).*

Objective CDS6-2: *Ensure that development is controlled to avoid impacts to significant viewsheds, vistas, and view corridors.*

Policy CDS6-b: *Development on the Bluffs shall not obstruct existing view corridors of the ocean and bluff top edge. In addition, views of the ocean and mountains for users of the Carpinteria Bluffs Nature Park and coastal trail(s), for bluffs area property owners and visitors, and for passing motorists, shall be maintained.*

CDS6-Implementation Policy 57: *New structures shall be low intensity, and reflect the low-rise, small-town feel of the surrounding area. New structures shall be designed to blend into the site and the rest of the city.*

CDS6-Implementation Policy 58: *All structures, including ancillary structures, shall be appropriately placed so as to minimize their obtrusiveness, and to maintain existing view corridors. Existing views from Bailard Avenue, Carpinteria Avenue, and U.S. 101 to the ocean shall be preserved.*

The proposed carport, at 750 square feet in size and less than eighteen feet in height, is modest in size and height, and would be located at the rear of the City Hall campus within the Public Works corporation yard, and would not be visible from Carpinteria Avenue or Highway 101. No public views of the mountains or the ocean are available across the project site. The carport would be somewhat visible from Dump Road, which is located approximately 60 feet to the west of the proposed carport location. However, Dump Road is not a public road, and no legal public vehicle or pedestrian access is provided by it. The existing site development consists of the Public Works maintenance building immediately to the north of the carport location, various accessory structures and uses throughout the corporation yard, and the main City Hall and Sheriff Substation building to the northeast. Development on the adjacent property to the north of the corporation yard consists of a variety of storage structures and uses. A large row of trees borders the City Hall property along the shared property line with vacant areas of the Chevron Oil and Gas Processing facility to the south and west. Further south, across the adjacent open area nearest the carport location on the Chevron

property, are a variety of tanks, pipeline equipment and storage/utility buildings previously used for oil and gas processing. As such, the proposed carport structure would be compatible with development on adjacent properties and the dominant neighborhood development pattern, and no public views of the mountains or ocean would be impacted by its construction.

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 subject site is not located in a designated flood hazard area as mapped by the current FEMA Flood Insurance Rate Map for the area, nor would the site be located in a flood hazard area as a result of the pending FEMA remapping process which is currently underway.

Objective S-5: *Minimize the potential risks and reduce the loss of life, property and economic and social dislocation resulting from urban and wildland fires.*

According to the Fire Hazard Zones map in the City's General Plan/Coastal Plan, the subject property is not located in an area of moderate or high fire hazard. Nevertheless, the proposed project plans were reviewed by the Carpinteria-Summerland Fire District as part of the application review process to confirm compliance with all relevant Fire Code requirements. The Fire District had no comments or conditions related to the proposed project.

Public Facilities & Services Element

Objective PF-5: *To provide a high quality and broad range of public services, facilities and utilities to meet the needs of all present and future residents of the Carpinteria Planning Area.*

Policy PF-5g: *The City will coordinate with the appropriate agencies/districts and plan for public facilities to be located and sized to discourage expansion of urban development beyond the transition area of the urban/rural boundary. New or expanded public works facilities shall be designed and limited to accommodate needs generated by development or uses allowed consistent with the provisions of the City's Local Coastal Program.*

The proposed carport is necessary to protect a capital investment in the City's street sweeper, which provides a required function in preventing waste from entering the City's creeks and storm sewers in compliance with the adopted Watershed Management Program. The proposed carport location, including the requested setback variance, would result in consolidation of necessary Public Works storage facilities within the existing corporation yard area of the City Hall campus. As such, approval of the project would allow the City to continue to provide a necessary public service without expanding Public Works facilities beyond their current location.

VII. DEVELOPMENT IMPACT FEES

Construction of the Public Works carport would not be subject to the payment of City Development Impact Fees.

VII. ACTION OPTIONS

1. Adopt Resolution PC-24-007, thereby approving Project 24-2300-DP/VAR/CDP to grant a Development Plan, Variance, and Coastal Development Permit to allow construction of an equipment carport, and grant a variance to the rear setback requirement of the CF zone district; adopt the Notice of Exemption for the project pursuant to the Guidelines for the Implementation of CEQA; and adopt the findings in Attachment A, Exhibit 1 and recommended project Conditions of Approval in Attachment A, Exhibit 3 (staff's recommendation).
2. Direct the applicant to prepare project revisions and return to the next Commission meeting.
3. Conceptually deny the project as proposed. Direct staff to return with findings for denial to the Planning Commission's next meeting.

VIII. ATTACHMENTS

Attachment A Resolution PC-24-007
 Exhibit 1 – Findings
 Exhibit 2 – Project Plans
 Exhibit 3 – Recommended Conditions of Approval

Attachment B Notice of Exemption

Attachment A
Resolution PC-24-007

City of Carpinteria Public Works Carport
24-2300-DP/VAR/CDP

October 7, 2024

RESOLUTION NO. PC-24-007

**A RESOLUTION OF THE CITY OF CARPINTERIA PLANNING COMMISSION
APPROVING THE DEVELOPMENT PLAN, VARIANCE AND COASTAL
DEVELOPMENT PERMIT 24-2300-DP/VAR/CDP TO ALLOW CONSTRUCTION
OF AN EQUIPMENT CARPORT, AND GRANT A VARIANCE FROM THE
REAR SETBACK REQUIREMENTS. THE PROJECT IS LOCATED AT
5775 CAPRINTERIA AVENUE (APN 001-170-018).**

**REQUESTED BY JOHN L. ILAISIN, P.E., DIRECTOR OF THE CITY OF
CARPINTERIA PUBLIC WORKS DEPARTMENT**

WHEREAS, the Carpinteria Planning Commission has considered an application for a Development Plan, Variance and Coastal Development Permit filed by John Ilaisin, P.E., on behalf of the City of Carpinteria Public Works Department, on June 20, 2024 to allow construction of an equipment carport and to obtain a Variance from the rear yard setback requirements; and

WHEREAS, the application was subsequently deemed complete and accepted by the City as being consistent with the applicable submittal requirements on July 17, 2024; and

WHEREAS, the Planning Commission has conducted a hearing and received evidence regarding the application for the Development Plan, Variance and Coastal Development Permit; and

WHEREAS, the project is exempt from the California Environmental Quality Act pursuant to Sections 15303 and 15305 of the California Environmental Quality Act Guidelines, as the project involves construction of a small structure and a minor setback variance on a developed parcel in an urbanized area with no potential for significant environmental effects; and

WHEREAS, the Planning Commission has reviewed the policies of the General Plan/Coastal Plan and the Zoning Code standards that are relevant to the project.

**NOW THEREFORE, THE PLANNING COMMISSION HEREBY RESOLVES AS
FOLLOWS:**

1. The Development Plan, Variance, and Coastal Development Permit are approved, making the Findings outlined in Exhibit 1.
2. The Development Plan, Variance, and Coastal Development Permit for the project shown in Exhibit 2 are approved subject to the conditions set forth in Exhibit 3.

PASSED, APPROVED AND ADOPTED this 7th day of October 2024, by the following called vote:

AYES: Commissioners:

NOES: Commissioner(s):

ABSTAIN: Commissioner(s):

ABSENT: Commissioner(s):

Glenn La Fevers, Chair

ATTEST:

Nick Bobroff, Secretary

I hereby certify that the foregoing Resolution was duly and regularly introduced and adopted at a regular meeting of the Planning Commission of the City of Carpinteria held the 7th day of October 2024.

Attachment A
Exhibit 1:
Findings for Approval

City of Carpinteria Public Works Carport
24-2300-DP/VAR/CDP

October 7, 2024

ATTACHMENT A FINDINGS

PLANNING COMMISSION HEARING PROJECT 24-2300-DP/VAR/CDP OCTOBER 7, 2024

PUBLIC WORKS CARPORT AND VARIANCE REQUESTED BY JOHN L. ILASIN, P.E., DIRECTOR OF THE CITY OF CARPINTERIA PUBLIC WORKS DEPARTMENT

FINDINGS PURSUANT TO GOVERNMENT CODE, LOCAL COASTAL PLAN, GENERAL PLAN, AND TITLE 14, OF THE CARPINTERIA MUNICIPAL CODE

1.0 Administrative Findings

The Planning Commission hereby incorporates by reference as though set forth in full all Community Development Department staff reports and attachments thereto presented to the Planning Commission and all comments made or received either orally or in writing at the public hearings on this project.

1.1 Procedures

Pursuant to the California Coastal Act, the Administrative Regulations of the California Coastal Commission and the City's Local Coastal Program, it has been found that the process for public review of the subject Development Plan, Variance and Local Coastal Development Permit has been properly conducted as follows:

- a. An application for a Development Plan, Variance, and Coastal Development Permit was submitted on June 20, 2024, and deemed complete and accepted by the City as being consistent with the applicable submittal requirements on July 17, 2024. Said application and all related material have been available for public review at City offices since the date of submittal.
- b. The application has been evaluated and found to conform to the applicable zone district and to be consistent with the City's General Plan, Local Coastal Program Land Use Plan, the Interpretive Guidelines of the Coastal Commission and the California Coastal Act.
- c. The project has been reviewed by the City's Planning Commission at a duly noticed public hearing which included, but is not limited to, mailed notice to all property owners

within 300 feet of the subject property, residents within 100 feet of the property and publication in the local newspaper, the Coastal View News.

1.2 California Environmental Quality Act

The Planning Commission finds that the project is exempt from the California Environmental Quality Act under Categorical Exemption §15303 [New Construction or Conversion of Small Structures] and §15305 [Minor Alterations in Land Use Limitations] of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA).

Class 3 Categorical Exemptions consist of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The proposed construction of a 750 square foot equipment carport meets the criteria for this Categorical Exemption.

Class 5 Categorical Exemptions consist of minor alterations in land use limitations in areas with an average slope of less than 20% which do not result in any changes in land use density or result in the creation of a new parcel, including setback variances. The proposed carport would be located within a flat, paved area of the City corporation yard, and the proposed variance request to allow the carport to encroach 3.625 feet into the required 8.875-foot rear setback is minor in nature. The resulting project would not result in any changes to the land use density or result in the creation of a new parcel. Therefore, the Variance request meets the criteria for this Categorical Exemption

As the project is consistent with these standards, it is appropriate to find the project exempt from CEQA.

1.3 Development Plan Findings

Pursuant to Carpinteria Municipal Code §14.68.030(9), the Planning Commission shall determine that all of the following criteria have been met prior to approving or approving with conditions a Development Plan:

- a. *The proposed development is in conformance with the provisions of the applicable zoning district, Local Coastal Plan and implementation programs, and General Plan.*

As presented in the staff report prepared for the Planning Commission hearing of October 7, 2024, and herein incorporated by reference, the proposed carport project is consistent with the City's General Plan/Coastal Plan. The project site's Public Facility ("PF") General Plan/Coastal Plan Land Use Designation would allow for such accessory and incidental uses as the proposed equipment carport structure. With approval of the requested Variance to allow the carport to encroach into the required rear setback, the project would comply with all applicable development standards of the Community Facility ("CF") District. Therefore, this finding can be made.

- b. *The proposed development is sited and designed to avoid risks to life and property due to geologic, flood, or fire hazards and that the proposed density of development is consistent with these objectives.*

As presented in the staff report prepared for the Planning Commission hearing of October 7, 2024, and herein incorporated by reference. The project site is not located in a designated flood hazard area as mapped by the current FEMA Flood Insurance Rate Map for the area, nor would the site be located in a flood hazard area as a result of the pending FEMA remapping process which is currently underway. In addition, the subject property is not located in an area of moderate or high fire hazard and the project plans were reviewed by the Carpinteria-Summerland Fire District to confirm compliance with all relevant Fire Code requirements. Therefore, this finding can be made.

- c. *The proposed development will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.*

The project site is currently developed with several structures including the City Hall and Sheriff Substation building, Public Works maintenance building, material storage areas, skate park, storage structures, and parking areas, and is located within an urbanized part of the City. As presented in the staff report prepared for the Planning Commission hearing of October 7, 2024, and herein incorporated by reference, the proposed carport would be located in an existing flat, paved area of the Public Works corporation yard at the City Hall campus and would not require any site grading or vegetation removal. The proposed development would therefore not cause substantial environmental damage or result in injury to fish or wildlife or their habitat, and this finding can be made.

- d. *The proposed development will not conflict with any recorded easements acquired by the public at large for access through the property or use of the property or any easements granted to any public agency or required as a condition of approval.*

The proposed project does not have the potential to conflict with easements on the property for public or public agency access. Therefore, this finding can be made.

- e. *The proposed development will not adversely affect necessary community services and values including but not limited to traffic circulation, sewage disposal, fire protection, water supply, and police protection.*

The proposed carport structure would not generate new traffic and would not require water or sewer service. The project would not require police services and the Carpinteria-Summerland Fire District had no comments or conditions related to the proposed project. Therefore, this finding can be made.

- f. *The proposed development will not be detrimental to the peace, health, safety, comfort, convenience, property values, or general welfare of the neighborhood.*

As presented in the staff report prepared for the Planning Commission hearing of October 7, 2024, and herein incorporated by reference, with approval of the requested Variance as discussed in the Variance findings (section 1.4) below, the proposed project would comply with the applicable development standards of the CF zone district, and the proposed equipment carport use is consistent with the anticipated uses of the Public Facilities (PF) General Plan/Coastal Plan land use designation. The proposed carport structure is modest in its size and height, and the adjacent property nearest the proposed carport location is the Chevron Oil Processing Facility which is located within the Coastal Industrial District (“M-CD”). The M-CD zone district’s allowed uses (i.e., oil exploration facilities, pipelines, oil/natural gas processing facilities and related structures/uses, etc.) are more intensive in nature than those allowed within the CF zone district, and the addition of the proposed equipment carport structure to the City Hall property would not be out of character with the surroundings. Therefore, the proposed project would not impact the health, safety nor general welfare of the neighborhood, nor would it be injurious to the property or improvements in the surrounding neighborhood, and this finding can be made.

1.4 Variance Findings

Pursuant to CMC 14.70.030(4), all of the following findings must be made by the Planning Commission to approve a Variance from the applicable zoning standards:

- a. *There are special circumstances or conditions applicable to the property which do not apply generally to other properties in the vicinity under identical zoning.*

As discussed in the staff report prepared for the October 7, 2024 Planning Commission hearing, and herein incorporated by reference, the proposed project includes a request for a Variance from the rear setback requirement to allow the proposed carport to encroach 3.625 feet into the required 8.875-foot rear setback due to the existing locations of the Public Works corporation building, material storage enclosures, and related large vehicle and equipment maneuvering requirements.

The subject property is unique in its size and shape considering the Public Works corporation yard’s location within the relatively narrow “panhandle” portion of the City Hall property. All Public Works related facilities on the City Hall campus are located within this southwestern portion of the property which is secured by a perimeter fence and vehicle/equipment gate which is locked outside of normal business hours. The street sweeper to be stored within the carport requires periodic servicing and maintenance, as with other Public Works vehicles/equipment, which would be accommodated by the proposed carport location near the existing Public Works maintenance building. In addition, the street sweeper requires an electrical connection, the conduit for which has

already been located at the proposed carport location as a part of previous electrical work on the City Hall campus. With these considerations in mind, no alternative locations for the proposed carport which would meet the required setbacks and the operational and security requirements of the Public Works Department were determined to be feasible. Because of the unique circumstances related to the lot configuration and existing location of the Public Works corporation yard within the City Hall property, and the unique operational requirements of the City Public Works Department, there are special circumstances applicable to the property which do not apply generally to other properties in the vicinity under identical zoning, and this finding can be made.

- b. *Strict compliance with ordinance regulations would deprive the property of privileges enjoyed by other properties in the vicinity and under identical zoning classification.*

Considering the unique configuration of the City Hall property and unique operational requirements of the City's Public Works Department, a direct comparison with properties in the vicinity and under identical Community Facility (CF) zoning classification is difficult because there are no other similarly zoned properties in the vicinity of the project site. In addition, by nature of their use, CF zoned properties are each unique with respect to their structural development patterns and operational requirements (e.g., School District, Fire District, Sanitary District and Water District properties). As detailed in Finding "a" above, given the relatively narrow lot width of the Public Works corporation yard portion of the City Hall property and unique operational requirements of the Public Works Department, strict compliance with the rear setback requirement would render the equipment carport project infeasible and deprive the use of the property privileges allowed under the Community Facility zone district. Therefore, this finding can be made.

- c. *The granting of the Variance will not adversely affect the health, safety and general welfare of the neighborhood, or be injurious to property or improvements in said neighborhood.*

As discussed in the staff report prepared for the October 7, 2024 Planning Commission hearing, and herein incorporated by reference, the adjacent property nearest the proposed carport location is the Chevron Oil Processing Facility which is located within the Coastal Industrial District ("M-CD"). The M-CD zone district's allowed uses (i.e., oil exploration facilities, pipelines, oil/natural gas processing facilities and related structures/uses, etc.) are more intensive in nature than those allowed within the CF zone district. The requested setback Variance would still result in the carport structure being located over five feet from the rear property line. Therefore, granting of the Variance for the proposed minor setback encroachment would not result in development which is out of character with the surrounding development nor adversely affect the health, safety and general welfare of the neighborhood, or be injurious to property or improvements in the neighborhood and this finding can be made.

- d. *Granting of the Variance will not be in conflict with the intent and purpose of this chapter or the City's Coastal Land Use Plan and implementation programs, General Plan and specific plan(s), if applicable.*

As presented in the staff report prepared for the Planning Commission hearing of October 7, 2024, and herein incorporated by reference, and as described in the Development Plan finding 1.3(a) above, the project site's Public Facility General Plan/Coastal Plan Land Use designation and corresponding Community Facilities zoning designation would allow for such uses as the proposed equipment carport structure. Accommodating the proposed equipment carport in the requested location partially within the required rear setback would not be in conflict with the applicable Objectives and Policies of the City's General Plan/Coastal Plan. Therefore, this finding can be made.

- e. *The applicant agrees in writing to comply with any and all reasonable conditions imposed by the Planning Commission in the granting of a Variance.*

Prior to issuance of the building permit, the applicant is required to sign and agree to all of the attached project conditions of approval.

1.5 Coastal Development Permit Finding

- a. *The proposed development is in conformity with the City's certified Local Coastal Program.*

As discussed in the staff report prepared for the October 7, 2024 Planning Commission hearing, and herein incorporated by reference, the proposed carport would be located at the rear of the City Hall campus on a paved portion of the site currently used for equipment and material storage. The proposed location would not require any site grading or vegetation removal, and would result in consolidation of necessary Public Works storage facilities within the existing corporation yard area of the City Hall campus. The location is secured by a perimeter fence and gate, is not accessible by the public, and would therefore not result in any impacts to coastal resources, public access or public recreational opportunities.

The proposed carport, at 750 square feet in size and less than eighteen feet in height, is modest in size and height, and would be located at the rear of the City Hall campus within the Public Works corporation yard, and would not be visible from Carpinteria Avenue or Highway 101. No public views of the mountains or the ocean are available across the project site.

The resultant type and intensity of use to allow the equipment carport within the Public Works corporation yard is consistent with the types of uses permissible in the Public Facility General Plan/Coastal Plan Land Use designation. Likewise, with the granting of the requested Variance described in Finding 1.4 above, the project would be consistent

with all applicable requirements of the Community Facilities zone district, which is one of the City's zoning designations that implements the Public Facility land use designation. As described in the Planning Commission staff report dated October 7, 2024, and herein incorporated by reference, the proposed project can also be found to be consistent with the other applicable Objectives and Policies of the City's General Plan/Coastal Plan in that it would not have a materially significant effect upon the existing development character of the neighborhood. Therefore, this finding can be made.

**Attachment A
Exhibit 2:
Project Plans**

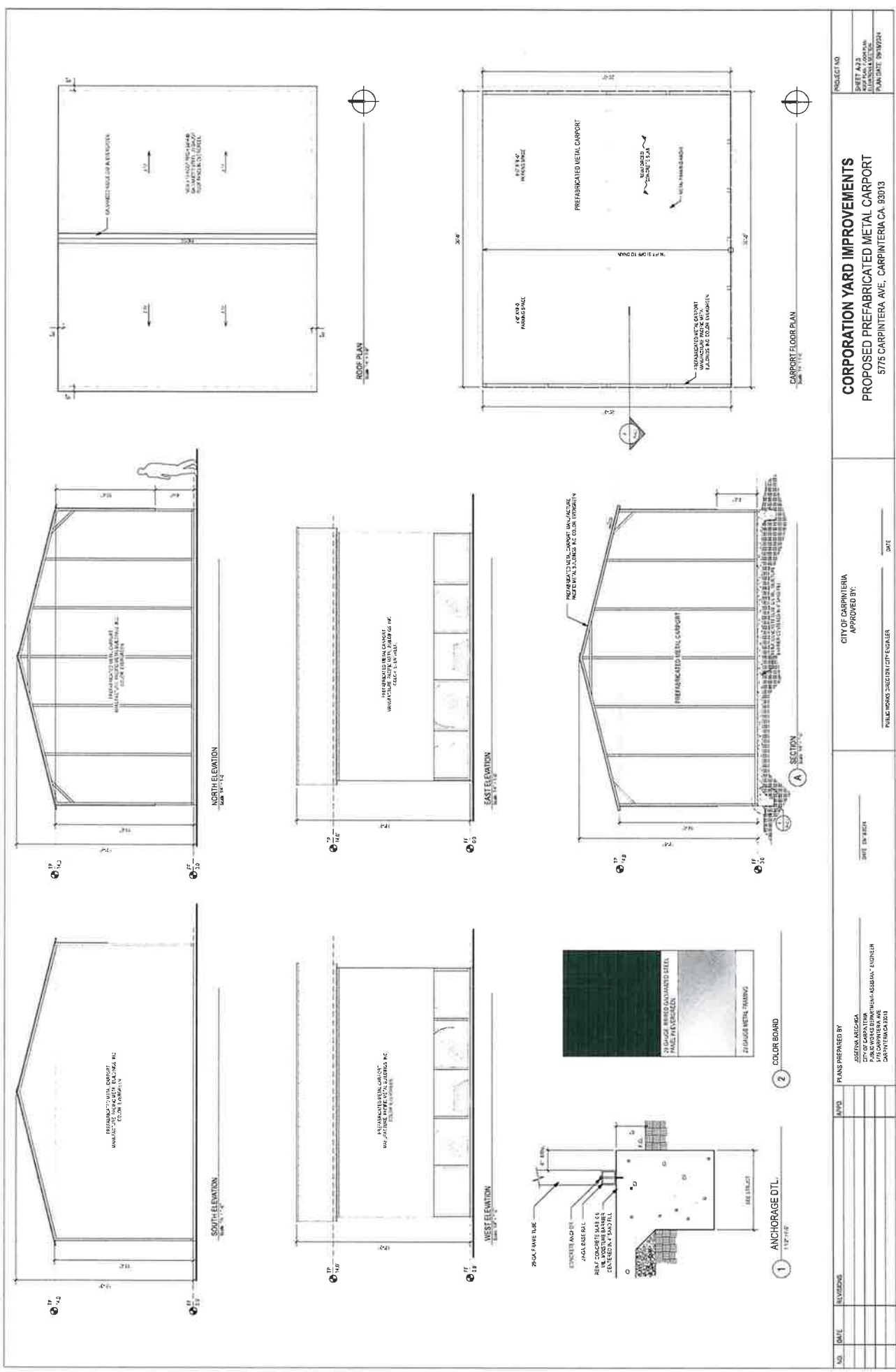
**City of Carpinteria Public Works Carport
24-2300-DP/VAR/CDP**

October 7, 2024



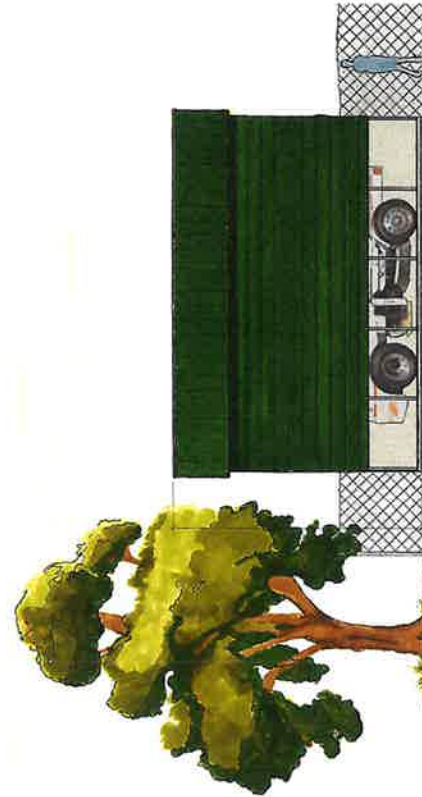
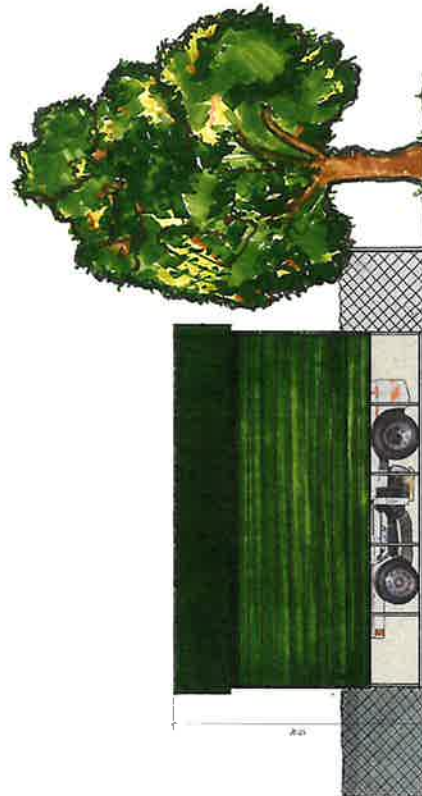
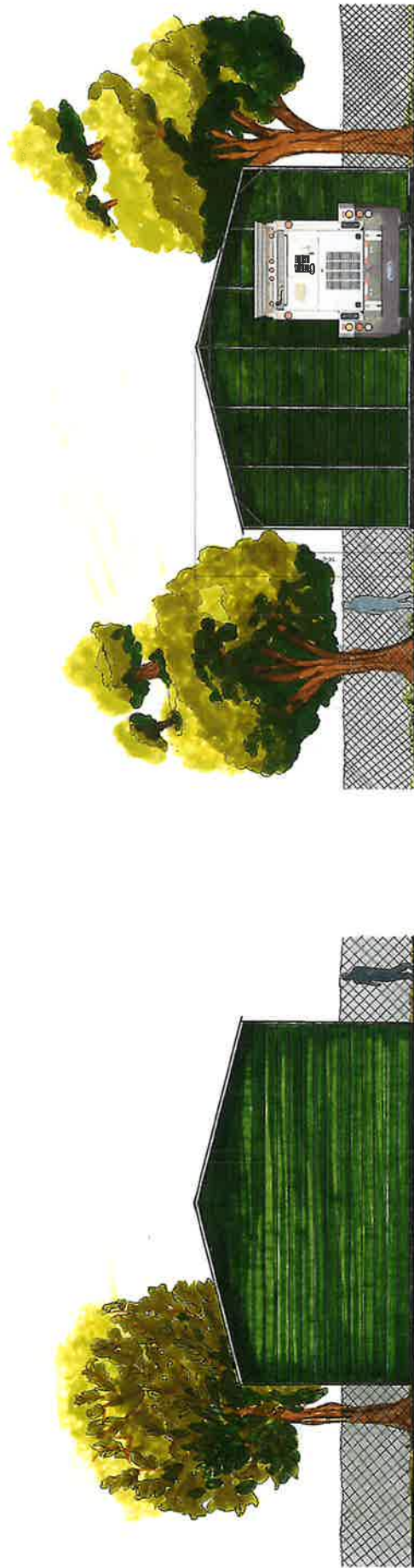
PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS

[illegible]



NO.	DATE	REVISIONS	APPROVED	PLANS PREPARED BY	CITY OF CARPINTERIA	APPROVED BY:	PUBLIC WORKS DIRECTOR CITY ENGINEER	DATE
				JOSEFINA ARECEGA				
				CITY OF CARPINTERIA				
				5775 CARPINTERIA AVE.				
				CARPINTERIA CA 93013				
				CITY OF CARPINTERIA				
				APPROVED BY:				
				DATE				
				PROJECT NO.				
				SHEET 423				
				PROJECT NO.				
				DATE				
				PROJECT NO.				
				DATE				

CORPORATION YARD IMPROVEMENTS
PROPOSED PREFABRICATED METAL CARPORT
5775 CARPINTERIA AVE. CARPINTERIA CA 93013

[illegible]



4 VIEW LOOKING SOUTH-AT PROPOSED SITE



1 VIEW LOOKING WEST



5 VIEW LOOKING NORTH-AT PROPOSED SITE



2 VIEW LOOKING WEST



6 VIEW LOOKING EAST-AT PROPOSED SITE



3 VIEW LOOKING WEST-AT PROPOSED SITE



AERIAL MAP



NO.	DATE	REVISIONS	APP'D	PLANS PREPARED BY	CITY OF CARPINTERIA	APPROVED BY	PUBLIC WORKS DIRECTOR	CITY ENGINEER	DATE	PROJECT NO.	SHEET #	PROJECT NAME	PLAN DATE
				JOSEFINA ARECIGA	CITY OF CARPINTERIA	JOSEFINA ARECIGA			05/20/24			PROPOSED PREFABRICATED METAL CARPORT	09/02/24
					5775 CARPINTERIA AVE.							5775 CARPINTERIA AVE. CARPINTERIA CA 93013	

Attachment A
Exhibit 3:
Recommended Conditions of Approval

City of Carpinteria Public Works Carport
24-2300-DP/VAR/CDP

October 7, 2024

EXHIBIT 3
CONDITIONS OF APPROVAL

PUBLIC WORKS DEPARTMENT EQUIPMENT CARPORT
PROJECT 24-2300-DP/VAR/CDP
5575 CARPINTERIA AVENUE
(APN 001-170-018)

PLANNING COMMISSION HEARING
OCTOBER 7, 2024

The Conditions set forth in this permit affect the title and possession of the real property that is the subject of this permit and shall run with the real property or any portion thereof. All the terms, covenants, conditions and restrictions herein imposed shall be binding upon and inure to the benefit of the owner (applicant, developer), his or her heirs, administrators, executors, successors and assigns. Upon any sale, division or lease of real property, all the conditions of this permit shall apply separately to each portion of the real property and the owner (applicant, developer) and/or possessor of any such portion shall succeed to and be bound by the obligations imposed on the owner (applicant, developer) by this permit.

PROJECT DESCRIPTION

1. This Variance and Coastal Development Permit is based upon and limited to compliance with the project description, the hearing exhibits (Attachment A, Exhibit 2 to the staff report dated October 7, 2024), and conditions of approval set forth below. Any deviations from the project description, exhibits or conditions must be reviewed and approved by the City for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above-described approval will constitute a violation of permit approval.

The project description is as follows:

The proposed project is a request for a Development Plan, Variance and Coastal Development Permit to allow construction of a 750 square foot equipment carport to be located partially within the required rear setback of the City of Carpinteria Public Works corporation yard. The purpose of the carport is to provide protection from the elements and storage of the City's street sweeper vehicle. The carport would encroach three feet-7 inches into the required eight foot-10-inch rear setback. The maximum height of the carport would be 17 feet-9 inches. No grading is required, and no changes to landscape or parking areas are proposed.

The development, use, and maintenance of the property, the size, shape, arrangement, and location of structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and conditions of approval below. The property and

any portions thereof shall be sold, leased or financed in compliance with this project description and the approved hearing exhibits and conditions of approval hereto. All plans must be submitted for review and approval and shall be implemented as approved by the City.

COMMUNITY DEVELOPMENT DEPARTMENT PROJECT SPECIFIC CONDITIONS

2. Any exterior night lighting installed on the project site shall be of low intensity, low glare design, minimum height, and shall be hooded to direct light downward onto the subject parcel and prevent spill-over onto adjacent parcels. **Plan Requirements:** The locations of all exterior lighting fixtures shall be depicted on a Lighting Plan to be reviewed and approved by CDD. **Monitoring:** CDD shall review plans prior to the Building Permit approval. CDD shall site inspect prior to occupancy clearance.
3. All materials and colors used in construction shall be as represented to the City and any deviation will require the express review of the Community Development Department.
4. In the event archaeological remains are encountered during construction, work shall be stopped immediately or redirected until a CDD-qualified archaeologist and Native American representative are retained by the applicant to evaluate the significance of the find pursuant to Phase 2 investigations of the City Archaeological Guidelines. If remains are found to be significant, they shall be subject to a Phase 3 mitigation program consistent with City Archaeological Guidelines and funded by the applicant. **Plan Requirements/Timing:** This condition shall be printed on all building plans. **Monitoring:** CDD shall check plans prior to issuance of a Building Permit and shall spot check in the field.
5. Construction activity for site preparation and for future development shall be limited to the hours between 7:00 a.m. and 5:00 p.m., Monday through Friday and 8:30 a.m. and 3:30 p.m. on Saturday. Saturday construction activities shall be limited to use of hand tools (corded/cordless/pneumatic saws, drills, drivers, nail/staple guns, etc.) and other low-noise generating activities such as landscaping or painting. Saturday construction activities shall not include large construction vehicles or equipment, such as cranes, backhoes or dump trucks, or vibrating equipment such as a jackhammers or air compression tools. No construction shall occur on State holidays (e.g., Thanksgiving, Labor Day). Construction equipment maintenance shall be limited to the same hours. Non-noise generating construction activities such as interior painting are not subject to these restrictions. **Plan Requirements:** A sign stating these restrictions shall be provided by the City and posted on site. **Timing:** The sign shall be in place prior to the beginning of and throughout all grading and construction activities. Violations may result in suspension of permits. **Monitoring:** Building Inspector shall spot check and respond to complaints.

6. All construction equipment shall be maintained in proper operating condition and fitted with standard noise reduction features (e.g., mufflers). **Timing:** During all construction activities. **Monitoring:** CDD staff shall notify the contractor of this requirement prior to construction and spot check in the field.
7. Best available erosion and sediment control measures shall be implemented before demolition or construction activities occur. Best available erosion and sediment control measures may include but are not limited to use of sediment basins, gravel bags, silt fences, geo-bags or gravel and geotextile fabric berms, erosion control blankets, coir rolls, jute net and straw bales. Storm drain inlets shall be protected from sediment-laden waters by use of inlet protection devices such as gravel bag barriers, filter fabric fences, block and gravel filters, and excavated inlet sediment traps. Sediment control measures shall be maintained for the duration of the demolition, grading, and construction period and until graded areas have been stabilized by structures, long-term erosion control measures or landscaping. Construction wash water shall not be discharged to the storm drains, street, drainage ditches, creeks or wetlands. The location of the washout area shall be clearly noted at the construction site with signs. Construction entrances and exits shall be stabilized using gravel beds, rumble plates, or other measures to prevent sediment from being tracked onto adjacent roadways. Any sediment or other materials tracked offsite shall be removed the same day as they are tracked using dry cleaning methods. **Plan Requirements:** An erosion and sediment control plan shall be submitted to and approved by CDD and Public Works prior to issuance of a Demolition Permit. **Timing:** The plan shall be implemented prior to the commencement of construction activities. **Monitoring:** City Inspectors shall perform site inspections throughout construction.
8. During construction, washing of concrete trucks, paint, equipment or similar activities shall occur only in areas where polluted water and materials can be contained for subsequent removal from the site. Wash water shall not be discharged to the storm drains, street, drainage ditches, creeks or wetlands. The location of the washout area shall be clearly noted at the construction site with signs. **Plan Requirements:** The applicant shall designate a washout area, acceptable to CDD, and this area shall be shown on the construction and/or grading and building plans. **Timing:** The wash off area shall be designated on all plans prior to issuance of a Grading or Building Permit. The washout area shall be in place and maintained throughout construction. **Monitoring:** CDD shall check plans prior to issuance of a Grading or Building Permit and staff shall site inspect throughout the construction period to ensure proper use and maintenance of the washout area.

CITY RULES & REGULATIONS/LEGAL REQUIREMENTS

9. Any minor changes may be approved by the City Manager and/or Community Development Director. Any major changes will require the filing of a modification application to be considered by the Planning Commission.

10. The conditions of this approval supersede all conflicting notations, specifications, dimensions, and the like which may be shown on submitted plans.
11. An approval granted by the Planning Commission does not constitute a Building Permit or authorization to begin any construction. An appropriate permit issued by the Building Division must be obtained prior to constructing, enlarging, moving, converting, or demolishing any building or structure within the City.
12. If, at any time, the City or Planning Commission determines that there has been, or may be, a violation of the findings or conditions of this Development Plan, Variance and Coastal Development Permit, or of the Municipal Code regulations, a public hearing may be held before the Planning Commission to review this permit. At said hearing, the Planning Commission may add additional conditions, or recommend enforcement actions, or revoke the permit entirely, as necessary to ensure compliance with the Municipal Code, and to provide for the health, safety, and general welfare of the City. The applicant shall reimburse the City for all costs associated with gaining compliance with the original conditions of approval.
13. The standards defined within the City's adopted model Building Codes (UBC; NEC; UMC; UFC; UPC; UHC) relative to the building and occupancy shall apply to this project.
14. No Building Permits shall be issued for this project prior to meeting all required terms and conditions listed herein. When not specified herein, all conditions shall be satisfied prior to issuance of a Building Permit or prior to final inspection when allowed by the Community Development Director.
15. To allow time for the utility companies to locate and mark their facilities for the contractor, the applicant shall telephone Underground Service Alert (USA) toll free at 1-800-227-2600 a minimum of 48 hours prior to the start of construction.
16. The applicant's acceptance of this permit and/or commencement of construction and/or operations under this permit shall be deemed acceptance of all conditions of this permit by the permittee.

Approved by the Planning Commission on October 7, 2024.

I HAVE READ AND UNDERSTOOD, AND I WILL COMPLY
WITH ALL ABOVE STATED CONDITIONS OF THIS PERMIT

Applicant / Owner

Date

Attachment B
CEQA Notice of Exemption

City of Carpinteria Public Works Carport
24-2300-DP/VAR/CDP

October 7, 2024

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk

County of: Santa Barbara

105 East Anapamu Street

Santa Barbara, CA 93101

From: (Public Agency): City of Carpinteria

5775 Carpinteria Avenue

Carpinteria, CA 93013

(Address)

Project Title: City of Carpinteria Public Works Equipment Carport

Project Applicant: John L. Ilasin, P.E., Director, City of Carpinteria Public Works Department

Project Location - Specific:

Carpinteria City Hall, 5775 Carpinteria Avenue

Project Location - City: Carpinteria

Project Location - County: Santa Barbara

Description of Nature, Purpose and Beneficiaries of Project:

The project is for Development Plan, Variance, and Coastal Development Permit for construction of a 750 square foot equipment carport to be located partially within the required rear setback of the City of Carpinteria Public Works corporation yard. The carport would encroach three feet-7 inches into the required eight foot-10-inch rear setback. The maximum height of the carport would be 17 feet-9 inches. No grading is required, and no changes to landscape or parking areas are proposed.

Name of Public Agency Approving Project: City of Carpinteria

Name of Person or Agency Carrying Out Project: John L. Ilasin, P.E., Public Works Department Director

Exempt Status: **(check one):**

☐ Ministerial (Sec. 21080(b)(1); 15268);

☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));

☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));

☐ Categorical Exemption. State type and section number: Section 15303 and 15305

☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:

Project involves construction of a small structure located on an existing paved area of the City Public Works corporation yard, and includes a minor rear setback variance. The project is located on a flat lot within an urbanized area and would not result in any change in land use density or result in creation of a new parcel.

Lead Agency

Contact Person: Brian Banks

Area Code/Telephone/Extension: (805) 755-4414

If filed by applicant:

1. Attach certified document of exemption finding.

2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: _____ Date: October 7, 2024 Title: Principal Planner

▪ Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.

Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____

PLANNING COMMISSION
STAFF REPORT

MEETING DATE: October 7, 2024

ITEM FOR CONSIDERATION

**Proposed Amendment to the Safety Element of the
City of Carpinteria General Plan**

PROJECT 24-2308-GPA

A report on a proposed amendment to the Safety Element of the City of Carpinteria General Plan to incorporate in its entirety, the City's adopted Local Hazard Mitigation Plan (LHMP), pursuant to California (State) Assembly Bill (AB) 2140, thereby making the City eligible for additional State Public Assistance funding. This report and associated staff presentation will provide an overview of the General Plan amendment process, changes proposed to the Safety Element, and a brief description of AB 2140. City Staff is seeking Planning Commission review of the proposed General Plan amendment and a recommendation to the City Council regarding adoption.

Report prepared by:

Megan Musolf, Assistant Planner
Community Development Department

—  —
SIGNATURE

Mindy Fogg, Principal Planner
Community Development Department

—  —
SIGNATURE

Reviewed by: Nick Bobroff, Director
Community Development Department

—  —
SIGNATURE

I. RECOMMENDATION

1. That the Planning Commission recommend that the City Council adopt the proposed resolution (Attachment A), amending the Safety Element of the General Plan.
2. That the Planning Commission recommend that the City Council determine that the proposed General Plan amendment is exempt from review under the California Environmental Quality Act ("CEQA") pursuant to Section 15061(b)(3) of the CEQA Guidelines (also Public Resources Code Sec. 21065), which exempts projects which will have no potential for causing a significant impact on the environment.
3. That the Planning Commission recommend that the City Council determine that the proposed General Plan amendment is categorically exempt from review under CEQA pursuant to

CEQA Guidelines Section 15308, which exempts projects undertaken by a regulatory agency to establish procedures which maintain, restore, enhance, or protect the environment.

II. BACKGROUND

The City of Carpinteria's General Plan / Coastal Land Use Plan (GP/CLUP), adopted in 2003, contains eight elements and is the primary planning policy document for the City. The Safety Element is one of the seven mandatory elements (i.e., policy areas) required to be included in a General Plan (the others being Land Use, Circulation, Housing, Conservation, Open Space, and Noise). Pursuant to Government Code Sections 8685.9, 65302, and 65302.6, California cities can incorporate (either directly or by reference) a Local Hazard Mitigation Plan (LHMP) into the Safety Element to satisfy certain required disaster preparedness and planning measures. An LHMP serves to ensure a jurisdiction is adequately prepared to face different types of disasters or hazards, and to reduce the cost of repair and recovery after disasters. Carpinteria's LHMP was last comprehensively updated and adopted in April 2023, and it is an annex to the Santa Barbara County Multi-Jurisdictional Hazard Mitigation Plan.

The Federal Disaster Mitigation Act of 2000 (DMA) requires local governments to develop and submit hazard mitigation plans. Doing so also qualifies the jurisdiction for Hazard Mitigation Grant Program (HMGP) funds, administered by the Federal Emergency Management Agency (FEMA). Additional information on the DMA and its relation to funding can be found in section two of the City's 2023 LHMP, "Plan Purpose and Authority" (Attachment B). In addition to HMGP funds, Assembly Bill (AB) 2140, passed in 2006, allows California counties and cities to be considered for additional State cost-share on eligible Public Assistance projects by adopting their current, FEMA-approved LHMPs directly into the Safety Element of their General Plan. Eligible Public Assistance projects may include actions such as debris removal in the immediate aftermath of a disaster, or permanent work such as road and bridge rehabilitation.

On July 20, 2019, the City's California Office of Emergency Services (CalOES) Hazard Mitigation Grants Program application for the LHMP update project was approved and the City was awarded \$84,437 in federal funds. Once the grant was approved, the City expended staff and consultant resources to prepare and finalize the 2023 LHMP.

On April 10, 2023, the City Council adopted the final LHMP and completed a minor General Plan Amendment (GPA) to incorporate the City's adopted LHMP into the Safety Element by reference¹. City staff's understanding at the time was that this GPA was sufficient to satisfy the requirements of AB 2140. However, subsequent efforts to close out the Hazard Mitigation Grant were stalled when CalOES deemed the incorporation of the LHMP into the Safety Element by reference insufficient (i.e., incorporation by reference without a direct link or attachment did not meet the letter of State law). Because direct LHMP incorporation is part of the grant's scope of work, the City is unable to receive the full grant reimbursement (\$84,437) until a revised amendment to the Safety Element is completed, thereby prompting this agenda item to be brought before the Planning Commission for recommendation, and ultimately to the City Council for adoption.

¹ City Council Meeting on April 10, 2023 (Item 11):
https://carpinteria.granicus.com/GeneratedAgendaViewer.php?view_id=2&clip_id=1227

Steps to Amend the Safety Element

While the City's General Plan document also functions as its Coastal Land Use Plan (CLUP), not every part of the General Plan is considered to be a part of the CLUP. Since the Safety Element is not part of the CLUP, amending it does not require a Local Coastal Program Amendment. In the case of an amendment to a part of the General Plan that is not part of the CLUP, such as the subject LHMP item, the Safety Element can simply be amended by Resolution of the City Council, with recommendation from the Planning Commission.

Considering the unsuccessful prior effort to incorporate the LHMP into the Safety Element, City staff has coordinated with CalOES staff to ensure the proposed amendment meets the standards of AB 2140. CalOES confirmed in writing on August 26, 2024 that the revised amendment would satisfy AB 2140 and qualify the City for reimbursement of grant funds and increased State emergency funding in the future.

Additionally, City staff is complying with the requirements of Senate Bill 18 (2004), which requires jurisdictions to notify local Native American tribes of the opportunity to request a consultation regarding a General Plan update or amendment. On July 31, 2024, letters to ten local tribal representatives were sent out describing the proposed Safety Element GPA. There is a mandatory 90-day period during which tribes may request consultation, which for this project will end on October 29, 2024. After that date, if all requested consultations have been completed, the proposed amendment may be adopted.

III. DISCUSSION

To properly incorporate the adopted LHMP into the Safety Element, staff has utilized the guidelines published by CalOES as part of the AB 2140 Fact Sheet (Attachment C). The guidelines note that to be compliant with AB 2140, *"the local agency must include language specific to the LHMP within the Safety Element of their General Plan **and** make the LHMP easily accessible in its entirety as a weblink, appendices, or attachment."* Accordingly, the proposed Resolution would make the following amendments to the Safety Element, shown below in strikeout/underline:

The following paragraph would be added to the end of the Introduction section:

The Local Hazard Mitigation Plan (LHMP) for the City of Carpinteria planning area was developed in accordance with the Disaster Mitigation Act of 2000 (DMA 2000) and followed FEMA's Local Hazard Mitigation Plan guidance. The LHMP incorporates a process where hazards are identified and profiled, the people and facilities at risk are analyzed, and mitigation actions are developed to reduce or eliminate hazard risk. The implementation of these mitigation actions, which include both short and long-term strategies, involve planning, policy changes, programs, projects, and other activities. The LHMP is part of this Safety Element and is available to view at carpinteriaca.gov/city-hall/community-development/planning/general-plan-coastal-land-use-plan.

Policy S-7a would be amended as follows:

The current Local Hazard Mitigation Plan as adopted by City Council is ~~hereby incorporated by reference and is~~ incorporated as part of this General Plan Safety Element and can be accessed via this link: [carpinteriaca.gov/city-hall/community-development/planning/ general-plan-coastal-land-use-plan](http://carpinteriaca.gov/city-hall/community-development/planning/general-plan-coastal-land-use-plan).

These proposed amendments ensure that the LHMP is made a part of the General Plan and not just incorporated “by reference.” This language will also ensure that as the LHMP is updated and readopted over time, the Safety Element will not need to be amended as well.

The attached Resolution proposes to amend the City’s current General Plan, which was adopted in 2003. It is not associated with the City’s ongoing effort to update the overall General Plan/CLUP; however, the updated General Plan/CLUP will also contain AB 2140-compliant language to ensure the City remains eligible for funding.

IV. ANALYSIS

Amending the Safety Element to bring the City into compliance with AB 2140 would not substantially change any goals, objectives, or policies of the Safety Element or the GP/CLUP as a whole, nor would it change any City decision-making processes, as the LHMP was already incorporated “by reference” in 2023. This minor GPA would further achieve the City’s Safety Element objectives by minimizing “the potential risks and reduce the loss of life, property and the economic and social dislocations resulting from” various hazards and natural disasters.

V. ENVIRONMENTAL

The proposed GPA is exempt from environmental review under the CEQA Guidelines Section 15061(b)(3) and Public Resources Code Sec. 21065, which exempts projects that would have no potential for causing a significant impact on the environment. The language being added and amended in the Safety element incorporates the LHMP document into the General Plan document and does not in itself propose any change to the environment. Additionally, the General Plan amendment is categorically exempt from review under CEQA pursuant to CEQA Guidelines Section 15308, which exempts projects undertaken by a regulatory agency to implement certain procedures which maintain, restore, enhance, or protect the environment. The LHMP contains goals and objectives for not only responding to hazards and emergencies, but proactively mitigating harmful effects to the built and natural environment.

VI. ACTION OPTIONS

1. The Planning Commission may recommend that the City Council adopt the proposed Resolution (Attachment A), amending the Safety Element of the General Plan, and accept the proposed CEQA Notice of Exemption (Attachment D) (*Staff’s recommendation*).

2. The Commission may choose not to provide specific recommendations to the City Council at this time. Staff would bring the proposed resolution to the City Council, who would receive a staff report and may then provide staff with direction on the proposed action and/or approve the GPA.
3. The Commission may recommend revisions to the proposed Safety Element language and/or Notice of Exemption, and request that the item be brought back to the Commission for further consideration at a future hearing.

VII. ATTACHMENTS

Attachment A: Proposed City Council Resolution to Amend the Safety Element of the General Plan

Attachment B: City of Carpinteria adopted Local Hazard Mitigation Plan

Attachment C: AB 2140 Fact Sheet

Attachment D: Proposed CEQA Notice of Exemption

Attachment A

Proposed City Council Resolution to
Amend the Safety Element of the
General Plan

RESOLUTION NO. ____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARPINTERIA TO AMEND
THE SAFETY ELEMENT OF THE CITY'S GENERAL PLAN, PROJECT NUMBER 24-
2308-GPA, INCORPORATING THE CITY'S ADOPTED LOCAL HAZARD MITIGATION
PLAN INTO THE SAFETY ELEMENT PURSUANT TO ASSEMBLY BILL 2140.**

WHEREAS, in January 2003 the City Council adopted the City's current General Plan/Coastal Land Use Plan; and

WHEREAS, the Federal Emergency Management Agency (FEMA) requires local governments to provide and maintain a hazard mitigation plan in order to qualify for several types of grant funding and assistance programs; and

WHEREAS, Public Law 106-390, Section 322, commonly known as the Disaster Mitigation Act of 2000 (DMA 2000), and the associated Interim Final Rule, 44 CFR Parts 201 and 206, published in the Federal Register on February 26, 2002 establishes planning and funding criteria for states and local communities; and

WHEREAS, local jurisdictions may adopt a local hazard mitigation plan (LHMP) into the Safety Element of a General Plan to provide supplemental information and/or fulfill planning requirements pursuant to Government Code Sections 65302 and 65302.6; and

WHEREAS, pursuant to Assembly Bill (AB) 2140, California cities that adopt a LHMP, as well as incorporate the LHMP into the Safety Element of the city's General Plan, are eligible for increased State cost-share on certain Public Assistance projects, an important funding source in the event of disaster; and

WHEREAS, on November 27, 2017, the City Council adopted Resolution No. 5751, adding Objective S-7 and Policy S-7a to the Safety Element of the General Plan, which incorporated the City's LHMP by reference; and

WHEREAS, on April 10, 2023, the City Council adopted the City's current LHMP and incorporated it by reference into the City's Safety Element; and

WHEREAS, in order for the City's Safety Element to be compliant with the specifications of AB 2140, additional language must be added/modified to make the LHMP accessible in its entirety to the reader; and

WHEREAS, pursuant to Government Code Section 65302.5, the City provided the California Geologic Survey with a draft of this Safety Element amendment more than 45 days prior to adoption of the amendment; and

WHEREAS, pursuant to the requirements of Senate Bill 18 (2004), the City notified local tribes of the Safety Element amendment, provided a 90-day period for consultation requests, and all requests for consultation have been completed; and

WHEREAS, the LHMP represents a critical part of emergency preparedness and planning for the City, and this amendment to the Safety Element will increase the City's eligibility for disaster assistance and ongoing resiliency to disasters.

NOW, THEREFORE, BE IT RESOLVED as follows:

SECTION 1. The above recitals are true and correct.

SECTION 2. The Safety Element of the General Plan shall be amended as follows:

The Introduction of the Safety Element shall add the following paragraph to the end of the section:

The Local Hazard Mitigation Plan (LHMP) for the City of Carpinteria planning area was developed in accordance with the Disaster Mitigation Act of 2000 (DMA 2000) and followed FEMA's Local Hazard Mitigation Plan guidance. The LHMP incorporates a process where hazards are identified and profiled, the people and facilities at risk are analyzed, and mitigation actions are developed to reduce or eliminate hazard risk. The implementation of these mitigation actions, which include both short and long-term strategies, involve planning, policy changes, programs, projects, and other activities. The LHMP is part of this Safety Element and is available to view at carpinteriaca.gov/city-hall/community-development/planning/general-plan-coastal-land-use-plan.

Policy S-7a shall be amended as follows:

The current Local Hazard Mitigation Plan as adopted by City Council is hereby incorporated by reference and is incorporated as part of this General Plan Safety Element and can be accessed via this link: carpinteriaca.gov/city-hall/community-development/planning/general-plan-coastal-land-use-plan.

SECTION 3. This Resolution is effective upon its adoption.

PASSED, APPROVED AND ADOPTED on [MONTH DAY, YEAR] by the following vote:

AYES: COUNCILMEMBER(S):

NOES: COUNCILMEMBER(S):

ABSENT: COUNCILMEMBER(S):

ABSTAIN: COUNCILMEMBER(S):

Resolution No. _____

Page 2

Mayor, City of Carpinteria

ATTEST:

City Clerk, City of Carpinteria

I hereby certify that the foregoing resolution was adopted at a regular meeting of the City Council of the City of Carpinteria held on [MONTH DAY, YEAR].

City Clerk, City of Carpinteria

APPROVED AS TO FORM:

Jena Shoaf Acos, on behalf of Brownstein
Hyatt Farber Schreck, LLP acting as
City Attorney of the City of Carpinteria

Attachment B

City of Carpinteria adopted Local Hazard
Mitigation Plan

City of Carpinteria Local Hazard Mitigation Plan



An Annex to the Santa Barbara County Multi-Jurisdictional Hazard Mitigation Plan

February 2023



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1.0 INTRODUCTION

Natural and human-caused disasters can lead to death, injury, property damage, and interruption of business and government services. When they occur, the time, money, and effort to respond to and recover from these disasters divert public resources and attention from other important programs and problems.

However, the impact of foreseeable yet often unpredictable natural and human-caused events can be reduced through mitigation planning. History demonstrated that it is less expensive to mitigate disaster damage than to repeatedly repair damage in the aftermath. A mitigation plan states the aspirations and specific courses of action jurisdictions intend to follow to reduce vulnerability and exposure to future hazard events.

The City of Carpinteria (City) recognizes the consequences of disasters and the need to reduce the impacts of all hazards, natural and human-caused. The City's 2022 Local Hazard Mitigation Plan (LHMP) update tiers from and refines the County of Santa Barbara (County) 2022 Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) Update in order to comprehensively identify, evaluate, and mitigate the known hazards that the City may face.

The LHMP was last comprehensively updated in 2017 as an annex to the 2017 MJHMP. Since 2017, the City has:

- Incorporated the LHMP goals, objectives, and mitigation actions into its local plans and processes, including the General Plan Safety Element by reference and specific hazard planning efforts (e.g., General Plan/Coastal Land Use Plan Update, Sea Level Rise Vulnerability Assessment and Adaptation Plan).
- Used the LHMP's assessment of capabilities, hazards, and vulnerabilities to inform planning, capital improvements, programs, decision-makers, and the public.
- Implemented mitigation actions through the City's general plan, capital improvement program, maintenance programs, grant programming, community outreach, and budget process.
- Reviewed and evaluated mitigation actions before and after disasters, including the Thomas Fire and Montecito debris flow.

The 2022 MJHMP Update was prepared and formulated with input and coordination from each of the eight incorporated cities, six special districts, the County, citizen participation, responsible officials, and support from the State of California Governor's Office of Emergency Services (Cal OES) and the Federal Emergency Management Agency (FEMA). The process to update the MJHMP included over a year of coordination with representatives from all participating agencies and County representatives which comprised the Mitigation Advisory Committee (MAC) (described further in Section 3.2 below). The City is a participating agency in the County's 2022 MJHMP Update.

The City's LHMP is used by local emergency management teams, decision-makers, and agency staff to implement needed mitigation to address known hazards. The LHMP can also be used as a tool for all stakeholders to increase community awareness of local hazards and risks and provide information about options and resources available to reduce those risks. Informing and educating

the public about potential hazards helps all county residents and visitors protect themselves against their effects.

Risk assessments were performed in order to identify and evaluate natural and human-caused hazards that could negatively impact the Carpinteria community. The LHMP describes historical hazard events, the future probability of these hazards, and their impact on the Carpinteria community. Vulnerability assessments summarize the identified hazards' impact on critical infrastructure, populations, and future development. Estimates of potential dollar losses to vulnerable structures are presented. The risk and vulnerability assessments were used to determine mitigation goals and objectives to minimize near-term and long-term vulnerabilities to the identified hazards. These goals and objectives are the foundation for a comprehensive range of specific attainable mitigation actions (see Chapter 8).

2.0 PLAN PURPOSE AND AUTHORITY

Federal legislation historically provided funding for disaster preparedness, response, recovery, and mitigation. The Disaster Mitigation Act (DMA) of 2000, also commonly known as "The 2000 Stafford Act Amendments," constitutes an effort by the Federal government to reduce the rising cost of disasters. The legislation reinforces the importance of mitigation planning and emphasizes planning for disasters before they occur.

Section 322 of the DMA requires local governments to develop and submit mitigation plans to qualify for the Federal Emergency Management Agency (FEMA) Hazard Mitigation Grant Program (HMGP) funds. The 2022 Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) is written to meet the statutory requirements of DMA 2000 (Public Law 106-390), enacted October 30, 2000, and 44 Code of Federal Regulations (CFR) Part 201 – Mitigation Planning, Interim Final Rule, published February 26, 2002. The Hazard Mitigation Assistance grants include the HMGP, Pre-Disaster Mitigation program, and the Flood Mitigation Assistance (FMA) program. Additional FEMA mitigation funds include the HMGP Post Fire funding associated with Fire Management Assistance Grant declarations and the Building Resilient Infrastructure and Communities funding associated with the 2018 Disaster Recovery Reform Act.

DMA 2000 specifically addresses mitigation planning at the state and local levels. It identifies requirements that allow HMGP funds to be used for planning activities and increases the amount of HMGP funds available to states that have developed a comprehensive, enhanced mitigation plan before a disaster. State, county, and local jurisdictions must have an approved mitigation plan in place before receiving post-disaster HMGP funds. These mitigation plans must demonstrate that their proposed projects are based on a sound planning process that accounts for the risk to and the capabilities of the individual communities.

Local governments have certain responsibilities for implementing Section 322, including:

- Preparing and submitting a local mitigation plan;
- Reviewing and updating the plan every five years; and
- Monitoring mitigation actions and projects.

To facilitate implementation of the DMA 2000, FEMA created an Interim Final Rule (the Rule), published in the Federal Register in February of 2002 at section 201 of 44 CFR. The Rule spells out

the mitigation planning criteria for states and local communities. Specific requirements for local mitigation planning efforts are outlined in section §201.6 of the Rule.

In March 2013, FEMA released The Local Mitigation Planning Handbook (Handbook) as the official guide for local governments to develop, update and implement local mitigation plans. The Handbook complements and references the October 2011 FEMA Local Mitigation Plan Review Guide (Guide) to help “Federal and State officials assess Local Mitigation Plans in a fair and consistent manner.” Local jurisdictions must demonstrate that proposed mitigation actions are based upon a sound planning process that accounts for the inherent risk and capabilities of the individual communities as stated in section §201.5 of the Rule. Throughout the 2022 update of the Plan, the Handbook and Guide were consulted to ensure thoroughness, diligence, and compliance with the DMA 2000 planning requirements.

DMA 2000 is intended to facilitate cooperation between state and local authorities, prompting them to work together. It encourages and rewards local and state pre-disaster planning and promotes sustainability as a strategy for disaster resistance. This enhanced planning network is intended to enable local and state governments to articulate accurate needs for mitigation, resulting in a faster allocation of funding and more effective risk reduction projects. As such, the Local Hazard Mitigation Plan (LHMP) was prepared as an annex to the County’s MHHMP.

The following pages show the resolutions that adopt the City’s 2022 LHMP.

[INSERT CITY RESOLUTION(S) ADOPTING PLAN UPDATE]

[INSERT CITY RESOLUTION(S) ADOPTING PLAN UPDATE]

3.0 PLANNING PROCESS

3.1 OVERVIEW

The planning process implemented for the County's 2022 Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) Update, including the City's Local Hazard Mitigation Plan (LHMP) update, utilized two different planning teams to review progress, inform and guide the update, and directly review and prepare portions of the plan, including each jurisdictional annex. The first team is the Mitigation Advisory Committee (MAC), and the second is the Local Planning Team (LPT).

All eight incorporated cities and the six special districts joined the County as participating agencies in the preparation of the 2022 MJHMP Update, including cities of Buellton, Carpinteria, Goleta, Guadalupe, Lompoc, Santa Barbara, Santa Maria, and Solvang; and special districts Cachuma Operation and Maintenance Board, Carpinteria Valley Water District (CVWD), Goleta Water District, Montecito Fire Protection District, Montecito Water District, and Santa Maria Valley Water Conservation District. Each of the participating agencies had representation on the MAC and was responsible for the administration of their own LPT. In addition, the MAC included representatives from other state and local agencies with an interest in hazard mitigation in Santa Barbara County, including local non-profit organizations, special districts, and state and federal agencies. This composition ensures diverse input from an array of voices representing all communities within Santa Barbara County.

Both the MAC and the LPTs focused on these underlining philosophies, adopted from the Federal Emergency Management Agency (FEMA) Local Mitigation Plan Review Guide:

- **Focus on the mitigation strategy**

The mitigation strategy is the plan's primary purpose. All other sections contribute to and inform the mitigation strategy and specific hazard mitigation actions.

- **Process is as important as the plan itself**

In mitigation planning, as with most other planning efforts, the plan is only as good as the process and people involved in its development. The plan should also serve as the written record, or documentation, of the planning process.

- **This is the community's plan**

To have value; the plan must represent the current needs and values of the community and be useful for local officials and stakeholders. Develop the mitigation plan in a way that best serves your community's purpose and people.

- **Intent is as important as Compliance**

Plan reviews will focus on whether the mitigation plan meets the intent of the law and regulation; and ultimately that the plan will make the community safer from hazards.

As a result, the planning process for the County's MJHMP incorporated the following steps:

- **Plan Preparation**

- Form/validate planning team members
- Establish common project goals
- Set expectations and timelines
- **Plan Development**
 - Validate and revise the existing conditions/situation within the planning area;
 - Develop and review the risk to hazards (exposure and vulnerability) within the planning area;
 - Review and identify mitigation actions and projects within the planning area;
- **Finalize the Plan**
 - Review and revise the plan
 - Approve the plan locally and with state and federal reviewers
 - Adopt and disseminate the plan

3.2 MITIGATION ADVISORY COMMITTEE (MAC)

MAC Members

The MAC is a standing committee that works together throughout the year to discuss and provide input on a variety of activities. The City participated as a MAC member to prepare this LHMP as an annex to the 2022 MJHMP. The City was represented by Olivia Uribe-Mutal, Emergency Services Program Manager on the MAC.

The MAC meetings were designed to discuss each component of the MJHMP with MAC members and coordinate annex updates. Table 3-1 below provides a list and the main purpose and topics of each MAC meeting.

Table 3-1. Mitigation Advisory Committee (MAC) Meetings Summary

Date	Purpose
March 2021	MAC Meeting #1 (virtual) Provided an overview of the project and why the plan is being revised Reviewed FEMA guidance and processes Discussed roles and responsibilities of the participating jurisdictions
September 2021	MAC Meeting #2 (virtual) Reviewed goals of the project, role of the MAC Summarized public outreach results Presented hazards assessment and displayed select draft hazard maps Conducted interactive exercise to rank hazards
October 2021	MAC Meeting #3 (virtual) Provided results of hazard ranking methodology Presented vulnerabilities assessment Discussed mitigation goals, objectives, and strategies Reviewed County goals from 2017 and compared them to new goals

Date	Purpose
	Conducted interactive exercise on potential mitigation goals and strategies
October 2021	MAC Meeting #4 (virtual) Collected feedback on 2017 mitigation strategies Conducted interactive exercise on mitigation strategies for key hazards unaddressed in previous MJHMP Discussed annex updates
January 2022	MAC Meeting #5 (virtual) Presented draft plan Discussed key MAC/LPT review needs and key issues Discussed annex updates to dovetail with plan update
March 2022	MAC Meeting #6 (virtual) Reviewed and discussed public comments received on the draft plan Discussed coordination of LHMP annex updates

3.2.1 Local Planning Team (LPT)

Local Planning Team Planning Process

While the MAC provided feedback and guidance for the MJHMP, the LPT was crucial for reviewing data, informing the update of the annexes, and working towards local adoption. The MAC served as a liaison between the County and the LPTs for each participating agency, and then the LPTs of each participating agency would work independently on their local annexes and mitigation strategies. The team was created from key management and supervisory staff. The LPT is integrated into the development review process within the City. LPT members are responsible for sharing information for incorporation into the MJHMP and LHMP updates, as well as ensuring the LHMP is incorporated into other plans and planning efforts (e.g., General Plan, Capital Improvement Plans, etc.). The LPT reviewed the previous *Mitigation Strategy* and reported on progress made in implementing the listed actions. In addition, based on updates to the hazard identification, profiles, vulnerability assessment, and capability assessment, new mitigation actions were identified.

Local Planning Team Members

Table 3-2 lists the members of the Carpinteria LPT. These individuals collaborated to identify/validate the City's critical facilities, provide relevant information/material (i.e., plans), review/update sections, report on progress, and suggest new mitigation actions.

Table 3-2. City of Carpinteria Local Planning Team 2022

Department	Name	Title
General Government	Dave Durflinger	City Manager/Director of Emergency Services
General Government	Michael Ramirez	Assistant City Manager
General Government	Olivia Uribe Mutal	Program Manager
Community Development	Steve Goggia	Community Development Director
Community Development	Nick Bobroff	Principal Planner
Community Development	Dan Chepley	Chief Building Inspector and Plans Examiner
Public Works	John Ilasin	Public Works Director/City Engineer

Department	Name	Title
Public Works	Robert Howard	Public Works Supervisor
Public Works	Erin Maker	Environmental Program Manager
Parks, Recreation, and Public Facilities	Matt Roberts	Parks, Recreation, and Public Facilities Director
Law Enforcement	Ugo "Butch" Arnoldi	Police Chief, Santa Barbara County Sheriff's Department
Fire	Greg Fish	Fire Chief, Carpinteria-Summerland Fire Protection District
Utility, Potable Water	Robert McDonald	General Manager, Carpinteria Valley Water District
Utility, Wastewater	Craig Murray	General Manager/District Engineer, Carpinteria Sanitary District
Administrative Services	Licette Maldonado	Administrative Services Director

Overview of Local Planning Team Efforts

The Carpinteria LPT members worked directly with the County Office of Emergency Management (OEM) and the consultant team in order to provide data, recommended changes, and continually work on the MJHMP and LHMP updates throughout the planning process. The Carpinteria LPT met as needed during the planning process to discuss data needs and organize data collection. Table 1-4 below outlines a timeline of the Carpinteria LPT's activities throughout the planning process.

Table 3-3. Local Planning Team Activity Summary

Meeting Dates	Summary of Activity
February 2020	LPT kickoff meeting to discuss stakeholder and public involvement and refine the scope of hazard analysis
April 2021 to January 2022	Collated data to share with hazard mitigation planning team, including hazard identification, refreshed data layers for maps, and geographic settings. Completed Plan Update Guides to directly inform hazard priorities and mitigation capabilities
January to March 2022	Reviewed new maps, discussed local vulnerabilities. Developed data for new or expanded hazards, including debris flows, pandemics, and sea level rise. Provided input on the status of 2017 LHMP mitigation strategies. Reviewed draft mitigation strategies and provide feedback.

3.2.2 Public Outreach and Engagement

County OEM, the City, and the consultant worked together on public outreach throughout 2021 and early 2022. In addition to the outreach program undertaken by the County for the 2022 MJHMP update, the City also performed targeted local updates to stakeholders and City residents. The Public Outreach Plan (POP) employed a diversity of tools to maximize notification and participation from individuals throughout the Carpinteria community. The POP was responsive to limitations presented by the Coronavirus (COVID-19) pandemic and focused on direct bilingual outreach using a variety of digital tools, including a fact sheet, social media posts, emails, and press releases.

Multiple platforms and tools were used to publicize the project and opportunities to participate. All written notices were made available in English and Spanish. Throughout the process, emails were sent to the OEM's master contact list, which includes federal, state, and local government representatives, interested members of the public, neighboring counties, and relevant local organizations, all of whom were made aware of the survey and public workshops.

The 2022 LHMP update built on the County and City's existing techniques and adapted to the limitations imposed by the COVID-19 pandemic. All public and stakeholder meetings were hosted virtually through Microsoft Teams, and all outreach completed for the project was conducted via electronic communications. Many of the meetings used an interactive tool called Slido to collect feedback during meetings. Slido allows audience members to answer questions during presentations, helping the County collect direct detailed feedback and facilitate discussion.

The City's MAC and LPT members also participated in public outreach efforts for the MJHMP and LHMP update planning process by distributing notices for the County's 6-month-long community hazards survey (refer to Section 3.4.1 of the MJHMP) and three public workshops (refer to Section 3.4.4 of the MJHMP). The first MJHMP public workshop was hosted on April 7, 2021, focusing on hazard identification. The presenters provided an overview of the project and process for updating the MJHMP, and then provided time for the public to comment on hazard prioritization. The second MJHMP public workshop was hosted on November 4, 2021, focusing on mitigation strategies. During the workshop, the presenters summarized the results of the public survey, provided an overview of the hazards and vulnerability analysis, and then provided an overview of how the team would prepare the mitigation chapter. Presenters showed the draft mitigation goals and provided example mitigation strategies for each one. Then, the team used the interactive tool Slido to collect feedback from the audience about what mitigation strategies they would support. A third MJHMP public workshop was hosted in January 2022 to present the draft plan.

In January 2022, the City conducted additional outreach with a stakeholder meeting and a separate public workshop for the City. The stakeholder meeting was hosted on Thursday, January 27, 2022, with representatives from the City of Carpinteria, Carpinteria Valley Water District, Carpinteria Unified School District, Carpinteria Sanitary District, and Carpinteria-Summerland Fire Protection District (CSFPD). The City and the consultant presented relevant results from the MJHMP and goals for mitigation and facilitated a discussion on changes in capabilities of the stakeholders since 2017, recent hazards, and mitigations ideas that could be incorporated into the 2022 LHMP update.

On January 20, the City distributed a press release and social media post with information about the LHMP's public workshop on February 1 and how to attend. No participants attended the public workshop. Therefore, the City and the consultant recorded the presentation and uploaded the video to the City's website and YouTube channel. During the video recording, the consultant presented about the importance of the LHMP, provided an overview of the City's capabilities and hazard prioritization list, and showed key vulnerability maps of the City. The consultant also provided an example of a hazard mitigation action to inspire ideas for other mitigation actions to address hazards in the City. The City and the consultant asked viewers to send in comments, questions, and ideas for mitigation actions by Friday, February 11. Two members of the public responded to the video presentation with email comments regarding mitigation opportunities (see Section 7.0, *Mitigation Plan*).

In April 2022, the LHMP was completed and made available for public review, concurrent with review by FEMA and California Office of Emergency Services (Cal OES). The opportunity to review documents was announced on the City's website. Hard copies of the document were available at the City Hall and a digital copy of the document was posted on the City's website. The community was welcome to submit written or verbal comments to the Emergency Services Program Manager. In addition, the opportunity for the community to be heard was permitted during the City Council meeting before the adoption of this plan.

4.0 CAPABILITY ASSESSMENT

The City is a vibrant but easy-going, family-oriented small beach town with an economically and ethnically diverse population with proximity to strategic business centers and an idyllic seaside location.

4.1 GEOGRAPHY AND CLIMATE

The City is located within the South Coast region of Santa Barbara County and is both the southernmost and easternmost city in the county. The City covers a land area of approximately 2.6 square miles, and an ocean area of approximately 4.7 square miles, for a total of 7.3 square miles. Elevation ranges from sea level to approximately 700 feet above sea level. It is approximately 12 miles southeast of the city of Santa Barbara and approximately 80 miles northwest of Los Angeles.

The climate in the City is Mediterranean, characterized by dry summers and moderately wet winters. Temperatures in the region range from a low of approximately 63 degrees Fahrenheit (°F) in January to a high of approximately 75 °F in August and September. Precipitation typically falls between November and March, and the average annual rainfall is approximately 18 inches per year based on data from 1985-2016; however, there is a significant interannual and annual variation from this average with especially wet years attributed to El Niño conditions and drought conditions (City of Carpinteria 2019).

Three main creeks transect the City, including Carpinteria Creek, Santa Monica Creek, and Franklin Creek, along with other smaller drainages and tributaries. Santa Monica Creek and Franklin Creek within the City boundary are concrete-lined drainage channels that both terminate at the Carpinteria Salt Marsh, one of the area's prominent hydrologic features. Carpinteria Creek remains unlined and has been identified as a target for restoration to improve habitat for threatened and endangered southern steelhead trout and tidewater goby. The Carpinteria Sanitary District's



The Carpinteria coastline faces south and is generally aligned in a northwest-southeast direction which transitions from sandy beaches in the northwest to uplifted cliffs in the southeast. The Channel Islands, located offshore and to the south, protect the coast from southerly waves. Photo: City of Carpinteria

Wastewater Treatment Plant is located adjacent to the lower reach of Carpinteria Creek (City of Carpinteria 2019).

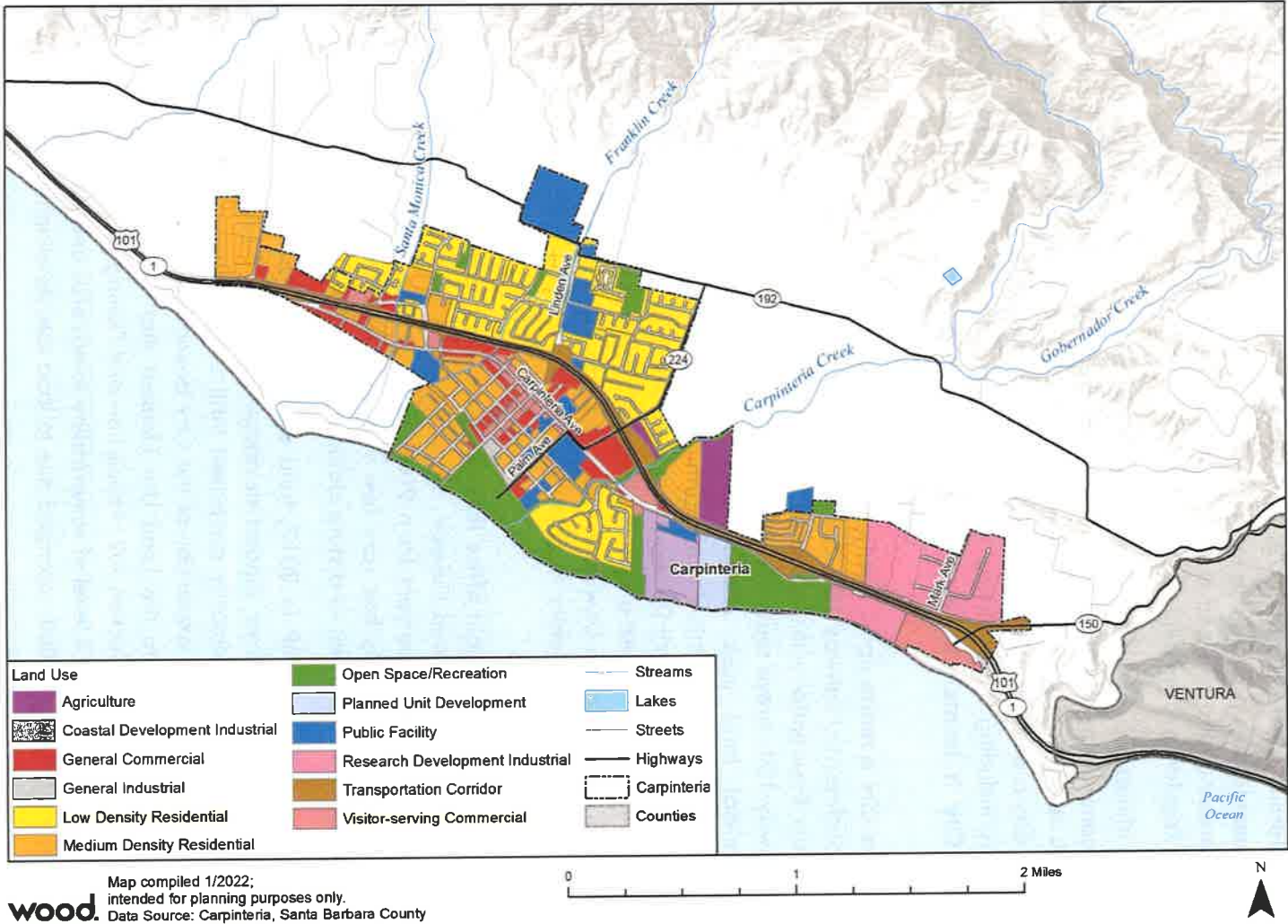
4.2 POPULATION AND DEMOGRAPHICS

According to the Carpinteria Valley 2021 Economic Profile, the City had 13,196 residents in 2021. Between 2016 and 2021, the overall population fell by approximately 350 residents as rising home prices resulted in out-migration. According to the Santa Barbara County Association of Governments (SBCAG), the projected 2050 population for the City is 14,602, an approximately 5.7 percent increase (SBCAG 2021). The largest proportion of the population, 51.1 percent, are people between the ages of 25 and 64. The City is also comprised of 18.7 percent of people aged 65 or older, and 15.7 percent of people aged 5 to 17 (City of Carpinteria 2021a).

Carpinteria Valley has evolved as a relatively affluent area where residents report higher incomes than the average Californian or average Santa Barbara County resident. In 2021, the median household income in the City of Carpinteria was \$86,944, which was higher than Santa Barbara County (\$83,714) or California (\$82,053). More than 40 percent of households in the City earned \$100,000 or more, and almost 18 percent earned more than \$200,000. Approximately 3.9 percent of the City's population lives in poverty, as defined by the California Department of Finance (City of Carpinteria 2021a). Approximately 21 percent of residents aged 25 and older have a bachelor's degree in the City (compared to 20 percent countywide), and 14 percent have an advanced degree (compared to 15 percent countywide). Approximately 29 percent of Carpinteria residents have earned an associate's degree or have attended some college classes without graduating, while 36 percent have a high school diploma or less (City of Carpinteria 2021a).

The employment rate within the City is 62.4 as of 2019. During the height of the pandemic-related economic recession, the unemployment rate climbed to 12.7 percent but has improved to 4.9 percent as of August 2021. Just over 700 jobs were lost in the Carpinteria Valley labor market in 2020, a direct consequence of the pandemic. By mid-2021, most of these jobs had been restored, and full reinstatement of the workforce is expected to be complete by mid-2022. The biggest job losses occurred in the information, accommodation, and food services sectors, whereas the construction and cannabis industries have grown over the past few years (City of Carpinteria 2021a). The agriculture sector employs more people than any other industry, followed by manufacturing, the production of information (software), and the hotel and food services sector. The largest employer in the Carpinteria Valley is Procore followed by Agilent, the Carpinteria Unified School District, LinkedIn, and NuSil Silicone Technology (City of Carpinteria 2021a).

Figure 4-1. City of Carpinteria Land Use Map



4.3 LAND USE

The City's Land Use Element establishes the type and intensity of land uses and guides growth and development in the City. The Land Use Element is the basis of the Land Use Plan of the City's Local Coastal Program (California Coastal Act of 1976, §30108.5). The City encourages greater density and intensity development to take place along main transportation corridors and development that is compatible with surrounding land uses and protective of coastal resources unique to the area (see Section 4.9, *Legal and Regulatory Capabilities*).

Carpinteria is located almost entirely on a coastal plain between the Santa Ynez Mountains and the Pacific Ocean. In general, the area's topography slopes from the foothills of the Santa Ynez Mountains in the north towards the Pacific Ocean in the south. Between the foothills and the populated area of the City is an agricultural zone under the jurisdiction of County of Santa Barbara. Transportation corridors, including U.S. Highway 101 and the Union Pacific Railroad (UPRR), bisect the City. The entire City is located within the designated California Coastal Zone (City of Carpinteria 2019).

The western part of the City is made up of mostly Medium Density Residential areas interspersed by General Commercial closer to Highway 101. East of Santa Monica Road, the majority of housing is considered Low Density Residential with pockets of Public Facilities and Open Space/Recreation land uses north of Highway 101. Areas south of Highway 101 consist of Medium Density Residential and General Commercial land uses. Medium and Low Density Residential and Open Space/Recreation areas border the coastline to the south. The eastern wing of the City is comprised of Coastal Dependent Industrial, Research Development Industrial, and Visitor-Serving Commercial areas. The urban core of the City is located primarily along Carpinteria Avenue and Linden Avenue. The land uses in the vicinity of this urban Downtown District include primarily General Commercial, Visitor-Serving Commercial, Medium Density Residential, and Public Facility (City of Carpinteria 2016).

The commercial areas in the City have tight office leasing markets and are home to several of the region's top employers, such as Procor and LinkedIn. Industrial space within the City had vacancy rates that fluctuated from 7.8 to 3.6 percent from 2020 to 2021. The retail vacancy rate has remained stable since 2019, as the City has very few vacant storefronts and few facilities that would need to be repurposed in the event of a store closure (City of Carpinteria 2021a).

Since the last update of the City's LHMP in 2017, land use and population in the City has not substantially changed. As described above, modest development has occurred consistent with the adopted Land Use Element and has primarily comprised infill development and redevelopment within the City limits. There has been no expansion of the City boundary or its Sphere of Influence (SOI) and no comprehensive changes to the Land Use Element that would result in substantial densification. Further, as described in Section 4.2, *Population and Demographics*, City population has slightly reduced. As a result, the City's level of vulnerability to hazards analyzed in Section 6.0, *Vulnerability Assessment*, has not substantially changed due to land use, development, or population growth.

4.4 ECONOMY

Carpinteria's economy is based on agriculture, tourism/retail, light industry, and research & development. The community has evolved to become a diverse economy consisting of growing tech companies, manufacturers, and financial services firms. Software and IT development have flourished in recent years, as has the visitor-serving sector (City of Carpinteria 2021a).

Carpinteria Valley has been one of the primary regions for legal cannabis cultivation in California and cannabis growing makes up a large portion of the greenhouses on agricultural land within the Carpinteria Valley. As of September 2021, there were 29 legal cannabis companies in the Carpinteria Valley. All of these companies grow cannabis, and some also process cannabis that has already been harvested. Most growers operate in the greenhouses that previously grew orchids and other flowers (City of Carpinteria 2021a).

The City is home to nearly 300 retail storefronts, most of which are locally-owned stores. There are no big-box or regionally serving retail stores within the City. However, retail sales have been declining for several years, and store closures have been frequent for home furnishings, hardware, and garden supply stores. The most successful retail subsector has been food and beverage establishments. Over the last five years, the number of local food and beverage establishments has expanded by 24 percent and sales have grown by 17 percent (City of Carpinteria 2021a).

The City's retail environment is heavily dependent on tourism activity. It has been estimated that visitors to Carpinteria account for 65 percent to 85 percent of all retail sales. Since 2019, the City has collected a local sales tax of 1.25 percent, meaning that visitors could contribute more than \$1 million to the City budget through sales taxes. The annual Avocado Festival, Carpinteria State Beach, and Carpinteria City Beach are the main tourist attractions in the City (City of Carpinteria 2021a).

In 2020 and 2021, taxable retail sales in the City declined sharply. Sales are down because of pandemic restrictions. For example, restaurants were forced to operate at reduced capacities and the Avocado Festival was canceled. At restaurants, taxable sales declined by more than 30 percent in 2020. Sales have rebounded sharply in 2021 but are still below their pre-pandemic levels. As fewer commuters are traveling through Carpinteria, taxable transactions at gas stations also declined during the pandemic. Further, the transition to online shopping has accelerated. (City of Carpinteria 2021a).

4.5 INFRASTRUCTURE

4.5.1 Transportation

The transportation infrastructure of the City supports its industries and residents. The City's Public Works Department operates and maintains approximately 32.2 roadway miles (64.8 lane miles) of surface streets, seven vehicular bridges, seven pedestrian bridges, 685 streetlights, and four traffic signals. In addition, there are 3.38 roadway miles (14.6 lane miles) of State-maintained freeway (City of Carpinteria 2003).

The transit system routes that serve the City are currently provided by the Santa Barbara Metropolitan Transit District (SBMTD) and the Ventura County Transportation Commission (VCTC), respectively (see Table 4-1).

Table 4-1. Transit Routes Serving the City of Carpinteria

Route Number	Route Description	Operating Days
Santa Barbara Metropolitan Transit District (SBMTD) Routes		
20	Carpinteria (Transit Center-Milpas-Montecito-Summerland-Carpinteria)	Weekdays and Weekends
36	Seaside Shuttle (Train Station-Linden-Carpinteria Avenue-Casitas Pass Road-El Carro Lane-Santa Ynez Road)	Weekdays and Weekends
Ventura County Transportation Commission (VCTC) Routes		
80	Coastal Express- Northbound to Santa Barbara; Southbound from Santa Barbara; Southbound to Ventura	Weekdays and Weekends
80C	Coastal Express- Southbound to Santa Barbara	Weekdays
84U	Coastal Express- Northbound to Santa Barbara	Weekdays
85C	Coastal Express- Northbound to Goleta	Weekdays

SBMTD Route 36 is the only intracity transit route which uses electric shuttles. The other transit routes are mainly intercity routes which use buses. Paratransit services are currently provided by Easy Lift Transportation and Help of Carpinteria.

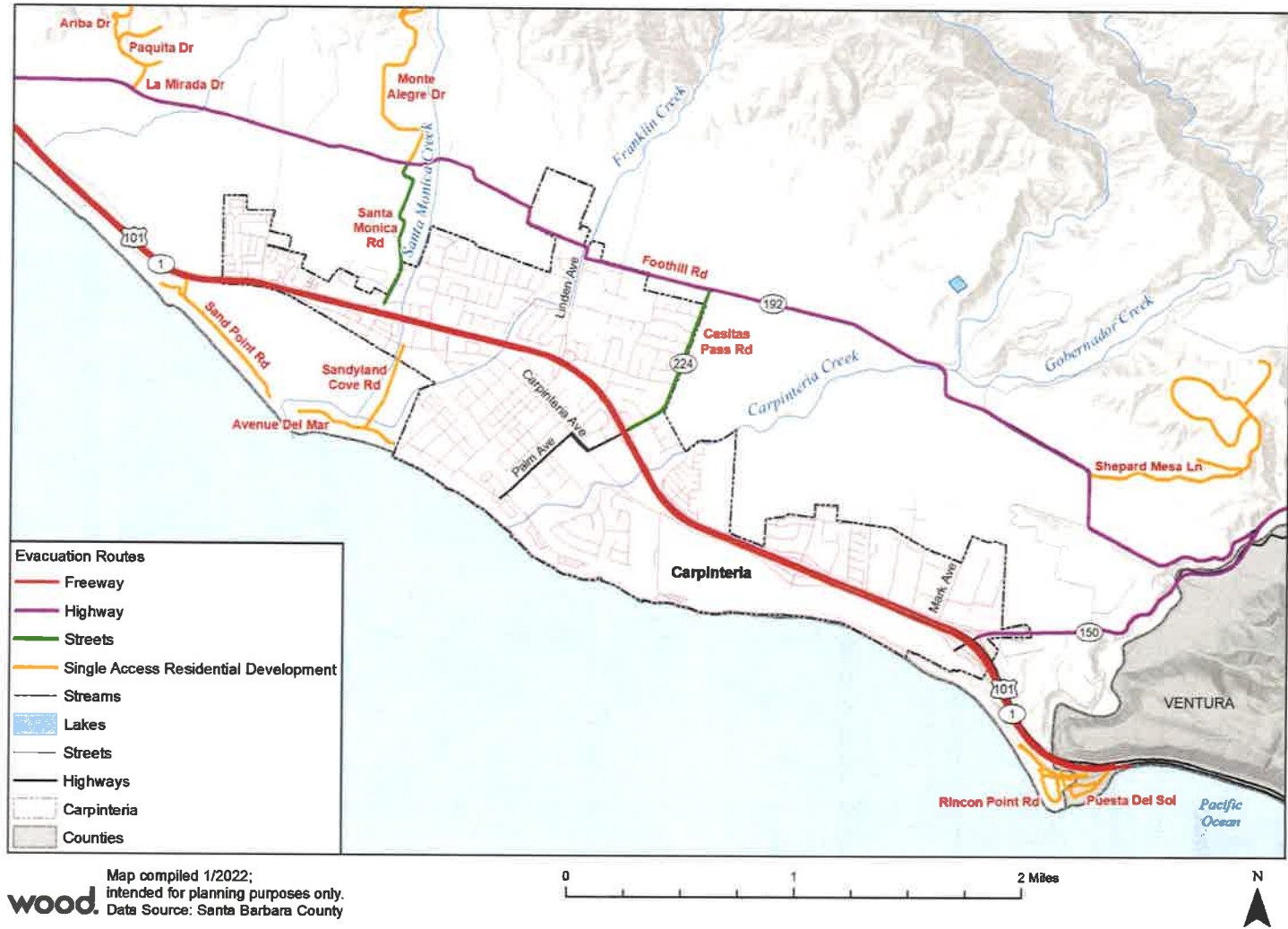
The county is also served by one federal and one state roadway. U.S. Highway 101 is the City's regional transportation corridor as described below:

- **Highway 101** serves as the primary transportation link between the City with other urban areas in the County (e.g., cities of Santa Barbara and Goleta) and with Ventura County to the south. It forms the foundation of the local transportation network, provides the primary freight artery through much of the central coast region, and is critical for the movement of people and goods statewide. Most trips along this route are related to business, government, recreation, tourism, and daily living, including the journey to work. In addition, Highway 101 carries the highest volumes of commercial trucks in the county, particularly between the Ventura-Santa Barbara County line and downtown Santa Barbara (SBCAG 2013).
- **State Route (SR-) 192** runs from SR-154 near Santa Barbara to SR-150 near the Santa Barbara-Ventura line. The two-lane road is better known as Foothill Road, as the route runs parallel to the foothills of the Santa Ynez Mountains.
- **SR 150** is a two-lane state highway that runs from Highway 101 near the Ventura/Santa Barbara County line to SR-126 in Santa Paula.

Highway 101, SR-192, and SR-150 are established as evacuation routes within the City as defined by the County's Climate Change Vulnerability Assessment (2021). The following local streets are also considered evacuation routes within the City boundaries (Figure 1-2):

- Santa Monica Road
- Casitas Pass Road
- Sandyland Cove Road

Figure 4-2. City of Carpinteria Evacuation Routes



4.5.2 Electricity and Natural Gas

Southern California Edison (SCE) provides electrical service to the City. In 2018, the City's residential energy usage was approximately 21,513,765 kilowatt-hours (kWh) of electricity, while non-residential facilities consumed approximately 48,411,607 kWh. The City is uniquely located near the end of the SCE power distribution grid. With most electric generation coming from only one southeasterly direction, Carpinteria is heavily dependent on a few key transmission lines. The 220-kilovolt (kV) lines going through the mountains provide most of the City's electricity, while 66-kV lines provide the remainder. Due to the set-up of the power distribution system, Carpinteria's power grid is less resilient to natural disasters. The Ellwood Natural Gas power plant is a backup capable of serving almost the entirety of southern Santa Barbara County but failed during the Thomas Fire and Montecito Debris Flows of 2018-2019. These events led to power outages for over 20,000 residents in the region; Carpinteria was left with decreased power supply for nearly a month. Due to these events, the City developed a Strategic Energy Plan (SEP) to improve emergency preparedness and the resiliency of the local electric distribution system (see Section 4.9.3, *City of Carpinteria Strategic Energy Plan*).

In addition to the recommendations found within the SEP, the City considers statewide renewable energy goals, such as Senate Bill (SB) 100 which sets a target of 100-percent carbon-free electricity by 2045. In 2019, the City became a member of Central Coast Community Energy (CCCE; formerly Monterey Bay Community Power), a locally managed public agency providing carbon-free and renewable energy to enrolled communities. CCCE is a Community Choice Energy Provider that partners with the local utility (i.e., SCE) which continues to provide service. However, the electricity supplied will be 100 percent carbon neutral and consist of approximately 35 percent renewable energy. The City enrolled in 2022, and the program aims to transition to 100 percent renewable energy, although a timeline has not yet been established (see also Section 5.3.6, *Energy Shortage & Resiliency*).

Regarding natural gas, the City and its surrounding areas receive natural gas from one supplier, the Southern California Gas Company (SoCal Gas). SoCal Gas pays a franchise fee as part of its agreement with the City and anticipates the resources necessary to sufficiently supply natural gas to the City for residential, commercial, and industrial uses.

4.5.3 Water Supply

The Carpinteria Valley Water District (CVWD) is the potable water purveyor for the Carpinteria community and serves a land area of approximately 11,098 acres located between the Santa Ynez Mountains and the Pacific Ocean. As of 2020, CVWD supplies potable water to approximately 15,966 people with a total of 4,531 service connections. Existing service connections under CVWD consist of the following account types: 3,265 single-family residential, 350 multi-family, 283 commercial/institutional, 58 industrial, 50 landscape irrigation, 386 agricultural, and 132 other (fire). Infrastructure to support 1,600 of these service connections was installed before 1964 (CVWD 2021a). Existing connections within the City primarily serve municipal uses (e.g., residential, commercial, and institutional), as very few agricultural parcels exist within City.

CVWD owns, operates, and maintains three potable water reservoirs with a combined storage capacity of approximately 10.68 acre-feet (AF). These reservoirs include Shepard Mesa (0.15 AF),

Foothill (9 AF), and Gobernador (1.53 AF). The Cachuma Operation and Maintenance Board, of which CVWD is a member unit, operates two additional reservoirs in the area, the Ortega Reservoir (60 AF) and Carpinteria Reservoir (44 AF). In addition, CVWD owns and operates approximately 88.8 miles of distribution pipelines, which consist of concrete (51 percent), steel (36 percent), and other materials (13 percent; CVWD 2021a). The existing pipeline infrastructure provides water to all developed parcels within the City. The CVWD obtains its water from the surface waters of the Cachuma Project and State Water Project (SWP) and groundwater from the Carpinteria Groundwater Basin. Lake Cachuma, located within the Santa Ynez River watershed, supplied approximately 41 percent of CVWD's water between 2016 and 2020 and has a maximum capacity of 195,600 AF. The SWP allocates up to 2,200 AF of water per year to CVWD, including a 200-AF drought buffer. Water from Lake Cachuma is treated at the Cater Water Treatment Plant north of the City of Santa Barbara before being conveyed to CVWD (CVWD 2021a).

The Carpinteria Groundwater Basin, which underlies the CVWD service area, provides the remaining water demand, extracted via groundwater wells. The Carpinteria Groundwater Basin spans approximately 16.6 square miles, with a maximum storage capacity of approximately 700,000 AF and a usable capacity of approximately 39,000 AF. Within the City, the CVWD owns, operates, and maintains five municipal wells, which have a combined capacity to produce approximately 3.98 million gallons per day. Two wells can extract and inject water, which helps meet peak water demand and provide some redundancy in the groundwater supply reliability (CVWD 2021a). See section 5.3.7, *Drought & Water Shortage* for further information regarding CVWD's water supply and drought management efforts.

4.6 SCHOOLS

The Carpinteria Unified School District (CUSD) provides public education services to students in the Carpinteria Valley, with district boundaries reaching south to the Ventura County line and west to Summerland. The CUSD serves approximately 2,200 students from transitional kindergarten through grade 12. The CUSD also provides early childhood programs to children three months to four years old. The CUSD has eight school sites: one comprehensive high school (Carpinteria High School), two small alternative high schools (Foothill Alternative High School, Rincon Continuation High School), one middle school (Carpinteria Middle School), three elementary schools (Aliso Elementary School, Canalino Elementary School, Summerland Elementary School), and a former public school site containing a public-private collaborative focused on early education and social services (Carpinteria Family School, which includes Canalino Early Childhood Learning Center and Special Education). Seven of the eight school sites are located within the City limits; Summerland Elementary School is located in Summerland outside the City's western boundary.

CUSD was one of the first school districts in California to open back up to in-person learning following school shutdowns amid the COVID-19 pandemic. In addition to difficulties with staffing within the District, student learning and the ability for teachers to engage with students were severely affected by the virtual learning environment during the pandemic. The ability of students to focus was also affected. The measurement of growth (i.e., grades) within CUSD has changed considerably as compared to the pre-pandemic environment to adapt to new learning approaches in schools (Pers. Comm. Maureen Fitzgerald 2022).

4.7 ADMINISTRATIVE AND TECHNICAL CAPABILITIES

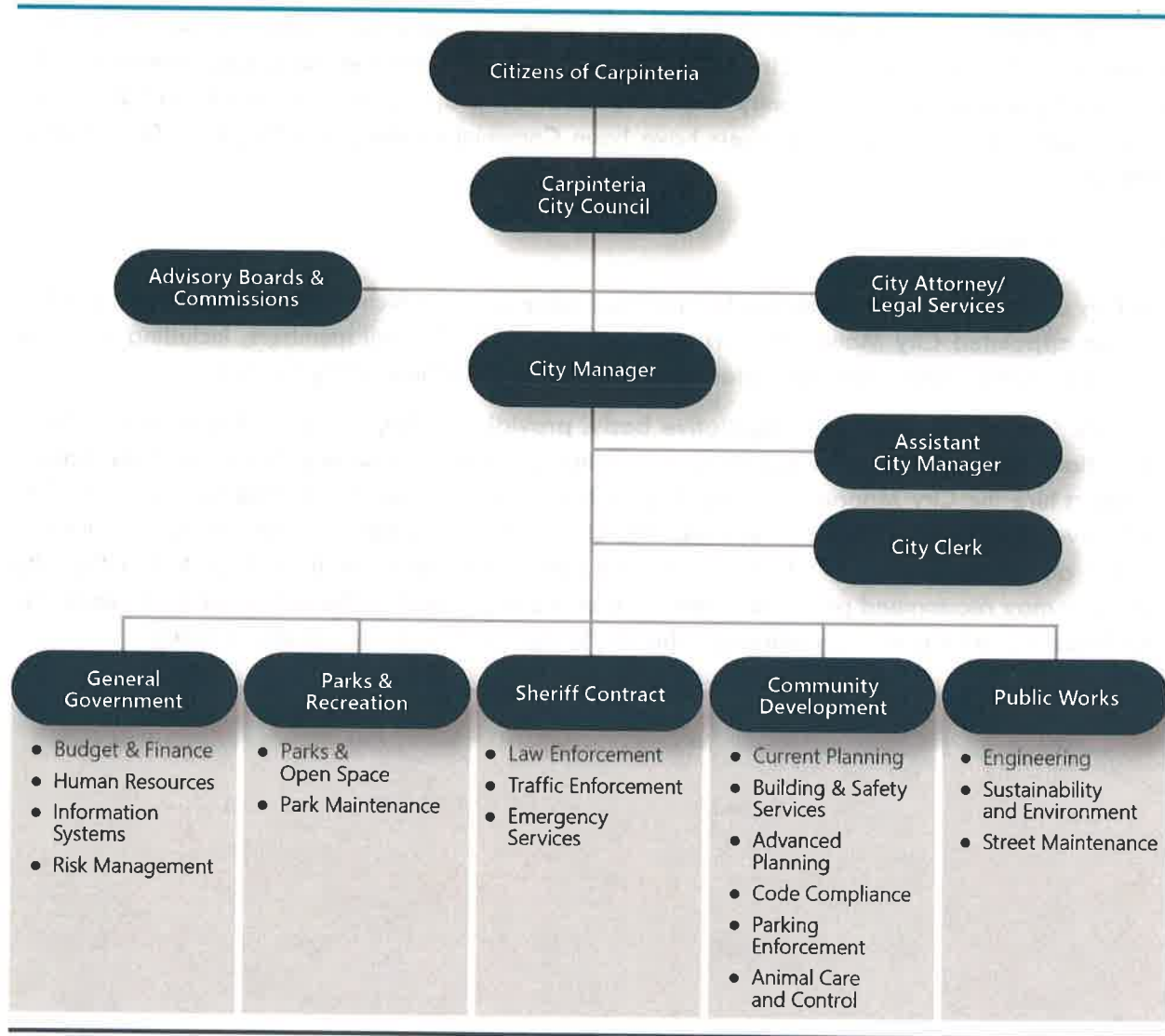
The City employs 32 full-time staff. The tourist season dictates the number of part-time staff, averaging 42 per year. The City has a robust volunteer program with approximately 200 volunteers participating in community and beach clean-up projects, docents, and the HOST Visitors Center. Over 270 community members have been Community Emergency Response Team (CERT) trained.

4.7.1 Governance

The City utilizes the Council-Manager form of local governance, which includes both elected officials and an appointed City Manager. Carpinteria has five City Council members, including a mayor and a vice mayor, which are appointed to represent the Carpinteria City Council.

The City Council is Carpinteria's legislative body, providing vision, setting and adopting policies, regulations, ordinances, and resolutions, approving budgets, and setting tax rates. City Council members hire the City Manager, who is responsible for the day-to-day administration of the City and serves as the Council's chief advisor. The City Manager prepares a recommended budget, recruits and hires most of the City's staff, and carries out the Council's policy. While the City Manager may recommend policy decisions, he is ultimately bound by the actions of the Council. The City Council also hires the City Attorney. The City's organizational chart is shown below.

Chart 4-1. City of Carpinteria Organizational Chart



4.7.2 City Administration

City Manager

The City Manager is responsible for overseeing the daily operations of the City and for organizational efficiency and effectiveness, for the preparation and presentation of the municipal budget, and keeping the City Council informed on other municipal financial matters, oversight of personnel matters, and for the oversight of municipal facilities. The City Manager leads the management team and all City departments.

The City Manager also serves as the Office of Emergency Services (OES) Director. The City Manager's office is responsible for the implementation of emergency management (including mitigation) programs for the City. As the OES Director, the City Manager oversees contracts with the Santa Barbara County Sheriff's Department for police services (see Section 4.7.3, *Police*

Department) and the Carpinteria-Summerland Fire District for fire services (see and Section 4.7.4, Fire Department).

4.7.3 Police Department

Police services in the City are provided via the Santa Barbara County Sheriff's Office Contract Service Bureau, which also provides services to the cities of Buellton, Goleta, and Solvang. Sheriff's deputies are responsible for responding to calls for service, conducting investigations, and providing crime prevention, community patrol, and public information services. The Sheriff's Office also actively participates in several programs, including Neighborhood Watch, youth school training, business training (e.g., educating merchants about fraud and site security), personal crisis consultation, and coordination with the California Department of Fish and Wildlife for wildlife and habitat violations. In addition, the Sheriff's Department develops and implements emergency response plans and policies, focusing on evacuation procedures and traffic control and including training for the Carpinteria CERT.

The Carpinteria Sheriff's Substation is located adjacent to City Hall at 5757 Carpinteria Avenue. The Sheriff's Office is contracted to support the City with at least two on-duty deputies on a 24/7 basis, in addition to one supervising deputy and administrative support, offering a deputy ratio of approximately one deputy per 4,500 City residents. During the more heavily visited summer months, the City employs additional deputies in the downtown corridor and Beach Neighborhood areas, with an additional two deputies working Friday through Sunday from approximately 10 a.m. to 8 p.m. When additional assistance is needed for patrol and incident response (usually no more than 2 to 5 percent of the time), the Carpinteria Sheriff's Substation receives assistance from Sheriff's deputies in nearby areas and assists with response in the nearby unincorporated County area.

Emergency Services Division

An Emergency Operations Center (EOC) provides a central location of authority and information and allows for face-to-face coordination among personnel who must make emergency decisions. The City's EOC, located at 1140 Eugenia Place, Suite A, provides centralized emergency management for when a major emergency or disaster strikes. The EOC includes a satellite phone, radios, conference rooms, and office areas. A generator provides emergency power to lighting panels, computers, wall circuits, telephones, and radios. The alternate EOC is located at Carpinteria City Hall Council Chambers (5775 Carpinteria Avenue). The alternate EOC is only be activated when the primary EOC is damaged, inaccessible, and/or evacuation of EOC staff members becomes necessary. When the use of the alternate EOC becomes necessary, those occupying the primary EOC will be asked to relocate to the alternative site.

When activated, representatives from City departments report to the EOC to coordinate City decision-making, simultaneously coordinate department activities, and liaise with different levels of government as well as with private entities. The following functions are performed in the City's EOC:

- Managing and coordinating emergency operations.
- Receiving and disseminating warning information.
- Developing emergency policies and procedures.
- Collecting intelligence from, and disseminating information to, the various EOC representatives and, as appropriate, to county and state agencies, military, and federal agencies.

- Preparing intelligence/information summaries, situation reports, operational reports, and other reports, as required.
- Maintaining general and specific maps, information display boards, and other data pertaining to emergency operations.
- Continuing analysis and evaluation of all data pertaining to emergency operations.
- Controlling and coordinating, within established policy, the operational and logistical support of departmental resources committed to the emergency.
- Maintaining contact and coordination with other local government EOCs and the Santa Barbara Operational Area.
- Providing emergency information and instructions to the public, making official releases to news media, and scheduling press conferences, as necessary.
- Resource ordering, dispatching, and tracking.

The City's Emergency Services Coordinator is responsible for management of the primary and alternate EOCs, including maintaining operational readiness of the EOCs. Positions assigned to the EOC will brief City decision-makers of the emergency situation and recommend actions to protect the public (e.g., alerting and warning the public, evacuation of risk area, activation of shelters, request for operational area/state/federal assistance, etc.). The Director of Emergency Services/EOC Director has the primary responsibility for ensuring that the City Council is kept apprised of the emergency situation.

The Emergency Services Division is organized into the following sections:

- **Management Section:** Responsible for overall emergency management policy and coordination through the joint efforts of governmental agencies and private organizations. Management will either activate appropriate sections or perform their functions, as needed.
- **Operations Section:** Responsible for coordinating all jurisdictional operations in support of the disaster response through implementation of the City's EOC Action Plan.
- **Planning & Intelligence Section:** Responsible for collecting, evaluating, and disseminating information and coordinating the development of the City's EOC Action Plan in coordination with other Sections.
- **Logistics Section:** Responsible for providing communications, facilities, services, personnel, equipment, supplies, and materials.
- **Finance & Administration Section:** Responsible for financial activities and other administrative aspects.

4.7.4 Fire Department

Fire protection service in the City is provided by the Carpinteria-Summerland Fire Protection District (CSFPD), which serves approximately 40 square miles along the coastline from the Santa Barbara-Ventura County line to the east and Montecito to the west. The CSFPD provides personnel and facilities to service the City in the event of a fire. As first responders, the CSFPD personnel also provide Emergency Medical Services (EMS) and are supported by ambulance services delivered through a public/private partnership, which includes American Medical Response. The CSFPD also provides non-emergency services that include fire and life safety inspections, building inspections, fire investigations, code compliance, and public education.

The CSFPD maintains two fire stations located at 911 Walnut Avenue in Carpinteria and 2375 Lillie Avenue in Summerland. Both stations provide response services to the City. Response times for fire services range from three minutes (inner City) to five minutes (City periphery). The CSFPD has a total of 27 firefighters, two fire engines, one squad, two water rescue wave-runners, two all-terrain vehicles (ATVs), and three command vehicles. All CSFPD apparatuses are staffed with a minimum of one licensed paramedic who provides advanced life support services as the EMS first responder. All fire fighters are trained in EMT-1 and fire suppression response.

At least one Ventura County Engine is available to the City for first alarm incidents through an automatic aid agreement. Additionally, the City's Emergency Operations Plan provides for the progressive mobilization of resources to and from local governments, operational areas, regions, and the state to provide requesting agencies with adequate resources. Using the Emergency Operations Plan, the City may request the assistance of additional fire engines as necessary, such as from the Montecito Fire Protection District (to the west) (City of Carpinteria 2014).

The Administration Section develops, implements, and monitors policies, procedures, budgets, fees, automatic aid agreements, mutual aid agreements, and liaisons with other City departments and outside agencies. The Fire Prevention Bureau coordinates the adoption of codes and ordinances, reviews site and building plans for fire code compliance, develops and presents public education programs, and manages the City's weed abatement program. The Suppression Section maintains the Department's personnel, apparatus, equipment, and fire stations in a state of readiness to respond to the community's needs, develops and implements standard operating procedures for various types of emergency responses, responds to all types of emergencies, and trains and interacts with neighboring jurisdictions and regional agencies.

4.7.5 Community Development Department

The Community Development Department (CDD) provides primary support to the Planning Commission and its advisory bodies, the Architectural Review Board and the Environmental Review Committee. CDD also provides staff support as needed to the City Council, City Manager, other City Departments, and other boards and committees as needed (Traffic Safety Committee, Tree Advisory Board, Downtown "T" Business Advisory Board, Technical Planning Advisory Committee and Joint Housing Task Group). Staff is also involved in reviewing and commenting on environmental documents prepared for projects in the County's jurisdiction as well as those proposed by Special Districts within and surrounding the City boundaries. All work is done with the goal of implementing the Department's Mission Statement. Individual Divisions are discussed below.

Building & Safety Division

The Building and Safety Division aids in applying for and reviewing Building Permit Applications, including site and building plans, for compliance with building codes and ordinances. The Building and Safety Division enforces the adoption of building, plumbing, electrical, seismic, and mechanical/structural codes and develops building ordinances. The Division also provides damage assessment of structures from multiple causes to facilitate the repair and future occupancy.

Planning Division

The Planning Division develops and maintains plans and permits, the City General Plan/Local Coastal Land Use Plan, zoning ordinances, and development standards. The Planning Division also provides oversight of the City development process assuring compliance with zoning and general plan, including environmental impact reports, design review, historic preservation, landscape review, habitat conservation, floodway prohibitions, and floodplain development standards.

Code Compliance

The Code Compliance Division investigates and resolves building and zoning compliance issues, enforces parking regulations, and implements the City's animal care and control programs.

4.7.6 Public Works Department

The Public Works Department is comprised of the following divisions and respective programs:

Engineering Division

- Public Works Administration
- Transportation, Parking, and Lighting
- Capital Improvements

Street Maintenance Division

- Street Maintenance
- Right-of-Way Maintenance

Sustainability and Environment Division

- Resource Conservation
- Solid Waste
- Watershed Management

The Public Works Administration Program is responsible for the planning, organizing, and directing of all services in the Public Works Department. The Public Works Department is augmented with contracts for professional (consulting) services, solid waste hauling, street sweeping, and street and right-of-way maintenance. The Public Works Administration Program also administers the Engineering Permits Service. Under this service, engineering permits are issued for grading, right-of-way encroachments, dumpsters, and oversize loads; and special event permits are issued for events held in the public right-of-way including temporary parking.

The Street Maintenance Program provides for the maintenance of all City streets. There are approximately 33 centerline miles of streets or 6 million square feet of pavement which now includes the new Via Real extension. Maintenance of City streets includes pavement, traffic control devices (traffic signals, signing, and striping), street lights, bikeways (bike paths, bike lanes, and bike routes), and bridges. Repairs of pavement potholes and traffic signing and striping are able to be performed by Street Maintenance Division staff. Maintenance contracts augment Street Maintenance Division staff for larger work involving pavement replacement, traffic signals, and street lights.

The Right-of-Way Maintenance Program provides for the maintenance of all City rights-of-way. Maintenance of City rights-of-way includes curbs, gutters, sidewalks, curb ramps, planter medians, benches, trash receptacles, bicycle racks, street trees, and graffiti removal.

The Resource Conservation Program provides for renewable energy development, energy efficiency, and strategic energy planning. The City is committed to providing equitable, clean resilient power for the community. The program involves the following services or activities: Community Choice Energy, Strategic Energy, and Energy Efficiency.

The Solid Waste Program provides for solid waste collection including handling, disposal, and recycling operations; and street sweeping. The City contracts with E.J. Harrison and Sons, Inc. to provide the solid waste collection and with Pacific Sweep, LLC to provide the street sweeping. The program also provides for the collection of antifreeze, batteries, oil, and paint; and an annual collection of household hazardous waste, household goods, and electronic waste (E-Waste). The Solid Waste Program is funded by Assembly Bill (AB) 939 fees which are collected by E. J. Harrison and Sons, Inc. and remitted to the City as part of the contract. The cost of the program is also offset with the Oil Payment Program Funds from the California Department of Resource, Recovery and Recycling (CalRecycle).

The Watershed Management Program provides for the public outreach and education of stormwater quality; tracking of illicit discharges; water quality testing at storm drain outfalls or discharge areas; implementation and enforcement of stormwater quality best management practices (BMPs) for development, redevelopment, and City operations; regional coordination; and the overall stewardship of local watersheds by regulating stormwater runoff into creeks and salt marsh. The program was created in response to a need to comply with the National Pollution Discharge Elimination System (NPDES) Phase II Small Municipal Storm Sewer System Permit. The program involves the following services or activities: Stormwater Management, Storm Drain Maintenance, Regional Watershed and Stormwater Funding Coordination, and State and Federal Permit Coordination.

4.7.7 Parks and Recreation Department

The City Parks and Recreation Department (PRD) provides the City's recreation programs and maintains the parks, the community pool, and the Veteran's Memorial Building. In total, there are 19 parks and recreation facilities within the City that are operated by the PRD. The PRD is responsible for responding to issues such as maintenance (e.g., weeding, graffiti) and street repairs (e.g., streetlight repairs, utility pole maintenance) associated with their facilities. Programs operated by PRD include Junior Lifeguards, adult coed softball, ocean recreation facilities such as the boathouse on Ash Avenue, and the operation of the Community Garden Park near the Amtrak train station. Privately sponsored sports leagues also exist for youth and adults such as baseball, football, and soccer.

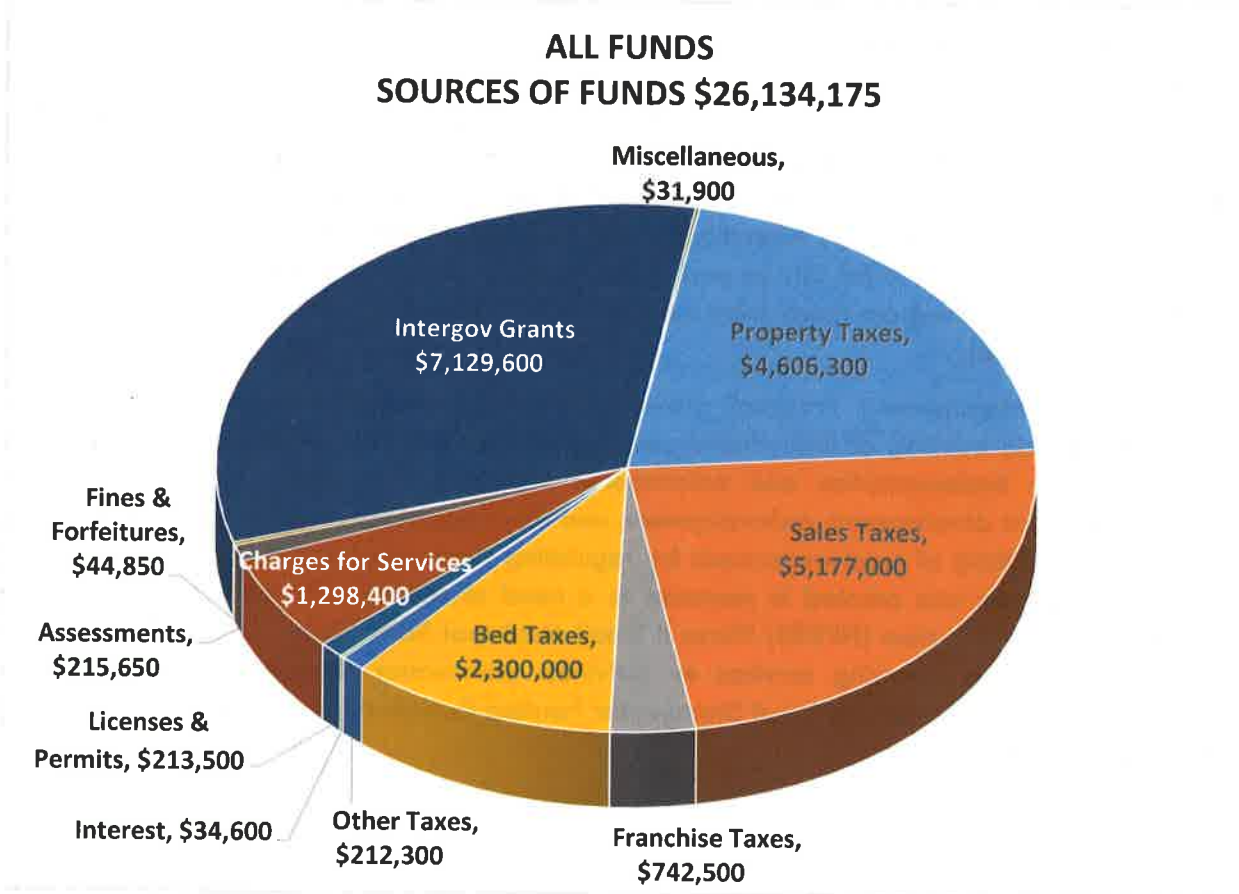
4.8 FISCAL MITIGATION CAPABILITIES

The Fiscal Year (FY) 2021-22 Adopted Budget of approximately \$26.1 million, includes over \$9 million in intergovernmental grants and City funds for capital improvements and major maintenance projects; a reflection of a growing demand for maintenance and replacement of the City

infrastructure and the City's interest in addressing those needs in a timely and strategic manner to minimize costs (City of Carpinteria 2021b). Chart 4-2 shows the City's All Funds Budget.

The General Fund Budget also includes general government administration services, public safety, planning, and environmental and public works services. The general fund balance is an important indicator of the financial strength of the jurisdiction.

Chart 4-2. City of Carpinteria All Funds Budget 2021-2022



4.9 EDUCATION AND OUTREACH CAPABILITIES

This type of local capability refers to education and outreach programs and methods already in place that could be used to implement mitigation activities and communicate hazard-related information. Examples include natural disaster or safety-related school programs; participation in community programs such as Firewise or StormReady; and activities conducted as part of hazard awareness campaigns such as an Earthquake Awareness Month (February each year), National Preparedness Month (September), or the Great California ShakeOut (a statewide earthquake drill that happens annually on the third Thursday of October). The City additionally offers the Community Emergency Response Team (CERT) trainings in Spanish and English and has over 200 CERT-trained volunteers throughout the city. The City also has resumed the LISTOS training in Spanish and English. The difference between CERT and LISTOS is that LISTOS focuses on the reading to respond to an emergency with relation to an individual or family unit whereas CERT focuses on a wider Community

response. The City can capitalize on its existing educational capacities, even non-hazard related such as school partnerships, and build new capabilities to educate the larger community on hazard risk and mitigation options.

In addition to the countywide resources described in Section 4.2.5, *County Education and Outreach Capabilities*, this section describes several existing outreach programs that are used to promote community awareness and readiness for natural disasters and hazards in the City. Additionally, the neighbor to neighbor program first piloted in 2019 will be a cornerstone program for a variety of services provided by the city including emergency preparedness, neighborhood watch and the development of an effective communication tree during emergencies.

As part of our communication and outreach, we have a website and page dedicated to Emergency Preparedness at <https://carpinteriaca.gov/local-info/emergency-preparedness/>. We have social media for ongoing communication about emergencies, as well as a bimonthly newsletter that is sent in English and one that is sent in Spanish. As part of the content the city publishes, we include emergency preparedness reminders for example warning system education, evacuation education, outreach about plans and policies including the City of Carpinteria LHMP update.

The City of Carpinteria has one staff member that is assigned to Emergency Services, including ongoing trainings and participation in coordination with the County of Santa Barbara Office of Emergency Management in any emergency and emergency planning.

The Emergency Services Program Manager receives and reviews all large events that require City permits and collaborates with named event coordinators for the development of emergency plans in coordination with law enforcement within the jurisdiction including but not limited to the Santa Barbara County Sheriff's Office, Carpinteria Fire District, State Parks, and the Carpinteria School District.

4.10 LEGAL AND REGULATORY CAPABILITIES

The legal and regulatory capabilities of the City are shown in Table 4-2, which presents the existing ordinances and codes that affect the physical or built environment of Carpinteria. Examples of legal and/or regulatory capabilities can include the City's building codes, zoning ordinances, subdivision ordinances, General/Coastal Land Use Plan, capital improvement plans, economic development plans, emergency response plans, and real estate disclosure plans.

Table 4-2. City of Carpinteria Capability Summary of Relevant Plans, Ordinances, and Programs

Relevant Plans, Ordinances, and Programs	
General Plan	X
Land Use Plan/Element	X
Zoning Ordinance	X
Subdivision Ordinance	X
Flood Damage Protection Ordinance (Floodplain Management Regulations)	X
Watershed Management Ordinance	X
Integrated Pest Management Plan	X

Relevant Plans, Ordinances, and Programs	
Building Code	X
Fire Department ISO Rating	
Stormwater Management Program	
Capital Improvement Program	
Economic Development Plan	
Emergency Operations Plan	X
Sea Level Rise Vulnerability Assessment and Adaptation Plan	X
Dune and Shoreline Management Plan	X
Strategic Energy Plan	
Transportation Emergency Preparedness Plan	
Santa Monica Debris Basin Emergency Action Plan	
Community Wildfire Protection Plan	X
Local Wildfire Mitigation Plan	
Local Wildland Fire Plan	
Tsunami Response Plan	

The City has a range of guidance documents and plans for each of its departments. These include capital improvement plans, emergency management plans, General Plan/Coastal Land Use Plan (GP/CLUP), Sea Level Rise Vulnerability Assessment and Adaptation Plan, and flood response guidelines. The City uses building codes, fire codes, zoning ordinances, subdivision ordinances, and various planning strategies to address how and where development occurs. One of the essential ways the City guides its future development and programs is through policies laid out in the General Plan, including the Safety Element. The LHMP directly informs these plans and is used to evaluate the need for adjustments or updates to existing plans and programs. The City considers the LHMP's assessment of capabilities, hazards, and vulnerabilities to inform planning, capital improvements, programs, decision-makers, and the public. The City also implements mitigation actions through the City's general plan, capital improvement program, maintenance programs, grant programming, community outreach, and budget process. The following plans were reviewed by the LPT and relevant information was incorporated into the LHMP.

4.10.1 City of Carpinteria General Plan

The GP/CLUP is the primary planning policy document for the City. The City is currently in the process of updating its GP/CLUP and expects it to be completed in 2024. The current General Plan was adopted in 2003. The content of the General Plan is arranged to achieve the community goal, which is to preserve the essential character of the beach town, its family-oriented residential neighborhoods, its unique visual and natural resources, and its open, rural surroundings while enhancing recreation, cultural, and economic opportunities for its citizens. The following are subject to change when the updated GP/CLUP is finalized in 2024.

The Carpinteria General Plan is organized into seven elements:

- Land Use

- Community Design
- Circulation
- Open Space & Conservation
- Safety
- Noise
- Public Facilities & Services

Post-2024, the updated General Plan will introduce two new elements:

- Healthy Community
- Coastal Resiliency

Land Use Element

The Land Use Element is the basis of the Land Use Plan of the City's Local Coastal Program (California Coastal Act of 1976, §30108.5). The Land Use Element establishes the type and density of land uses and guides growth and development by presenting a plan that reflects the community's desire to maintain and enhance an enjoyable, balanced quality of life. One land use objective that correlates with hazard mitigation is to reduce the density or intensity of a particular parcel if warranted by conditions such as topography, geologic, or flood hazards, habitat areas, or steep slopes. The Plan suggests that this can be achieved by establishing an environmentally sensitive overlay district in the City's Zoning Ordinance. The overlay district would have to include density and parcel size criteria for determining the appropriate intensity of these areas.

Safety Element

Specific to hazard mitigation, the Safety Element identifies known public safety hazards including seismic and other geologic hazards, flood hazards, slope stability, soil hazards, and fire hazards. Through the identification of various natural and manmade hazards, the City of Carpinteria aims to minimize the respective risks. Many of the identified risks can be avoided through adherence to standard policy while others may be lessened through the use of mitigation measures in the planning and land use review process. The LHMP is incorporated by reference in the Safety Element.

Key applicable policies are presented below.

- **Seismically Induced Hazards** All buildings requiring a building permit are to be reviewed by the City's Building inspector. Coastal installations require a wave action uprush study to demonstrate that the structure will withstand high surf.
- **Slope Stability Hazards** All developed areas at risk of bluff failure be protected from bluff retreat over a 100-year term.
- **Soil Hazards** New development on areas identified as having a high potential for expansive soil, soil settlement, or hydro compaction, then foundation recommendations shall be made by a qualified geotechnical engineer.
- **Flood Hazards** New development in flood hazard areas shall comply with the City's Floodplain Management Measures and obtain the necessary permits.

- **Fire Hazards** All new and redevelopment projects shall be reviewed and approved by the CSFPD.
- **Hazardous Materials** City policies concerning the use, storage, transportation, and disposal of hazardous materials shall reflect the County of Santa Barbara and the State Regional Water Quality Control Board policies and requirements and shall ensure that the use, storage, transportation, and disposal of hazardous materials does not result in hazardous discharge or runoff. Hazardous materials or wastes stored in closed containers at a facility should not be within 50 feet of an adjacent property. New residences should not be located adjacent to known handlers of acutely hazardous materials. Further, before the development of any site identified as having been used for the storage of hazardous materials, the City shall require the developer to submit documentation to demonstrate that testing has been conducted to determine the existence and extent of soil and/or groundwater contamination and that, based on the results, an appropriate clean-up program is established and completed. Habitable structures should not be located close to gas pipelines, railroad rights-of-way, oils wells, or other corridors that have the potential for hazardous materials leaks.

4.10.2 City of Carpinteria Emergency Operations Plan

This Emergency Operation Plan addresses the City's planned response to extraordinary emergencies associated with natural disasters, technological and intentional incidents, and national security emergencies. The document is divided into four parts:

- **Part I – Basic Plan.** Overall organizational and operational concepts relative to response and recovery, as well as an overview of potential hazards. The intended audience is the EOC Management Team.
- **Part II – Emergency Organization Functions.** Description of the emergency response organization and emergency action checklists. The intended audience is the EOC Management Team.
- **Part III – Hazard Appendix.** Provides threat assessments that identify and summarize the hazards which could impact the City.
- **Part IV – Supporting Documentation.** Provides supporting documentation to the City's Emergency Operation Plan that identifies Standardized Emergency Management System and National Incident Management System compliance as well as other required information.

With regards to hazards mitigation, the document cites that Section 322 of Public Law 106-390 (Disaster Mitigation Act [DMA] of 2000) requires, as a condition of receiving certain federal disaster aid, that local governments develop a mitigation plan that outlines processes for identifying the natural hazards, risks, and vulnerabilities in their jurisdiction. It also assigns key responsibilities to local government regarding hazard mitigation responsibilities. The City, in coordination with the County Office of Emergency Management (OEM), has prepared the 2022 Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) Update.

The City's emergency management organization is responsible for recovery policy and coordination through the joint efforts of governmental and private organizations. Following a major disaster, recovery actions would occur in two general phases: Short-Term and Long-Term Recovery. Recovery operations would be managed and directed by the City Manager.

The goal of short-term recovery is to restore local government to at least a minimum capacity. The major objectives of short-term recovery operations include rapid debris removal and clean-up as well as restoration of essential services, such as electricity, water, and sanitary systems. In contrast, the goal of long-term recovery is to restore facilities to at least pre-disaster conditions. The major objectives of long-term recovery operations include the delivery of social and health services, reviewing potential improvements to land use planning, re-establishing the local economy to pre-disaster levels, recovery of disaster response costs, and integrating mitigation strategies into recovery planning.

The Hazard Mitigation Grant Program (HMGP) provides grants to states and local governments to implement long-term hazard mitigation measures after a major disaster declaration. The purpose of the HMGP is to reduce the loss of life and property due to natural disasters and to enable mitigation measures to be implemented during the immediate recovery from a disaster.

The Emergency Operation Plan also includes an organizational matrix which would be used to designate responsibilities to various City departments and agencies. Checklists are provided for care and shelter needs, which would be administered by the Department of Social Services; additional checklists are provided to assist those with disabilities and other special needs, to inspect buildings for re-occupancy of key facilities, and to ensure the maintenance and restoration of utilities and critical infrastructure.

To enhance the capability for the City to respond to emergencies, a Planning/Intelligence section is provided. Its responsibility is to collect, evaluate, display and disseminate incident information and resource status. This Section functions as the primary support for decision-making to the overall emergency organization.

The Logistics Section's primary responsibility is to ensure the acquisition, transportation, and mobilization of resources to support the response effort at the disaster sites, public shelters, EOCs, etc. This Section provides all necessary personnel, supplies, and equipment procurement support. Its objectives include the collection of information to determine needs and prepare for expected operations, the coordination of logistical support with the EOC Director, and the preparation of reports required for identifying the activities performed by the Logistics Section.

The Finance and Administration Section's responsibility is to maintain the financial systems necessary to keep the City functioning during a disaster. These systems include payroll, payments, revenue collection, claim processing, and cost recovery documentation. The Finance/Administration Section acts in a support role in all disasters/emergencies to ensure that all required records are preserved for future use and that documentation is properly archived for California Office of Emergency Services (Cal OES) and Federal Emergency Management Agency (FEMA) filing requirements.

The City will continue to review this LHMP when determining updates to the Capital Improvement Plan, so that new/ongoing projects may take into consideration hazard mitigation measures (see also, Chapter 8, *Plan Maintenance*).

4.10.3 City of Carpinteria Strategic Energy Plan

The SEP was prepared in partnership with the County of Santa Barbara and the City of Goleta to prepare for emergencies by improving the resiliency of the local electric distribution system. Increasing resiliency by promoting local renewable energy, energy efficiency, and energy storage projects will allow the residents and businesses in Carpinteria to reduce their dependence on the local electric distribution system and increase electricity reliability during power outages.

The SEP includes solar photovoltaic (PV) energy considerations, which holds the most potential for electricity generation in the City. Due to a lack of developable land in the Carpinteria area for utility-scale installations, the City instead contains opportunities for residential and commercial distributed electricity installations. If implemented on existing City structures, an estimated 18,000 to 24,000 households could be powered by the 51 to 69 Gigawatt hours generated annually if barriers such as funding are overcome. With the utilization of PV energy resource options, the City would contain more reliable electricity during both emergency and non-emergency scenarios, supporting a cleaner and more resilient future.

The SEP recommends strategies to reach renewed energy goals and increase the overall resiliency of Carpinteria's energy system. Strategies include:

- Update residential and commercial solar and solar storage permitting procedures to reduce permitting barriers
- Institute energy benchmarks for existing large commercial buildings
- Create a backup inverter program to prepare for emergencies by improving the resiliency of the local electric distribution system.
- Develop a community solar project in partnership with investor-owned utilities or a community choice aggregation
- Creation of a new financing mechanism so that residents and businesses can afford to buy solar projects. This may be achieved through a partnership with a private foundation or government agencies.
- Introduce financial incentives for solar adoption
- Diversify City funding streams
- Create a formal Energy Assurance Plan to protect key sites so that they continue to operate in the event of any disaster or electricity outage.
- Support a Countywide One-Stop-Shop to lead education efforts in the City
- Advocate for City energy goals at a state and Federal level.

4.10.4 City of Carpinteria Watershed Management Ordinance

In 2014, the City adopted Ordinance No. 667, adding Chapter 8.10, *Watershed Management*, to the City of Carpinteria Municipal Code. This ordinance establishes water quality protections to all water entering storm drain systems or waters of the state, consistent with the Clean Water Act and Porter-Cologne Act. The ordinance prohibits the discharge of pollutants or waters containing pollutants into the municipal storm drain system or watercourses. The ordinance also describes the

responsibility of new development and redevelopment to identify and implement best management practices to reduce pollutants in any stormwater runoffs and the responsibility to comply with terms and provisions of applicable permits, including the NPDES permit. All potential development projects with the potential to generate discharge of pollutants that would degrade water quality must adhere to stormwater management controls included in the chapter.

4.10.5 City of Carpinteria Sea Level Rise Vulnerability Assessment and Adaptation Plan

The Sea Level Rise Vulnerability Assessment and Adaptation Plan (SLRVAAP) provide a comprehensive assessment of the vulnerabilities of City resources, structures, and infrastructure, as well as the potential for future damages to the City associated with various coastal hazards, including sea level rise. The plan is intended to support adaption planning by identifying a full range of potential future adaptation strategies that can be employed to reduce the risk of future damages as well as thresholds of impacts that can guide long-term land use and planning goals, policies, and programs, including implementation measures related to citywide physical development.

The plan summarizes the existing and future vulnerabilities of 11 key resource and infrastructure sectors, provides an overview of potential risks caused by coastal flooding, coastal erosion, and tidal inundation to these 11 resource sectors, and identifies potential adaption strategies to address potential coastal hazards related to sea level rise. Recommended adaption strategies include:

- Prepare a winter storm berm program
- Prepare and U.S. Army Corps of Engineers (ACOE) Stroma Damage and Shoreline Protection Feasibility Study
- City coordination and/or collaboration with Beach Erosion Authority for Clean Oceans and Nourishment (BEACON) to optimize protection of City resources from coastal hazards
- Create a cobble and vegetative dune system along the shoreline
- Work with BEACON to develop a sedimentation program along beaches and bluffs and opportunities for beach nourishment
- Develop sand retention structures
- Develop stormwater infrastructure improvements
- Establish policy and program framework for adaptation such as development standards for the accommodation of sea level rise. Additionally, place a special zone district over properties within defined coastal hazard areas with the provision of additional adaptation options to avoid the need for developers to seek costly variances for projects that are designed to avoid or accommodate sea level rise hazards but may not be consistent with existing zoning
- Relocate development subject to repetitive damage and highly vulnerable utility infrastructure
- Protect the UPRR and Los Angeles-San Diego-San Luis Obispo (LOSSAN) Rail Corridor by elevating the railroad in the downtown region, raising the railroad on a causeway in the Carpinteria Salt Marsh area, and armoring the Carpinteria bluffs.

4.10.6 Carpinteria-Summerland Fire Protection Master Plan 2012 – 2022

The Carpinteria-Summerland Fire Protection Master Plan outlines the roles, responsibilities, immediate and long-range goals of the four divisions of the CSFPD. The four divisions include the Administration Division, Operations Division, Training Division, and Fire Prevention Division. The Administration Division is responsible for planning, directing, and evaluating the functions of the Fire District including financial administration and budget preparation. The Operation Division, managed by the Battalion Chief of Operations, is responsible for meeting the day-to-day operations of the Fire District, including but not limited to structural fire suppression, wildland fire suppression, emergency medical services, rescue services, hazardous materials mitigation, and surf rescue. The Training Division, managed by the Battalion Chief of Training, is responsible for preparing the staff to deliver service. The Fire Prevention Division, managed by the fire marshal, is responsible for the implementation of adopted codes and standards as they relate to new and future development. This function includes but is not limited to plan review, new construction inspection, addressing and certifying of occupancies.

4.10.7 National Flood Insurance Program

The City of Carpinteria is participating community of the National Flood Insurance Program (NFIP). As stated by FEMA, “The NFIP aims to reduce the impact of flooding on private and public structures. It does so by providing affordable insurance to property owners and by encouraging communities to adopt and enforce floodplain management regulations. These efforts help mitigate the effects of flooding on new and improved structures. Overall, the program reduces the socio-economic impact of disasters by promoting the purchase and retention of general risk insurance, but also of flood insurance, specifically.”

FEMA Flood Insurance Rates Maps (FIRMs) are developed as part of the NFIP and identify areas in the County that are vulnerable to flooding. The flood zones identified on the FIRMs are areas susceptible to 100-year and 500-year flood events. A 100-year and 500-year storm event is when storms have a 1 percent or 0.2 percent annual chance of occurrence. Another measure of the probability of occurrence of a 100-year storm is there is at least a 26-percent chance of a 100-year storm during the life of a 30-year mortgage. Estimated parcels are located within these 100-year floodplain areas (see Table 6-16).

The information in the Flood Insurance Study and resultant FIRMs is based on historic, meteorological, hydrologic, hydraulic, and topographic data, as well as open-space conditions, flood control works, and development within the study area. Other information included on the maps includes Special Flood Hazard Areas (SFHA), Base Flood Elevations (BFE), and insurance risk zones. FIRMs are used to determine the BFE at specific sites or if a specific property is located in a floodplain or SFHA to administer floodplain management regulations, determine potential locations for new development, and make flood insurance determinations.

In 2012, the City adopted Ordinance No. 658 amending Chapters 14.40 and 15.50 of the Carpinteria Municipal Code for consistency with NFIP requirements. The Public Works Department is the lead department in enforcing the Floodplain Management Regulations. All development projects located within a SFHA must comply with the Floodplain Management Regulations.

Repetitive Loss (RL) Properties

Repetitive loss properties are defined as property that is insured under the NFIP that has filed two or more claims above \$1,000 each within any consecutive 10-year period since 1978. FEMA repetitive loss data shows that there have been 18 properties in Carpinteria with multiple claims against the NFIP. Four of these properties have had more than three insurance claims, and one of them has had a total of six claims (City of Carpinteria 2019).

4.11 OPPORTUNITIES FOR MITIGATION CAPABILITY IMPROVEMENTS

The City continuously strives to mitigate the adverse effects of potential hazards through its existing capabilities while also evaluating the opportunities for improvements. Based on the capability assessment, the City has existing regulatory, administrative/technical, education/outreach, and fiscal mechanisms in place that help to mitigate hazards. In addition to these existing capabilities, there are opportunities for the City to expand or improve on these policies and programs to further protect the community:

- **Regulatory Opportunities:** As part of this update, the City will comply with AB 2140 by amending its Safety Element to incorporate the LHMP by reference. The City will consider the LHMP in policy, land use plans, and programs, including coastal hazard and sea level rise planning. For example, the City's Sea Level Rise Vulnerability Assessment and Adaptation Plan recommends storm damage and shoreline protection strategies to study and develop to reduce coastal hazards in the City. The City aims to address emerging issues associated with shoreline management and protection, including continued implementation of the winter storm berm program and long-range planning for coastal resilience as part of the ongoing update of the City's General Plan and Coastal Land Use Plan.
- **Administrative/Technical Opportunities:** The City continues to improve its resilience to ensure emergency response operations are sustained during a hazardous event, including improvements to public safety facilities and planning. The City aims to improve its resilience to ensure emergency response operations are sustained during a hazardous event, including expanding participation in the NFIP and Repetitive Loss Program and ensuring emergency response supplies are stocked and available at City Hall. Enhancements to hazard training for staff in partnership with the County and other agencies or stakeholders would improve the City's ability to mitigate hazards with the latest knowledge and resources. The City can also include a review of the LHMP as part of its yearly Annual Plan development a yearly budget development so that the priorities in this planning document are accurately reflected in our actionable planning documents. This ensures that the mitigation priorities laid out, are adopted by the appropriate departments, and are adequately funded in the short and long terms.
- **Outreach Opportunities:** Enhanced community outreach, emergency notifications, and trainings would further enhance the City's capabilities to respond to and recover from hazards. The City could expand outreach through digital tools such as social media, participate in the Great California ShakeOut, and increase FireWise outreach events and media coverage. The City could also improve early warning systems to help with effective evacuation in the event of

wildfire or earthquake. The City's communication plan includes bilingual communication about our priorities as stated in its annual plan so that community leaders and community members understand the City's hazard mitigation needs and associated resources including staff time and financial priorities. Staff in emergency services for the City of Carpinteria continues ongoing collaboration with County Office of Emergency management on topics that directly impact the City including emergency alert systems, community education, emergency infrastructure and more. Staff continues ongoing training to respond to disasters and be prepared to respond to hazards that may potentially strike the area.

- **Fiscal Opportunities:** The City can update its CIP to include hazard mitigation actions from the LHMP and related documents such as the Sea Level Rise Vulnerability Assessment and Adaptation Plan and the General Plan/CLUP update. The City will continue to seek grants (e.g., HMGP, BRIC) to fund these CIP projects and related projects in the City's mitigation strategy. The City can seek opportunities to partner with the County and/or other stakeholder agencies in grant applications to address regional hazards more effectively. The City could also consider expanding its fiscal capabilities through its annual budget process and other revenue measures (e.g., raising taxes, property assessments, bonds).

5.0 HAZARD ASSESSMENT

5.1 OVERVIEW

The purpose of this section is to review, update, and/or validate the hazards identified for the 2022 City of Carpinteria Local Hazard Mitigation Plan (LHMP). The intent is to confirm and update the description, location and extent, and history of hazards facing the City of Carpinteria (City) now and in the future. This assessment also considers the potential exacerbating effects of climate change. The importance of this review is to ensure that decisions and mitigating actions are based on the most up-to-date information available.

Another purpose of this section is to screen the hazards to determine their relative probability and severity to inform the risk posed to various communities and resources. This assessment will provide an understanding of the significance by ranking hazards by their priority in the City.

5.2 HAZARD ASSESSMENT

In 2021, the Mitigation Advisory Committee (MAC) reviewed and revised 1) the list of hazards by community or geographic area; 2) the information and material presented for each hazard; and 3) the prioritization of the hazards. The City refined the list of hazards applicable to the City and confirmed the hazard prioritization. The following sections provide the results of this effort.

5.2.1 Hazard Identification

The City is susceptible to natural and human-caused hazards. This LHMP update identifies and screens these hazards. Screening hazards intends to help prioritize which hazards present the greatest risks to the community. In total, 23 hazards have been identified and investigated for this

LHMP update. In alphabetical order, the hazards identified and investigated for the City's LHMP update include:

- Agricultural Pests
- Civil Disturbance
- Coastal Hazards
- Cyber Threat
- Dam Failure
- Drought & Water Shortage
- Earthquake
- Energy Shortage & Resiliency
- Extreme Heat/Freeze
- Flood
- Geologic Hazards
- Hazardous Materials Release
- Invasive Species
- Landslide
- Mudflow & Debris Flow
- Natural Gas Pipeline Rupture
- Oil Spill
- Pandemic/Public Health Emergency
- Terrorism
- Train Accident
- Tsunami
- Wildfire
- Windstorm

5.2.2 Hazard Screening/Prioritization

Historical data, catastrophic potential, relevance to the jurisdiction, and the probability and potential magnitude of future occurrences were all used to identify and prioritize the list of hazards most relevant in the City. The City completed the Plan Update Guide to start the process of screening and ranking hazards. The Plan Update Guide required scoring of the hazards based on the frequency/probability of occurrence, geographic extent, potential magnitude/severity of the hazard, and overall significance. As shown in Table 5-1, the scores for frequency/probability of occurrence, geographic extent, potential magnitude/severity of the hazard, and overall significance are assigned numerical points. Rankings with a greater impact, such as *Highly Likely* for Frequency/Probability of Occurrence and *Extensive* for Geographic Extent, are associated with a higher number of points, while rankings with a smaller impact are associated with a lower number of points (e.g., *Limited* for Geographic Extent). The hazard prioritization included in this LHMP update is primarily based on the numerical ranking completed with the City's Plan Update Guide. The City of Carpinteria Local Planning Team (LPT) refined the list of hazards identified in the Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) to focus on the hazards with the potential to impact the City.

Table 5-1. Hazard Screening and Ranking

Hazard Type	Frequency/ Probability of Occurrence	Geographic Extent	Potential Magnitude/ Severity	Overall Significance	Total Score
Agricultural Pests	2 Occasional	1 Limited	1 Negligible	1 Low	5
Civil Disturbance	3 Likely	1 Limited	1 Negligible	1 Low	6
Coastal Hazards	4 Highly Likely	2 Significant	3 Critical	3 High	12
Cyber Threat	2 Occasional	2 Significant	2 Limited	2 Medium	9
Dam Failure	2 Occasional	2 Significant	3 Critical	2 Medium	9

Hazard Type	Frequency/ Probability of Occurrence	Geographic Extent	Potential Magnitude/ Severity	Overall Significance	Total Score
Drought & Water Shortage	3 Likely	3 Extensive	3 Critical	2 Medium	11
Earthquake	3 Likely	3 Extensive	4 Catastrophic	3 High	13
Energy Shortage & Resiliency	3 Likely	3 Extensive	2 Limited	3 High	11
Extreme Heat & Freeze	4 Highly Likely	3 Extensive	2 Limited	1 Low	10
Flood	4 Highly Likely	3 Extensive	4 Catastrophic	3 High	14
Geologic Hazards	2 Occasional	2 Significant	2 Limited	1 Low	7
Hazardous Materials Release	2 Occasional	1 Limited	2 Limited	2 Medium	7
Invasive Species	2 Occasional	2 Significant	1 Negligible	1 Low	6
Landslide	2 Occasional	1 Limited	3 Critical	2 Medium	8
Mudflow & Debris Flow	4 Highly Likely	2 Significant	4 Catastrophic	3 High	13
Natural Gas Pipeline Rupture	2 Occasional	1 Limited	2 Limited	3 High	8
Oil Spill	2 Occasional	1 Limited	2 Limited	3 High	8
Pandemic/Public Health Emergency	4 Highly Likely	3 Extensive	3 Critical	2 Medium	12
Terrorism	1 Unlikely	2 Significant	2 Limited	1 Low	6
Train Accident	2 Occasional	1 Limited	2 Limited	2 Medium	7
Tsunami	1 Unlikely	2 Significant	3 Critical	2 Medium	8
Wildfire	3 Likely	1 Limited	3 Critical	2 Medium	9
Windstorm	2 Occasional	2 Significant	1 Negligible	1 Low	6
Frequency/Probability of Occurrence: 4 - Highly Likely: Near 100% probability in next year 3 - Likely: Between 10 and 100% probability in next year or at least one chance in 10 years 2 - Occasional: Between 1 and 10% probability in next year or at least one chance in next 100 years 1 - Unlikely: Less than 1% probability in next 100 years.		Potential Magnitude/Severity: 4 - Catastrophic: Multiple deaths, a complete shutdown of facilities for 30 days or more, more than 50% of property within the City is severely damaged 3 - Critical: Multiple severe injuries, a complete shutdown of facilities for at least 2 weeks, more than 25% of property within the City is severely damaged 2 - Limited: Some injuries, complete shutdown of critical facilities for more than one week, more than 10 percent of the property within the City is severely damaged 1 - Negligible: Minor injuries, minimal quality-of-life impact, a shutdown of critical facilities and services for 24 hours or less, less than 10 percent of the property within the City is severely damaged			
Geographic Extent: 3 - Extensive: 50-100% of the City 2 - Significant: 10-50% of the City 1 - Limited: Less than 10% of the City		Overall Significance: 3 - High: Widespread potential impact 2 - Medium: Moderate potential impact 1 - Low: Minimal potential impact			

The hazards that scored the most points were considered to have the highest priority and the hazards with the least points were considered to have the lowest priority. Table 5-2 lists the hazard

types in order of highest priority to lowest priority, using the scoring methodology described above. Given the overall prioritization of hazard types, as summarized in Table 5-1 above, the discussion of hazards in Section 5.3 is organized as shown in Table 5-2 in descending order with “higher priority” hazards listed at the top and the “lower priority” hazards at the bottom.

Table 5-2. Hazard Priority in the City of Carpinteria

County Hazards Prioritization	Total Number of Points
Flood	14
Mudflow & Debris Flow	13
Earthquake & Liquefaction	13
Coastal Hazards	12
Pandemic/Public Health Emergency	12
Energy Shortage & Resiliency	11
Drought & Water Shortage	11
Extreme Heat/Freeze	10
Dam Failure	9
Wildfire	9
Tsunami	8
Cyber Threat	8
Natural Gas Pipeline Rupture	8
Oil Spill	8
Train Accident	7
Landslide	7
Hazardous Materials Release	7
Geologic Hazards	7
Windstorm	6
Civil Disturbance	6
Terrorism	6
Invasive Species	6
Agricultural Pests	5

5.2.3 Approach and Methodology

This hazards assessment covers the entire geographical area of the City. The following material provides an overview of the hazards. More information can be found in the State of California Multi-Hazard Mitigation Plan and the Santa Barbara County 2022 MJHMP.

Section 5.3 contains detailed hazard profiles for the identified hazards. Each hazard profiled includes the following subsections:

Section 5.3 contains “**Incident Profiles**” to describe a recent example of a hazardous incident within the county that required response.

- **Description of Hazard** – This section gives a description of the hazard and associated issues followed by details on the hazards specific to the City of Carpinteria.
- **Location and Extent of Hazard in the City of Carpinteria** – This section gives a spatial description of the potential location or areas of the City of Carpinteria that the hazard is expected to impact. This section also describes the potential strength or magnitude of the hazard as it pertains to the City of Carpinteria.
- **History of Hazard in the City of Carpinteria** – This section contains information on historical incidents, including impacts where known.
- **Probability of Occurrence** – The frequency of past events is used in this section to gauge the likelihood of future occurrences. Where possible, the frequency was calculated based on existing data. It was determined by dividing the number of events observed by the number of years on record and multiplying by 100. This gives the percent chance of an event happening in any given year (e.g., three droughts over 30 years equates to a 10 percent chance of a drought in any given year). The likelihood of future occurrences is categorized into one of the following classifications:
 - **Highly Likely** – Near 100 percent chance of occurrence in next year or happens every year.
 - **Likely** – Between 10 and 100 percent chance of occurrence in next year or has a recurrence interval of 10 years or less.
 - **Occasional** – Between 1 and 10 percent chance of occurrence in the next year or has a recurrence interval of 11 to 100 years.
 - **Unlikely** – Less than 1 percent chance of occurrence in next 100 years or has a recurrence interval of greater than every 100 years.
- **Climate Change Considerations** – This section describes the potential for climate change to affect the frequency, intensity, and location of the hazard in the future.

5.3 HAZARD PROFILES

5.3.1 Flood

Description of Hazard

All flooding is a breakdown in surface water conveyance. **Flooding** happens when water surpasses the capacity of local water bodies to contain it, creeks and rivers to carry it, or soil to absorb it. When flood control infrastructure fails, water builds up and washes into normally dry areas, where it can cause significant harm to buildings, people, infrastructure, and ecosystems. Floods can be caused by heavy rainfall, long periods of moderate rainfall, or blocked-off drainage areas during rainfall. A break in a dam or levee, water pipe, or water tank can also cause flooding in rare instances (see also, Section 5.3.9, *Dam Failure*). Floods that develop very quickly are called flash floods; they are especially dangerous because they give little or no warning.

Floods can cause substantial damage to structures, landscapes, and utilities as well as life safety issues. Floodwaters can be deep enough to drown people and move fast enough to carry away people or heavy objects, such as cars. In some cases, floods have lifted buildings off their foundations (Santa Barbara County Planning and Development Department 2021). Certain health hazards are also common to flood events. Standing water and wet materials in structures can become breeding grounds for microorganisms such as bacteria, mold, and viruses. This can cause disease, trigger allergic reactions, and damage materials long after the flood. When floodwaters contain sewage or decaying animal carcasses, a rise in infectious disease risk becomes a concern. Direct impacts, such as drowning, can be limited with adequate warning and public education about what to do during floods. Where flooding occurs in populated areas, warnings and evacuation are critically important to reduce life and safety impacts.

The area adjacent to a river or stream channel is the floodplain. Floodplains are illustrated on inundation maps, which show areas of potential flooding and water depths. In its common usage, the floodplain most often refers to the area that is inundated by the 100-year flood, the flood that has a one percent chance in any given year of being equaled or exceeded. The 100-year flood is the national minimum standard to which communities regulate their floodplains through the National Flood Insurance Program (NFIP). The 500-year flood is the flood that has a 0.2 percent chance of being equaled or exceeded in any given year. A 500-year flood event would be slightly deeper and cover a greater area than a 100-year flood event (Federal Emergency Management Agency [FEMA] 2020). The potential for flooding can change and increase through various land use changes and changes to the land surface, which can result in a change to the floodplain. A change in environment can create localized flooding problems inside and outside of natural floodplains by altering or confining natural drainage channels. These changes are most often created by human activity. Inland flooding is measured by the size of the areas flooded per year, and this will likely increase as more precipitation falls in fewer storms (Santa Barbara County Planning and Development Department 2021).

The City of Carpinteria is susceptible to various types of flood events as described below.

- **Riverine flooding** - Riverine flooding, defined as the condition when a watercourse (e.g., river or channel) exceeds its “bank-full” capacity, generally occurs as a result of prolonged rainfall, or rainfall that is combined with already saturated soils from previous rain events. This type of flood occurs in river systems whose tributaries may drain large geographic areas and include one or more independent river basins. Factors that directly affect the amount of flood runoff include precipitation amount, intensity and distribution, the amount of soil moisture, seasonal variation in vegetation, snow depth, and water resistance of the surface due to urbanization. In the City, flooding is largely caused by heavy and continued rains, and heavy flow from tributary streams. The City’s three main creeks (i.e., Carpinteria Creek, Santa Monica Creek, and Franklin Creek), along with other smaller drainages and tributaries can all present flood hazards. Intense storms can overwhelm the local waterways as well as the integrity of any flood control structures. The warning time associated with slow rise floods assists in life and property protection.
- **Localized flooding** - Localized flooding problems are often caused by flash flooding, severe weather, or an unusual amount of rainfall. Flooding from these intense weather events usually

occurs in areas experiencing an increase in runoff from impervious surfaces associated with development and urbanization as well as inadequate storm drainage systems.

- **Dam failure flooding** - Flooding from a failure of the Santa Monica Debris Basin is also a concern to the City. A catastrophic flood control structural failure could easily overwhelm local response capabilities to save lives and require mass evacuations towards the north and south of the City. Impacts on life safety will depend on the warning time and the resources available to notify and evacuate the public. Loss of life could result, and there could be associated health concerns as well as negative effects on local buildings and infrastructure. Dam failure is addressed in more detail under Section 5.3.9, *Dam Failure*.
- **Coastal flooding** - Coastal floods come from the Pacific Ocean where large waves are and can be affected by storm surges. Coastal floods can be very dangerous when high waters are combined with the destructive forces of waves. In low-lying coastal areas, storm surges and flooding can reach many miles from the shoreline, flowing up rivers and across flat land (FEMA 2021a). Coastal flooding hazards are addressed in more detail under Section 5.3.4, *Coastal Hazards*.

Additionally, mudflow and debris flow which can be caused by localized flooding are discussed further in Section 5.3.2, *Mudflow & Debris Flow*.

Location and Extent of Hazard in the City of Carpinteria

Floods usually occur during the rainy season, with the highest precipitation during December through March during heavy rainfall. Streamflow throughout the City is highly variable and directly impacted by rainfall with little snowmelt or base flow from headwaters. Watercourses can experience dramatic peak flows during high rainfall events. High amounts of sedimentation during wet years and high amounts of vegetative growth during dry and moderate years can affect stream or river channel capacity to carry floodwaters.

The drainages in the City are characterized by high intensity, short duration runoff events, due to the relatively short distance from the top of the Santa Ynez Mountains to the Pacific Ocean. Runoff from high intensity, short-duration storm events can cause inundation of overbank areas, debris including sediment, rock, downed trees in the water that can plug culverts and bridges, erosion and sloughing of banks, and loss of channel capacity due to sedimentation. The City is traversed by the floodplains of creeks that drain the Santa Ynez Mountains, with the degree of flood hazard varying substantially by creek. Some creeks in the City, such as Franklin and Santa Monica Creeks, have been channelized reducing but not eliminating flood hazards. Other creeks in the City, such as Carpinteria Creek, remain in a more natural condition with the corresponding potential for flood hazards. The Santa Monica Debris Basin was constructed on Santa Monica Creek to intercept sediment and debris, reducing the potential for plugging of downstream creek channels and associated flood hazards. Additionally, the City may be subject to flooding due to flash flooding, urban flooding, river channel overflow, and downstream flooding.

Another contributing factor to flooding is the City's location along the Pacific Ocean. Low-lying areas of the City are susceptible to wave attack, coastal flooding, and storm surge (see Section 5.3.4, *Coastal Hazards*).

History of Hazard in the City of Carpinteria

Flooding has been a major problem for communities and regions along rivers, creeks, and the shoreline throughout Santa Barbara County's history. Santa Barbara County has several hydrologic basins that have different types of flooding problems, including over bank riverine flooding, flash floods, tidal flooding/tsunamis, and dam failure. The most common flooding in Santa Barbara is due to riverine flooding and flash flood events.

Between 1907 and 2018, Santa Barbara County experienced 20 significant inland flood events. Eight of these floods received Presidential Disaster Declarations. Refer to Section 5.3.5, *Flood of the MJHMP* for a detailed discussion of these 20 significant inland floods in the county. More recent (since 1995) historical flood events and years, as well as information concerning the nature of the flooding and the extent of the damages, are described below for floods within the City or in the vicinity.

- **1995 Floods** – Two major storm-related flooding events occurred in the winter of 1995 – on January 10 and March 10. The floods of 1995 brought widespread flooding to Santa Barbara County, with the most severe flooding of creeks along on the South Coast while the rest of the county was largely spared from serious damages. Flooding occurred on most major streams in the cities of Goleta, Santa Barbara, and Carpinteria as well as the community of Montecito. Both floods caused closures of road and rail transportation for several hours and received Presidential Disaster Declarations. Estimated public and private damages were around \$100 million. Flooding in the City was much less severe due to the installation of debris basins and channel improvements since 1969 in cooperation with the U.S. Department of Agriculture (USDA) National Resource Conservation Service (formerly USDA Soil Conservation Service) (Santa Barbara County Flood Control and Water Conservation District [County Flood Control] 1995).
- **January 1995** – The January 10th flood affected approximately 510 properties along the South Coast and caused roughly \$50 million of damage. Flooding occurred on most major creek channels in Goleta, Santa Barbara, Montecito, and Carpinteria. All modes of transportation in and out of the South Coast, including the Santa Barbara Airport, Highway 101, Union Pacific Railroad (UPRR), the harbor, and other major roads on the South Coast were cut off for several hours as a result of this flood. Highway 101 reopened to the north later that day; however, southbound roads, the airport, UPRR, and the harbor were not restored for several days (County Flood Control 1995). While flooding in Carpinteria was relatively minor compared to other South Coast areas, Arroyo Paredon Creek, to the west of Carpinteria, was the source of flooding at Via Real, Highway 101, and the UPRR (County Flood Control 1995).
- **March 1995** – The storm event on March 10 caused flooding of most major channels in Goleta, Santa Barbara, Montecito, and Carpinteria. More than 300 structures were reported flooded and/or damaged, with many of the same structures flooded in January flooded again. Approximately \$30 million of public and private property were damaged during the storm. Once again, the airport, Highway 101, and UPRR in and out of the South Coast were cut off for several hours. This flood received a Presidential Disaster Declaration (County Flood Control 1995).

- **1998 Floods** – The storm events of 1998 arrived on a strong El Niño and brought several record-breaking rainfalls with 50-year storm event intensities throughout February. By the end of the month, many areas in the county had received 600 percent of normal February rainfall. Flood-related damages within the county occurred during three major storm periods: February 1-4, February 6-9, and February 22-24. The cost to repair extensive flood damage to public and private property was estimated at \$15 million. Just like in 1995, transportation throughout the county was disrupted through closures of roads, the Santa Barbara Airport, and train service. Flood damage was spread throughout the county and the county was declared a Federal Disaster Area on February 9. The floods received a Presidential Disaster Declaration (County Flood Control 1998).
- **February 2, 1998** – During the first storm on February 2, winds with gusts as high as 63 miles per hour (mph) knocked over hundreds of trees and caused loss of power to thousands of homes across Goleta and Santa Barbara. The next day, 15-foot-high waves damaged pilings under Stearns Wharf and a broken sewer line near Arroyo Burro Beach, closing several nearby beaches due to high levels of bacteria buildup. Gaviota Creek overtopped and flooded the State Beach at the mouth of the creek. At the Gaviota Chevron plant, storm related damage caused a release of hazardous materials. The airport also closed down due to flood, and Highway 101 was shut down in Ventura, cutting off the City to the south (County Flood Control 1998).
- **February 6, 1998** – With little time to recuperate, the South Coast was hit by a second major storm on February 6. Disruptions of transportation were widespread throughout the South Coast – a downed tree resulted in an accident that closed Highway 101. Along the coast, berms were hastily constructed to protect beachfront property (County Flood Control 1998).
- **February 22-24, 1998** – Intense rain again hit the County on February 23 and 24 after several days of moderate rainfall. This time, it was the creeks of Montecito and Carpinteria that were most heavily affected. Among those creeks that overtopped their banks were Montecito, Romero, San Ysidro, Oak, and Arroyo Paredon. Transportation was again interrupted with the closure of the Highway 101 near Ventura, Sycamore Canyon Road, and Gaviota Road. Although the February 1998 storms had higher annual rainfalls, flooding in 1998 was considered less severe for the South Coast than other historical events, such as the 1995 event due to flood control improvements and channel and debris dam maintenance performed by the County (County Flood Control 1998).
- **2005** – In January 2005, a powerful Pacific storm tapped into a subtropical moisture source to produce heavy rain, snow, flash flooding, high winds, and landslides to Central and Southern California. During the 5-day event, rainfall totals ranged from 4 to 8 inches over coastal areas to between 10 and 20 inches in the mountains. With such copious rainfall, flash flooding was a serious problem across Santa Barbara, Ventura, and Los Angeles counties. Flash flooding and mudslides closed Highway 101 at Bates Road in Carpinteria and Gibraltar Road at Mt. Calvary Road, stranding several vehicles. High winds gusting to 65 mph knocked down numerous trees and power lines (National Oceanic and Atmospheric Administration [NOAA] 2005).

- 2011** – A severe winter storm occurred March 19-21, 2011, that included flooding, debris flows, and mudflows throughout Santa Barbara County. The 2-day storm produced up to 11.5 inches of rainfall. The storm extremes were primarily located in the south county, especially Gibraltar and Cachuma. With all three primary Santa Ynez River-related county reservoirs full (as of March), the necessary water releases from Lake Cachuma added to the storm runoff to create relatively high discharge rates in the lower Santa Ynez River. This storm event resulted in moderate agricultural land flooding (approximately 200 acres) downstream of Cachuma. Several County Flood Control debris basins were filled and sustained some damage (County Flood Control 2011). According to County Insurance Claims, the storm cost approximately \$1.7 million in damages (County Flood Control 2011).
- 2018** – Following the October 2017 Thomas Fire, heavy rains unleashed destructive rivers of water, mud, and debris in Santa Barbara County, particularly Montecito and Carpinteria, leaving at least 23 people dead, destroying over 100 homes, and damaging over 300 homes. Rain from the storm fell on hillsides and mountains stripped of trees and vegetation by the Thomas Fire. The National Weather Service, Los Angeles reported that 0.54 inches of rain had fallen in 5 minutes at Montecito and 0.86 inches in 15 minutes in the City (FloodList 2021) (see also, Section 5.3.2, *Mudflow and Debris Flow*).

Incident Profile: Carpinteria Creek Flooding

Southeast of the Montecito Debris Flows, the City of Carpinteria experienced hazardous conditions from intense floodwaters down Carpinteria Creek and isolation from communities to the north and south.



Source: California Water Environment Association

These flood flows triggered a chain of events in the City due to flooding in Carpinteria Creek. The surge of water and debris that came down Carpinteria Creek undermined and destabilized the concrete rock wall embankment that borders the southeast side of the City's Wastewater Treatment Plant. At the time of the storm, the California Department of Transportation (Caltrans) was in the process of building a new bridge over Carpinteria Creek. The intense storm dropped too much water too quickly and caused a massive debris flow, which built up enormous head pressure at this new bridge before breaking free. The velocity of the debris flow moved so quickly and with such force that boulders could be heard rolling down the creek from 5 blocks away. After the flood waters in the creek receded, the creek bed was scoured to a historical depth not previously seen and the wall embankment was noticeably impacted. Floodwaters surcharged the City's storm drain system. The road to the Wastewater Treatment Plant, its administration office, a preschool, and employee housing for California State Park employees was impassable due to the flooding. Highway 101 was also cut off to the northwest of the City for 3 weeks and to the southeast to Ventura for about a week, leaving the City isolated for an

extended amount of time. Both the supply chain (e.g., food, fuel) and staffing levels at the Treatment Plant as well as countless other businesses and offices in the City were compromised. Food from local grocery stores disappeared also immediately (California Water Environment Association 2022).

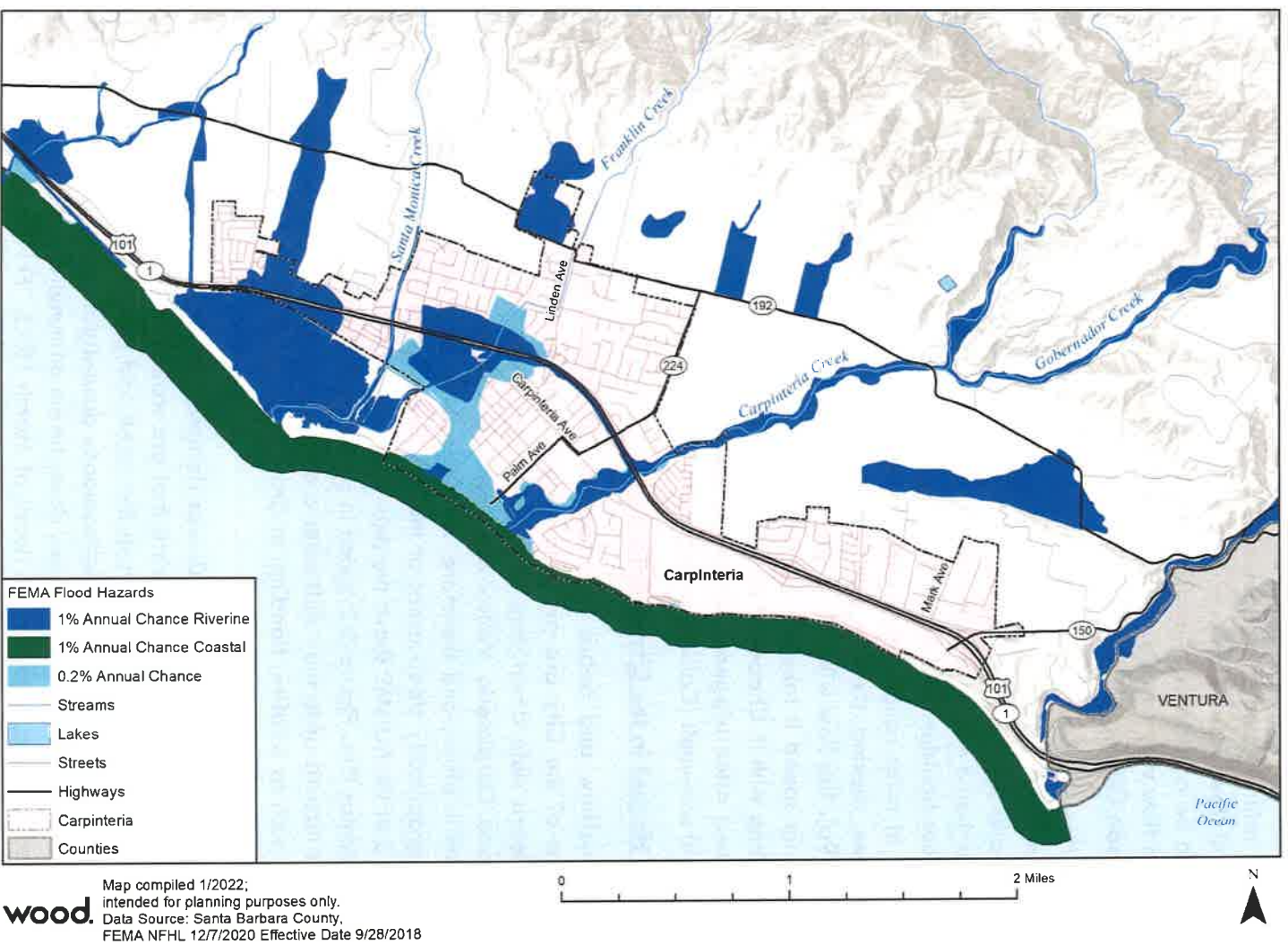
Probability of Occurrence

Likely – The 100-year flood is a flood that has a one percent chance in any given year of being equaled or exceeded. The 500-year flood is the flood that has a 0.2 percent chance of being equaled or exceeded in any given year. Figure 5-1 shows the location of the 100-year flood hazard zones in the City of Carpinteria as mapped by FEMA's Flood Insurance Rate Maps (FIRM). The floodplains shown delineate areas with potential exposure to flooding for 100-year storm flows.

Climate Change Consideration

As described in the County's Climate Change Vulnerability Assessment (CCVA), although climate change will increase the frequency and intensity of droughts (refer to Section 5.3.7, *Drought & Water Shortage*), scientists also project that it will increase the frequency and intensity of heavy rainstorms that cause inland flooding (Santa County Barbara Planning and Development Department 2021). Climate change is projected to amplify existing flood hazards through increased frequency and strength of El Niño events and rainfall intensity. Extreme weather events have become more frequent over the past 40 to 50 years and this trend is projected to continue. Up to half of California's precipitation comes from a relatively small number of intense winter storms, which are expected to become more intense with climate change. For example, what is currently a 200-year storm, or one that has a 1 in 200 chance of occurring in a given year, by 2100 would increase in frequency by 40 to 50 years (to a 1 in 150/160 chance in a given year). This means that the 100-year and 500-year floodplains may expand, and the current floodplains may become 40- to 50-year floodplains (Santa County Barbara Planning and Development Department 2021). The frequency and intensity of heavy rainstorms are projected to increase, causing fluvial flooding along the City's creeks, although overall annual precipitation levels are expected to increase only slightly. For discussion regarding the impacts of climate change on coastal flooding and sea level rise, see Section 5.3.4, *Coastal Hazards*.

Figure 5-1. City of Carpinteria FEMA Flood Hazards



5.3.2 Mudflow & Debris Flow

Description of Hazard

Mudflows are flows or rivers of liquid mud down a hillside on the surface of normally dry land. They occur when water saturates the ground, usually following long and heavy rainfalls or rapid snowmelt. Mud forms and flows down the slope if there is no ground cover such as brush or trees to hold the soil in place. To be considered a mudflow, more than half of the particles must be sand-sized or smaller that can flow very rapidly. A mud flow is the sandy, more water-saturated analog of a debris flow (Colorado Geological Survey 2021).

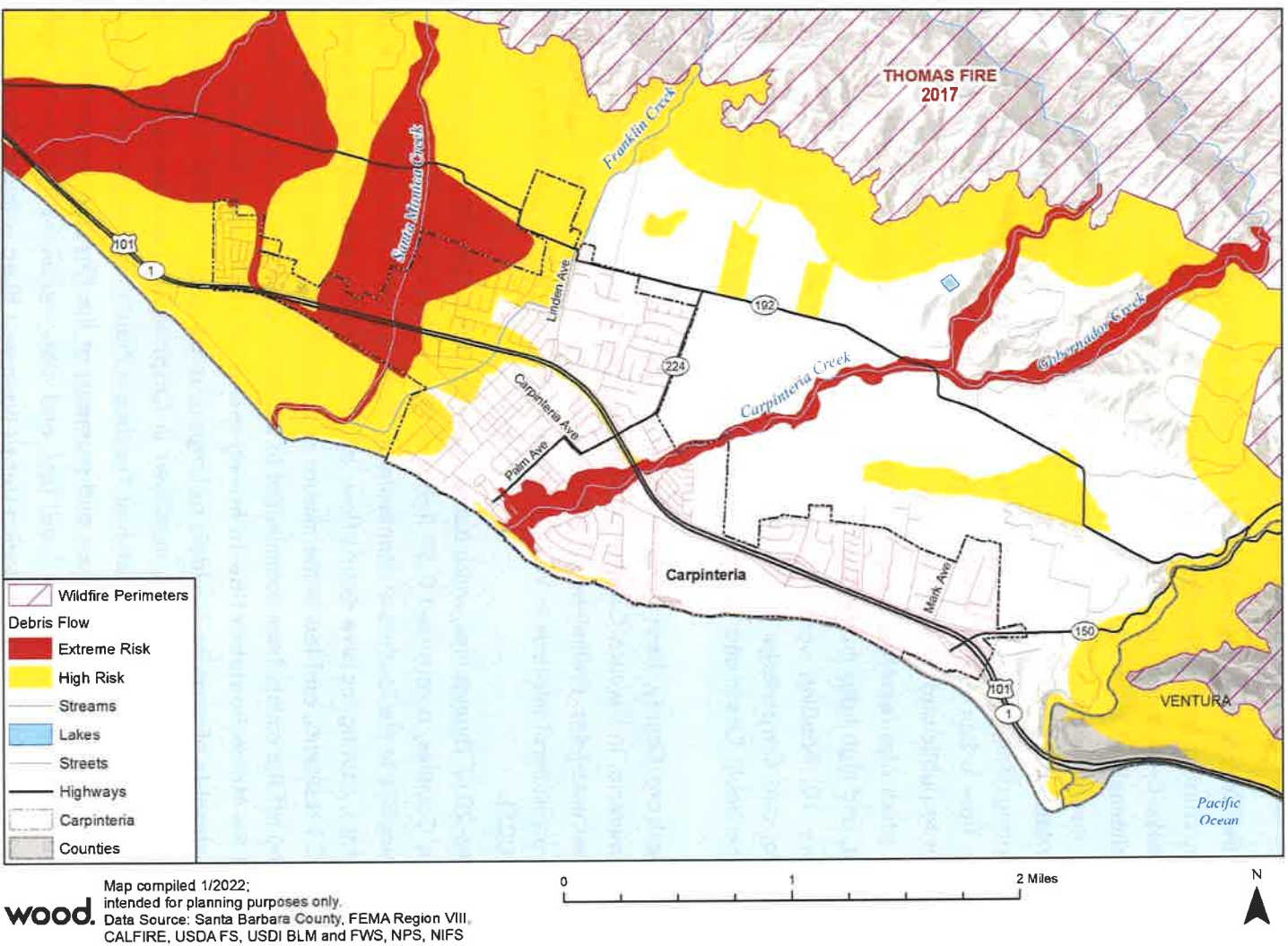
A **debris flow** is a soil flow where the majority of the materials are coarse-grained (fine sand to boulder size particles) and non-cohesive. Debris flow occurs when water begins to wash material from a slope or when water sheets off of a newly burned stretch of land. A debris flow is far more powerful and dangerous than a mudslide or mudflow. It can move faster and farther, and it's strong enough to carry enormous boulders and entire trees, not to mention cars, k-rails, and sandbags. Debris flows can move at rates ranging from meters per hour to meters per second and travel relatively long distances, making them a significant threat to life and property (California Geological Survey 2019a). The flow will pick up speed and debris as it descends the slope. As the system gradually picks up speed it takes on the characteristics of a basic river system, carrying everything in its path along with it. Chaparral land is especially susceptible to debris flows after a fire. Debris flows are most often triggered by intense rainfall following a period of less intense precipitation, or by rapid snowmelt (California Geological Survey 2019a).

Location and Extent of Hazard in the City of Carpinteria

Areas susceptible to mudflow and debris flow hazards are present throughout the City. For example, lowland areas of the City are prone to impacts from mudflows and debris flows as sediment, water, and debris slide down slopes towards these lowland areas. Vegetated upland areas within the City and Carpinteria Valley are prone to wildfires, which strips the land of vegetation that holds soil in place, and therefore, are susceptible to increased runoff, mudflows, and debris flows. Topographically steep areas of the City are also susceptible to mudflows and debris flows. Figure 5-13 of the MJHMP shows the debris flow hazard areas along the South Coast as of 2018, after the Thomas Fire. Figure 5-2 zooms in on the debris flow hazard areas within the City of Carpinteria. This hazard area may shift after a debris flow or landslide or other hazards have affected an area, such as wildfire, flooding, or drought (Santa Barbara County Department of Planning and Development 2021).

The Santa Monica Debris Basin, installed in 1970, was designed to capture 208,000 cubic yards of sediment, gravel, boulders, and vegetative debris that are washed Santa Monica Creek during storms. This allows water to flow downstream along the creek and into the City's municipal storm drain system, thereby reducing flood risk for neighborhoods downstream of the debris basin. The Santa Monica Debris Basin has prevented damages downstream on numerous occasions of severe rainstorms and associated flooding, including the floods of March 1995, "El Niño floods" of 1998, and floods in 2005 (refer to Section 5.3.1, *Flood*).

Figure 5-2. Debris Flow Risk in the City of Carpinteria



History of Hazard in the City of Carpinteria

As mentioned in Section 5.3.1, *Flood*, several historic storm and flood events in the county, particularly storms following intense wildfires, resulted in mudflows and debris flows. The most significant mudflow and debris flow events are described below.

- **1964** – Following the Coyote Fire, relatively light rain which fell on portions of the watershed burned by the fire, causing severe flooding in the areas surrounding Montecito, Hot Springs, and San Ysidro Creeks. Eyewitnesses reported 20-foot walls of water, mud, boulders, and trees moving down the channels at approximately 15 miles per hour. Bridges were swept away in seconds and flows inundated large areas damaging structures and depositing debris. Large boulders were carried along Montecito Creek by the flow and deposited upstream of the bridge near Hot Springs Road. A 20-inch high pressure gas line near Mountain Drive was bent by the force of the flow in San Ysidro Creek, although it did not break. County Flood Control estimated damages to public and private property at more than \$300,000.
- **1980** – This flood, which also received a Presidential Disaster Declaration, consisted of severe flooding, mudslides, and high tides throughout the entire county.
- **1995** – On January 10, flooding occurred on most major creek channels in Goleta, Santa Barbara, Montecito, and Carpinteria. This flood and mudslide affected approximately 510 properties along the South Coast and caused roughly \$50 million of damage (County Flood Control 1995).
- **2005** – In Santa Barbara County, flash flooding and mudslides closed down Highway 101 at Bates Road in Carpinteria. In Ventura County, SR 150 was closed at the Dennison Grade due to flash flooding and mudslides. Preliminary damage estimates from this storm range between \$8-10 million with agricultural interests in Ventura County accounting for most of the monetary damage (NOAA 2005).
- **2018** – Following the 2017 Thomas Fire, which burned approximately 281,893 acres in Ventura and Santa Barbara Counties, a reported 0.59 inches of rain fell within 30 minutes in the burn scars from the Thomas Fire in the foothills of Montecito on Tuesday, January 9, 2018. Four inches of rain fell in two days, causing massive debris flows and flooding that damaged or destroyed 400 homes, killed 23 residents, and led to the closure of Highway 101 and the UPRR for more than 3 weeks, cutting off the county from communities to the south. California Geological Survey scientists estimated the Montecito debris flow as having speeds of 10-15 mph, being up to 25-30 feet deep, and capable of carrying boulders as large as a tow truck. (California Geological Survey 2019b). In the City of Carpinteria, mudflows in Carpinteria Creek caused enormous pressure build-up and damage to the Wastewater Treatment Plant's retaining wall. Portions of Highway 101 were shut down to the northwest and southeast of the City, leaving the City and its residents isolated for weeks with limited food, fuel, and other resources (California Water Environment Association 2022). The Santa Monica Debris Basin was filled with debris during the January 2018 storms. This was the most significant test of the Basin since its construction and the first-time debris had filled the basin to the point of exceeding the crest of the emergency spillway. Fortunately, the basin capacity was adequate such that very little debris went through

the emergency spillway resulting in no significant debris flows downstream (National Watershed Coalition 2018; see also, Section 5.3.9, *Dam Failure*). Additionally, the County Flood Control District is undertaking operational improvements to the Santa Monica Debris Basin to allow more efficient basin clean-out and reduce basin repair and maintenance costs (refer to Section 7.3 of the MJHMP).

Probability of Occurrence

Highly Likely – Based on historical data and given the likelihood of wildfires and intense rainfall events, as well as steep slopes in the Carpinteria Valley upstream of the City, mudflow and debris flow hazards are likely to continue on an annual basis, with damaging mudflow and debris flow occurring less frequently. Mudflows and debris flows are usually a cascading effect of severe weather. The probability for more severe and damaging landslides increases during El Niño years or severe winter storms. The potential for debris flows dramatically increases following a wildfire (see also, Section 5.3.10, *Wildfire* and Section 5.3.16, *Landslide*).

Climate Change Consideration

As described in Section 5.3.10, *Wildfire*, California experiences wildfires nearly every year with most of them taking place immediately before the winter rainy season. The effects of climate change have the potential to impact wildfire behavior, the frequency of ignitions, fire management, and fuel loads. Increasing temperatures may intensify wildfire threat and susceptibility to more frequent wildfires in the county (USDA and U.S. Geological Survey [USGS] 2009).

Research dating back to the 1930s and 1940s shows an association between debris-flow occurrence and recent wildfires in mountain watersheds, commonly referred to as the “fire and flood cycle.” Much of the burned areas near the City are on steep, brush-covered slopes drained by equally steep, short channels which facilitate debris flow occurrence. As previously described, the increased potential of wildfire occurrence also escalates the risk of mudflows and debris flows in the period following a fire, when slopes lack vegetation to stabilize soils and burned soil surfaces create more rainfall runoff. Therefore, greater wildfire frequencies result in an increased likelihood of precipitation-induced debris-flow events in recently burned areas (USDA and USGS 2009).

Additionally, as described in Section 5.3.7, *Drought & Water Shortage*, projected climate change-associated variance in rainfall events may result in more high-intensity events, which may increase landslide frequency. Landslides can result from intense rainfall and runoff events. As climate change affects the length of the wildfire season, a higher frequency of large fires may occur into late fall, when conditions remain dry, and then be followed immediately by intense rains early in the winter, as occurred with the Thomas Fire in December 2017 and subsequent Montecito and Carpinteria debris flow in January 2018 (California Office of Emergency Services [Cal OES] 2018). Mudflows and debris flows will likely increase as more precipitation falls during a storm event and hillsides more frequently have burned.

5.3.3 Earthquake & Liquefaction

Description of Hazard

An **earthquake** is a sudden, rapid shaking of the ground caused by the breaking and shifting of rock beneath the earth's surface or along fault lines. When the accumulated energy grows strong enough, the plates that form the Earth's surface break free causing the ground to shake. Most earthquakes occur at the boundaries where the plates meet, commonly called faults; however, some earthquakes occur in the middle of plates.

A **fault** is a fracture in the earth's crust along which movement has occurred either suddenly during earthquakes or slowly during a process called creep. Damage associated with fault-related ground rupture is normally confined to a fairly narrow band following the trend of the fault. Structures are often not able to withstand fault rupture and utilities crossing faults are at risk of damage. Fault displacement involves forces so great that it is generally not feasible (structurally or economically) to design and build structures to accommodate this rapid displacement (Santa Barbara County Planning and Development Department 2015).

An earthquake is caused by a release of strain within or along the edge of the Earth's tectonic plates producing ground motion and shaking, surface fault rupture, and secondary hazards, such as ground failure. After just a few seconds, earthquakes can cause massive damage and extensive casualties. The effect of an earthquake on the Earth's surface is called the intensity. The intensity scale consists of a series of certain key responses such as people awakening, movement of furniture, damage to chimneys, and destruction.

Most people are familiar with the Richter scale, a method of rating earthquakes based on strength using an indirect measure of released energy (Table 5-3). The Richter scale is logarithmic. Each one-point increase corresponds to a 10-fold increase in the amplitude of the seismic shock waves and a 32-fold increase in energy released. For example, an earthquake registering 7.0 on the Richter scale releases over 1,000 times more energy than an earthquake registering 5.0. Figure 6-1 is the ShakeMap produced for a hypothetical 7.4 magnitude earthquake if the epicenter was located below the Santa Ynez Mountains along the Red Mountain fault.

Table 5-3. Richter Scale

Richter Magnitudes	Earthquake Effects
Less than 2.0	Microearthquakes generally not felt
2.0-2.9	Generally not felt but recorded.
3.0-3.9	Often felt, but rarely causes damage.
4.0-4.9	Noticeable shaking of indoor items, rattling noises. Significant damage is unlikely.
5.0 -5.9	Can cause major damage to poorly constructed buildings over small regions. At most slight damage to well-designed buildings.
6.0-6.9	Can be destructive in areas up to about 100 kilometers across residential areas.
7.0-7.9	Can cause serious damage to larger areas.
8 -8.9	Can cause serious damage in areas several hundred miles across.
9 or greater	Devastating in areas several thousand miles across.

Source: GNS Science 2021

Liquefaction occurs when ground shaking causes the mechanical properties of some fine-grained, saturated soils to liquefy and act as a fluid. It is the result of a sudden loss of soil strength due to a rapid increase in soil pore water pressures caused by ground shaking. For liquefaction to occur, three general geotechnical characteristics should be present: 1) groundwater should be present within the potentially liquefiable zone, 2) the potentially liquefiable zone should be granular and meet a specific range in grain-size distribution, and 3) the potentially liquefiable zone should be of low relative density. If those criteria are present and strong ground motion occurs, then those soils could liquefy, depending upon the intensity and duration of the strong ground motion. The duration of ground shaking is also an important factor in causing liquefaction to occur. The larger the earthquake magnitude, and the longer the duration of strong ground shaking, the greater the potential there is for liquefaction to occur.

Location and Extent of Hazard in the City of Carpinteria

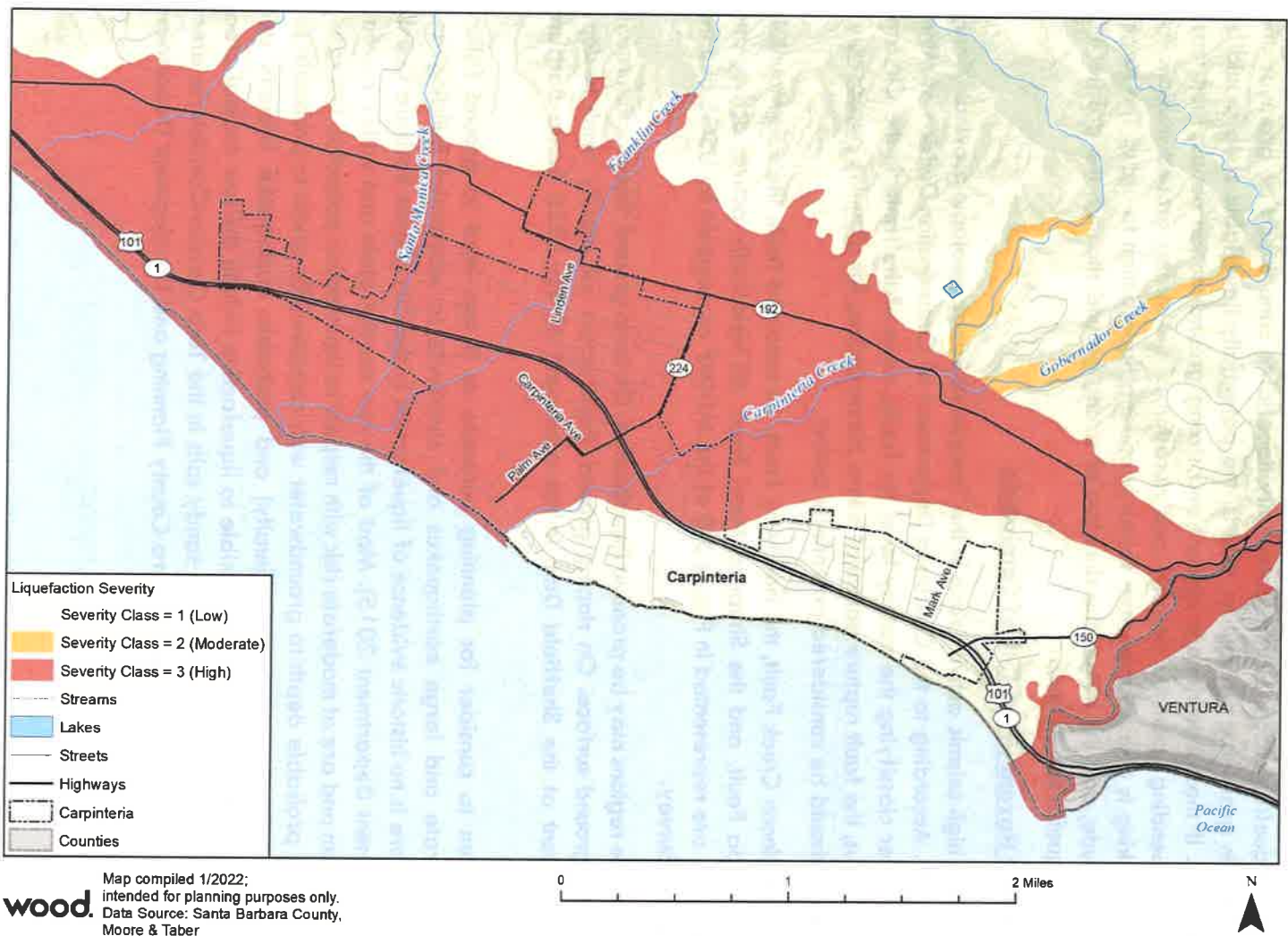
The City is located in a high seismic activity zone in the Transverse Range geologic province (Santa Barbara County 2015). According to the California Department of Conservation Division of Mines and Geology criteria for classifying the activity level for faults, none of the faults in the City are considered “active.” Thus, the fault rupture potential is low. Nevertheless, for planning purposes, all of the following faults should be considered potentially active:

Carpinteria Fault, the Rincon Creek Fault, the Holloway Fault, an unnamed fault, the Red Mountain Fault, the Arroyo Parida Fault, and the Shepard Mesa Fault. All historically active, active, and potentially active faults are represented in Figure 5-8 of the MJHMP as mapped by USGS and the California Geological Survey.

After earthquakes, some regions may be prone to **liquefaction**. On level ground, liquefaction results in water rising to the ground surface. On sloping ground, liquefaction will usually result in slope failure, such as the event at the Sheffield Dam in the aftermath of the 1925 Santa Barbara earthquake.

Liquefaction is important to consider for planning purposes as it can lead to ground failure associated with moderate and large earthquakes and contribute to substantial building and infrastructure losses. There is no historic evidence of liquefaction in the City (Santa Barbara County Planning and Development Department 2015). Most of the low coastal plain and valley bottoms are underlain by alluvium and are at moderate risk with respect to liquefaction potential. This rating is largely based on the probable depth to groundwater with consideration given to probable soil characteristics (i.e., classification, grain size, density) and probable earthquake intensity and duration. Areas in the City that are more susceptible to liquefaction include the low coastal areas with high groundwater and poorly consolidated sandy soils in the Toro Canyon-Carpinteria areas south of Highway 101 (Figure 5-3; Santa Barbara County Planning and Development Department 2015).

Figure 5-3. City of Carpinteria Liquefaction Severity



History of Hazard in the City of Carpinteria

The City is located in a high seismic activity zone and as such has a long history of earthquakes. Although most seismic activity in California occurs within the San Andreas Fault system, most historic seismic events in the region have been centered offshore on an east-west trending fault between the county and the Channel Islands. Several smaller earthquakes in the county have taken place in the past years, including a magnitude 3.4 earthquake one mile off the coast of Carpinteria in December 2021 (Los Angeles Times 2021). Earthquakes approximately magnitude 2.0 are fairly common in the county. Refer to Section 5.3.3 of the MJHMP for an overview of significant earthquake events within the last 50 years.

More than half of the City is located in an area with high liquefaction potential, primarily the areas north of Carpinteria Creek (see Figure 5-3) . However, there is no historic evidence of liquefaction in the City of Carpinteria or Santa Barbara County (Santa Barbara County Planning and Development Department 2015).

Probability of Occurrence

Likely - The USGS and their partners, as part of the latest Uniform California Earthquake Rupture Forecast Version 3, have estimated the chances of having large earthquakes throughout California over the next 30 years. Statewide, the rate of earthquakes around magnitude 6.7 (the size of the 1994 Northridge earthquake) has been estimated to be one per 6.3 years (more than 99 percent likelihood in the next 30 years); in southern California, the rate is one per 12 years (93 percent likelihood in the next 30 years) (refer to Table 5-10 of the MJHMP). Given that there are no active faults in the City, the likelihood of serious damage from an earthquake is lower than in other areas of the county.

Climate Change Considerations

While climate change is not expected to directly affect earthquake frequency or intensity; it could exacerbate indirect or secondary impacts of earthquakes. For example, climate change could increase the frequency and intensity of extreme precipitation events, which in turn increases the probability of landslides and liquefaction events during an earthquake if the earthquake coincided with a wet cycle (California Natural Resources Agency 2018).

5.3.4 Coastal Hazards

Description of Hazard

Coastal hazards result from coastal processes, such as rising and falling water levels, breaking waves, and shifting sands that can alter the coastline, as well as those hazards projected to increase substantially with sea level rise including coastal erosion and coastal flooding. Within the City, development within coastal areas has been and will continue to be susceptible to various types of coastal hazards.

Sea level rise is defined as the rising of the level of the oceans. Globally, sea levels are rising as a result of two factors caused by human-induced climate change. The first factor is the thermal expansion of the oceans. As ocean temperatures warm, the water in the ocean expands and occupies more volume, resulting in a rise in sea levels. The second factor contributing to global sea

level rise is the additional volume of water added to the oceans from the melting of mountain glaciers and ice sheets on land. The rate at which sea levels will rise is largely dependent on the feedback loop between the melting of the ice, which changes the land cover from a reflective ice surface, and the open ocean water, which absorbs more of the sun's energy and increases the rate of ice melt.

Coastal erosion refers to beach, dune, and bluff erosion that results from winter storms, tidal action, wave action, and over time rising sea levels. Erosion cuts into dunes and bluffs, threatening development along the coast, and can wash away beach sand supplies, resulting in narrower beach conditions and the landward encroachment of ocean mean high-water mark. In the county, coastal erosion is heavily influenced by storm surges when water levels are higher than normal and wave attacks are particularly strong.

Coastal accretion refers to sand build-up on beaches. Sand beaches form upcoast of headlands and points, in the protected portion of bays, along the seaward portion of dunes, and on the open coast where there are rivers to maintain a supply of new sand to the coast. Engineering structures such as groins and jetties can cause sand to build up on the upcoast side. Breakwaters can provide a protected harbor area landward of the structure, but also can trap sand and build up beach areas. Structures such as groins and jetties will usually produce accretion in one area but may produce erosion in another. Beach nourishment, which takes sand from offshore deposits or inland reservoirs and dams, can add new sand to beaches and provide for beach accretion without causing erosion elsewhere.

Coastal flooding can result from waves and runup, high tides including "king tides", storm surge, and the confluence of heavy rainfall and storms. It can include tidal flooding from extremely high tides causing seawater to spill inland to low-lying areas, and storm surges and wave attacks where runup from storm waves overtops beaches, rock revetments, or seawalls and washes inland, sometimes in concert with heavy rain events. Such flooding can inundate homes, businesses, and public facilities in low-lying areas while storm surges and wave attacks can damage or destroy structures or facilities. Wave attacks can flood low-lying areas, erode the shoreline or cause bluff retreat with damage to structures (FEMA 2021a).

All coastal hazards in the City can be exacerbated by El Niño events. El Niño events, which occur every 2-5 years, vary in severity, but can substantially increase storm frequency and severity, with much, but not all, of past coastal damage and current coastal hazards related to these events. Coastal storms produce large ocean waves that sweep across low-lying coastlines making landfall. Storm surges can inundate coastal areas, destroy dunes, and cause flooding. If a storm surge occurs at the same time as high tide, the water height will be even greater. Historically, the City has also been vulnerable to storm surge inundation associated with El Niño events and a related increase in storm severity.

Location and Extent of Hazard in the City of Carpinteria

The South Coast has a long history of exposure to coastal hazards from bluff retreat to coastal erosion and flooding. Low-lying areas such as those within the Beach Neighborhood of Carpinteria have experienced coastal flooding due to storms surges and wave attacks. Bluff erosion is another serious local hazard with annual bluff erosion rates generally varying from 6 inches to one foot per year, depending upon location.

Coastal hazards modeling efforts show that the coastal dunes and bluffs in Carpinteria are vulnerable to coastal erosion caused by exposure to waves, weathering, and runoff (Santa Barbara County 2017). In such areas, erosive processes slowly eat away at the beach and foundations of the bluffs, reducing beach widths, eroding dunes, and creating risk for bluff collapse. Bluff collapses threaten bluff-top property and create a safety risk to people visiting the lower beaches.



Because many factors influence coastal erosion, including human activity, sea level rise, seasonal fluctuations, and climate change, sand movement will generally be locally variable.

Photo: City of Carpinteria

Shoreline changes (coastal erosion and accretion) result from a change in sediment supply, coastal processes including large storms, and human activities. When sediment supply exceeds the gross longshore sediment transport rates then the coast will accrete seaward; when more sediment is removed than supplied, the coast will erode. Long-term changes in the shoreline are caused by sediment supply and sea level rise, whereas short-term or event-based erosion is caused by large storm events (City of Carpinteria 2019). Sandy beach widths on Carpinteria City beach range between 65 and 200 feet, although width varies seasonally and along the coast. Carpinteria beaches experience seasonal cycles in which winter storms move significant amounts of sand offshore, creating steep, narrow beaches. In the summer, gentle waves return the sand onshore, widening beaches and creating gentle slopes. Each year, the City installs an approximately 1,300-foot-long seasonal storm berm out of sand along Carpinteria City Beach to buffer against large wave events in the fall and winter. When the storm wave season passes in the spring, the City pushes the sand back onto the beach (City of Carpinteria 2019).

In response to coastal hazards, private property owners and local governments have erected rock revetments and seawalls to attempt to protect public and private improvements from coastal hazard damage. The UPRR has also installed both concrete seawalls and rock revetments to protect the railroad tracks along the South Coast from Carpinteria to Gaviota. The long-term effects of such coastal protection structures are subject to debate, as well as their secondary impacts on natural coastal processes and sand supply.

For example, cobbles were once plentiful under the Carpinteria beaches, and typically visible during the winter storm season. Cobbles enabled the beaches to dissipate large destructive wave energy. However, large El Niño storms in 1982-1983 and 1997-1998 removed most of the

cobbles. While no definitive studies have identified the exact cause, factors may include a decline in the supply of cobbles and sediment due to changes in the watersheds, the Sandyland Revetment, construction of sediment debris basins, and upcoast coastal armoring that protects cliffs from erosion.

The Sandyland Reventment is a rock revetment fronting Sandyland Cove located within the County of Santa Barbara. The reventment was built by Sandyland Cove residents in the mid-1980s under an emergency permit issued by the County of Santa Barbara as a result of shoreline changes in the 1900s. The revetment partially encroached on the public beach seaward of the Sandyland Cove homes and resulted in the burial of the beach due to the structure's footprint. Additionally, coastal erosion caused by an increase in the longshore currents moves sand along the Sandyland Revetment and erodes sand near the Ash Avenue access to Carpinteria City Beach, narrowing the beach (Revell et al 2008).

The installation of the Santa Monica debris basins in 1970 has also interrupted the migration of natural course sediments to the Carpinteria shoreline, reducing the amount of cobble transported to the City's beaches. While the debris basins have prevented severe damage from mudflows and debris flows during flood and storm events, they effectively prohibit the natural process of sediment movement along the City's creeks to the shoreline.

In localized spots adjacent to Carpinteria City Beach, shoreline protection in the form of coastal armoring structures also causes seasonal impacts to the sandy beach width, including a narrowing of the beach, an acceleration of sand transport, and a seasonal erosion hotspot at the end of Ash Avenue near the lifeguard tower (Revell et al 2008). Armoring of the coastline upcoast from Carpinteria significantly reduces sediment input to the shoreline. Armored shoreline structures do not allow sediment to migrate offshore during storm events and thereby prevent sand bars from forming (City of Carpinteria 2019).

The Sandyland Revetment, Santa Barbara Harbor, upcoast armored coastline structures, and watershed debris basins have significantly reduced the sandy beach width on Carpinteria City Beach, with the unintended consequence of starving the Carpinteria shoreline of natural sediments that are critical to providing shoreline resiliency. Additionally, the lack of cobble significantly reduces the shoreline's natural resilience to wave attack during intense storm events (City of Carpinteria 2019).

Low lying waterfront and beach areas are currently vulnerable to coastal flooding, including wave inundation or heavy rainfall, and are mapped by FEMA Flood Insurance Maps as part of the NFIP (Figure 5-1). This program requires a highly specific technical analysis of watershed characteristics, topography, channel morphology, hydrology, and hydraulic modeling to map the extent of existing wave run-up-related flood hazards. These maps represent the existing 100-year and 500-year FEMA flood events (1 percent and 0.2 percent annual chance of flooding, respectively) and determine the flood extents and flood elevations across the landscape. FEMA flood maps are based on existing flood hazards and do not account for coastal processes, sea level rise, or climate change.

Figures 5-4 depicts projected sea level rise and tidal inundation at 200 cm with no 100-year flood event. Figures 5-5 depicts projected 2030 and 2060 sea level rise scenarios and tidal inundation, including projections that account for flood events.

Figure 5-4. City of Carpinteria Sea Level Rise Projections Tidal Inundations: No Flood Event

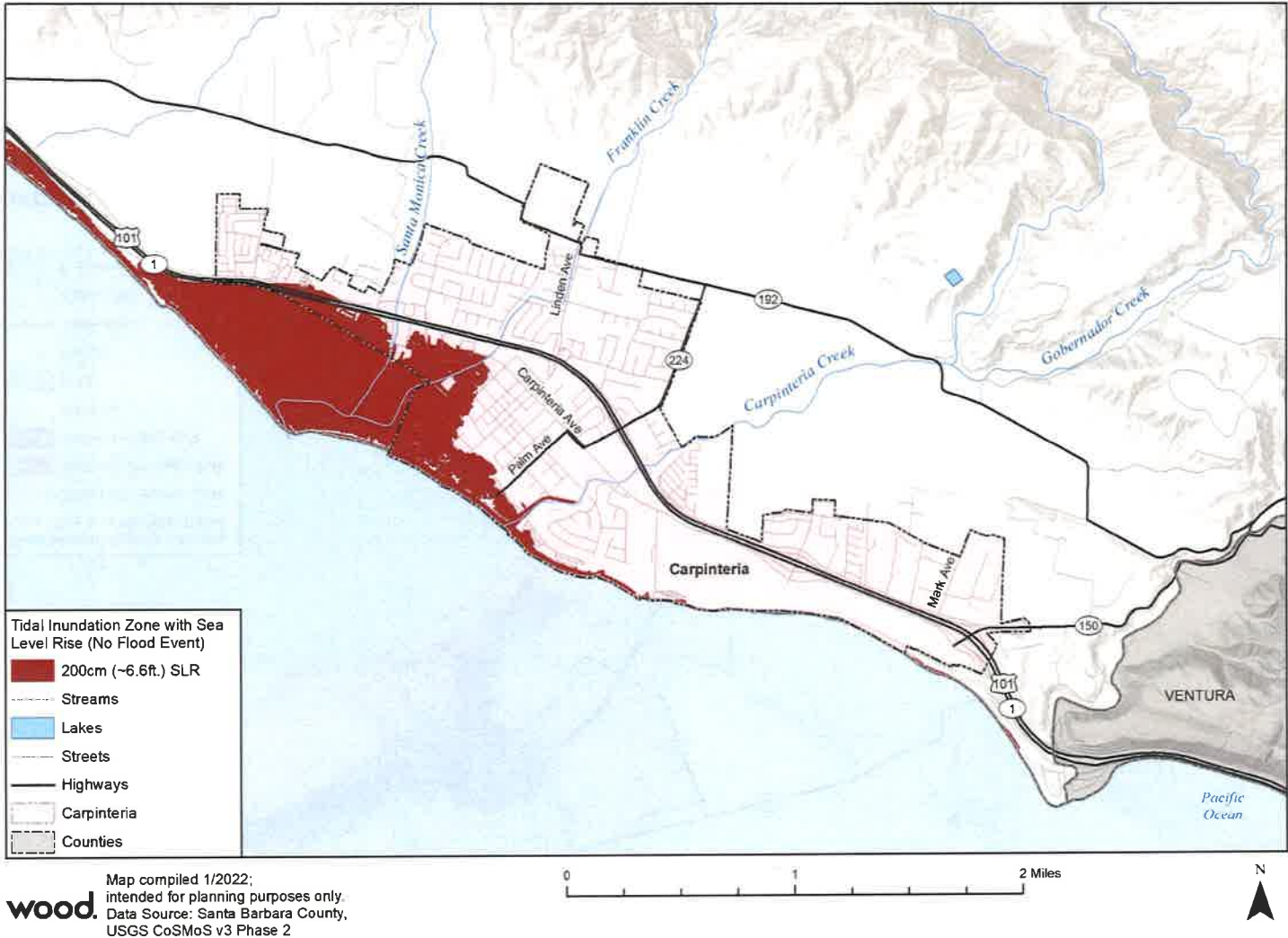
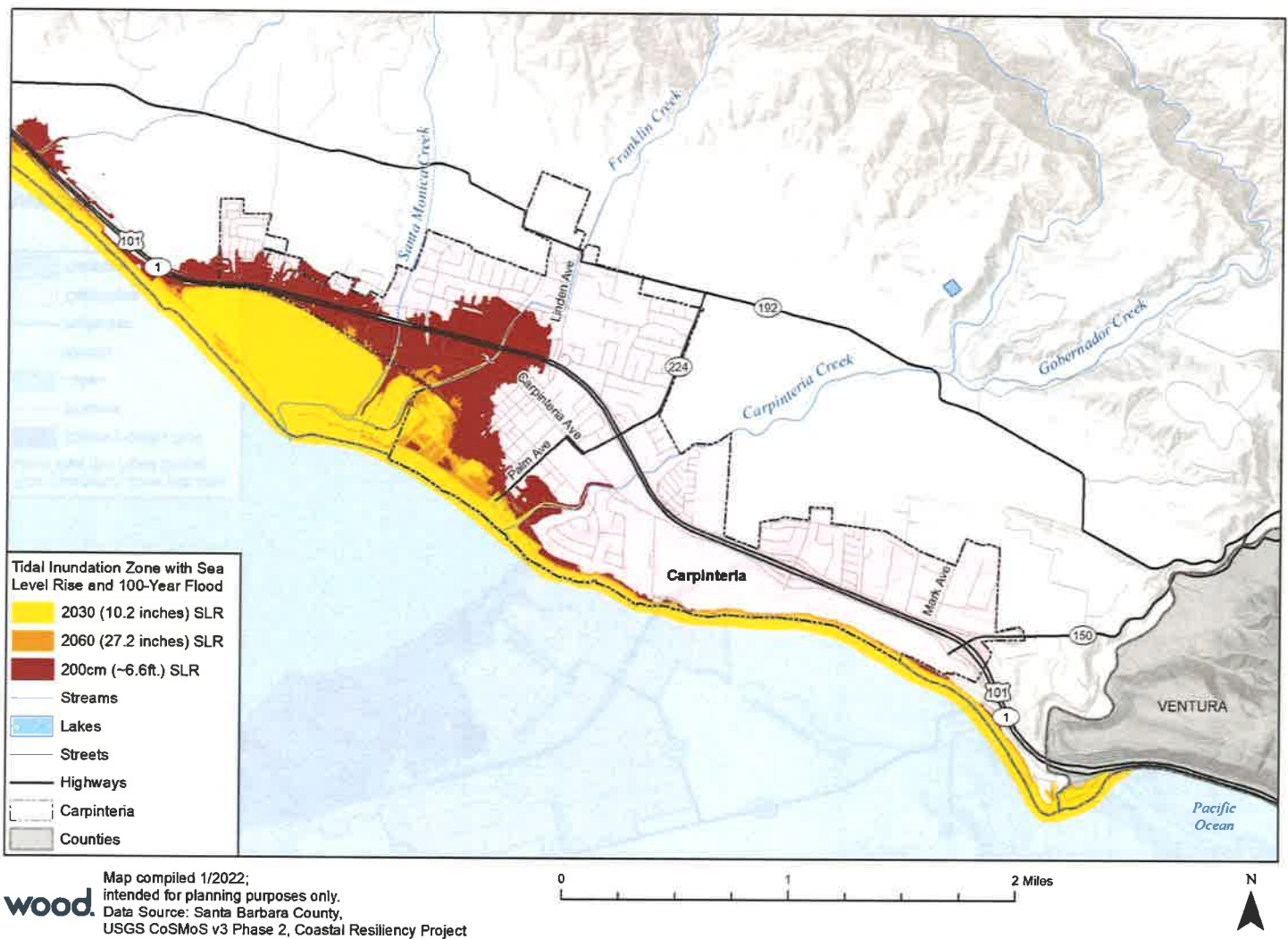


Figure 5-5. City of Carpinteria Sea Level Rise Projections Tidal Inundations: 100 Year Flood Event



History of Hazard in the City of Carpinteria

Typically, coastal hazards increase during periods of major storms that can coincide with high tides, causing coastal flooding, coastal bluff erosion, and landslides such as those that were experienced during the 1983, 1998, and 2015/2016 El Niño storms. Segments of the South Coast have been subject to significant damage from coastal hazards. Historic coastal flooding has occurred along the county's South Coast, particularly in the City of Carpinteria, since the mid-1800s. Significant wave events in 1938, 1943, 1958, 1982–83, 1988, 1997–1998, 2002, 2007, and 2015-2016 demonstrate the dynamic and hazardous coastal environment. Homes along Sandyland Cove and Padaro Lane in the City of Carpinteria suffered substantial damage during the 1983 and 2015/2016 El Niño events in particular. While many of these storm events and creek flooding hazards are associated with El Niño, other causes can threaten the environment including storm events post-wildfire. In such situations, due to an absence of vegetation and resultant soil erosion, large fluxes of sediment can be rapidly transported to the coast. For example, the January 2018 storms caused severe mudflows and debris flow in Montecito and Carpinteria (refer to Section 5.3.2, *Mudflow & Debris Flow*).

Incident Profile: Carpinteria Beach Coastal Erosion

In 1987, a seasonal erosion hotspot resulted in damage to the City lifeguard facility at the terminus of Ash Avenue. This storm also caused significant damage to the property located at the end of Ash Avenue; subsequent development was therefore raised on pier piles to make the structure more resilient to future storms.



Photo: City of Carpinteria

The Carpinteria and Sandyland shoreline has changed dramatically since the late 1800s when a large dune field was present. These changes are mostly due to indirect or direct human impact or influences, including the downcoast erosion and loss of sediment supply as a result of the construction of the Santa Barbara Harbor approximately 10 miles to the west, and loss of dune and wetland habitat due to development along the Carpinteria shoreline. Breakwater construction at the Santa Barbara Harbor began in 1927 and was completed by 1930, during which approximately 2.6 million cubic yards of sand were impounded updrift of the Santa Barbara Harbor at Ledbetter Beach. Sand impoundment led to a well-documented erosion wave that migrated downcoast at a pace of approximately 1 mile per year. The arrival of the erosion wave to Sandyland and Carpinteria, combined with storm waves arriving from a hurricane that made landfall in Long Beach in 1938, resulted in the erosion of the historic dune field at Sandyland and the beach at Carpinteria in the late 1930s. In addition, the natural underwater sand peninsula (tombolo) between the dunes and Carpinteria Reef was eroded (City of Carpinteria 2019).

The effect of this erosion changed the longshore currents in Carpinteria and likely allowed more swell energy to rotate Carpinteria beaches in a slightly clockwise direction. The long-term shoreline and beach responses to this erosion event were to erode the beach in front of Sandyland Cove and accrete the beach in front of Tar Pits Park, effectively rotating the beach slightly to the southeast. Photogrammetric analysis of 16 historic aerial photographs shows long-term changes along the Carpinteria shoreline since the 1869 shoreline position was documented at Sandyland Cove Beach, Ash Avenue, Linden Avenue, and Tar Pits Park (City of Carpinteria 2019). Sandyland Cove Beach saw the largest changes, eroding by approximately 100 feet, and Ash Avenue narrowed by approximately 50 feet. Meanwhile, accretion occurred on the beach at Linden Avenue (approximately 30 feet) and Tar Pits Park (approximately 60 feet). These active erosion processes create a seasonal erosion hotspot which is shown in seasonal beach changes and a coarsening of the sediment grain size (Revell et al 2008). This erosion hotspot resulted in damage to the City lifeguard facility at the terminus of Ash Avenue in 1987. This storm also caused significant damage to the property located at the end of Ash Avenue; subsequent development was therefore raised on pier piles to make the structure more resilient to future storms (City of Carpinteria 2019).

Probability of Occurrence

Highly Likely - Coastal flooding from tidal inundation and wave attack and associated erosion of coastal bluffs and beaches occurs during many winters but is most pronounced during past major El Niño events, which have return intervals of 2 to 7 years. Although many private coastal properties and public facilities have been protected by rock revetments or seawalls, coastal flooding, beach and bluff erosion continue in the City of Carpinteria. While the existing probability of occurrence is typically confined to El Niño seasons or major storm events, as discussed below, climate change and sea level rise are projected to increase in frequency and severity of occurrence.

Climate Change Considerations

As of 2021, the most current sea level rise projections for California are from the Ocean Protection Council (OPC) 2018 *State of California Sea Level Rise Guidance* (OPC 2018). The California Governor's Office of Planning and Research 2018 *State of California Sea Level Rise Guidance* projections predict sea level in Santa Barbara County will rise 8.4 inches by 2030, 30 inches by 2060, and 79.2 inches by 2100 (Santa County Barbara Planning and Development Department 2021). OPC's 2018 guidance asserts the direction of sea level change is clear along coastal California and the coast is already experiencing early impacts including more extensive coastal flooding during storms, periodic tidal flooding, and increased coastal erosion (OPC 2018).

The County's 2017 Coastal Resiliency Project projects sea level in the county will rise by 10.2 inches in 2030, 27.2 inches by 2060, and 60.2 inches in 2100. The County's 2017 *Sea Level Rise and Coastal Hazards Vulnerability Assessment* used existing 2015 coastal hazards modeling from Jalama Beach to Rincon Point by Environmental Science Associates as well as additional coastal hazard modeling on the south coast by Revell Coastal, LLC with the same sea level rise scenarios and planning horizons. The County modeled coastal hazards for coastal armoring and no coastal armoring. Particularly susceptible areas of the county to sea level rise related impacts include segments of the UPRR and Highway 101 from the City of Carpinteria to the Gaviota Coast and the Beach Neighborhood and Downtown in Carpinteria (Santa Barbara County 2017).

More specific coastal hazard modeling was performed for the City of Carpinteria by Wood Environment & Infrastructure Solutions, Inc. and Revel Coastal, LLC as part of the City's 2019 Sea Level Rise Vulnerability Assessment and Adaptation Plan (SLRVAAP). This study similarly concluded that the most susceptible areas of the City include the Carpinteria Beach Neighborhood and Carpinteria Salt Marsh (City of Carpinteria 2019). Based on this study, sea levels are projected to rise by as much as 6.6 feet by 2100, though more extreme scenarios project sea levels rising as much as 7.1 feet by 2100; however, these extreme scenarios are based on worst-case greenhouse gas (GHG) emissions assumptions, are highly conservative, and considered to be very unlikely of occurring (see Table 5-4). While sea level rise projections will continue to change as scientific understanding increases and policy choices manifest, what is clear for the most current projections is that sea levels are bound to increase at a significant rate, further increasing both the probability and severity of coastal hazards throughout all of Santa Barbara County (OPC 2018).

Table 5-4. Projected State and Local Sea Level Rise Scenarios (inches)

Ocean Protection Council Rising Seas in California: An Update on Sea-Level Rise (2017)				
Year	Sea Level Rise Scenario			
	Median (50% Probability)	Likely (67% probability)	Unlikely (5% Probability)	Very Unlikely (0.5% Probability)
2030	1.2 – 6.0	0.0 – 7.2	4.8 – 8.4	6.0 – 10.8
2050	0.4 – 10.8	2.4 – 14.4	10.8 – 16.8	18.0 – 24.0
2100	8.4 – 31.2	1.2 – 43.2	27.6 – 55.2	57.6 – 85.2
County of Santa Barbara Sea Level Rise and Coastal Hazard Vulnerability Assessment (2017)				
Year	Sea Level Rise Scenario			
	Low Rate	Medium Rate	High Rate	--
2030	0.0 - 1.8	1.2 - 5.8	8.0 - 12.1	--
2060	0.0 - 6.3	7.2 - 11.8	22.5 - 30.8	--
2100	10.6 - 16.5	30.7 - 36.7	60.2 - 66.0	--
City of Carpinteria Sea Level Rise Vulnerability Assessment & Adaptation Plan (2019)				
Year	Sea Level Rise Scenario			
	Median (50% Probability)	Likely (67% probability)	Unlikely (5% Probability)	Very Unlikely (0.5% Probability)
2050	3.6 – 8.4	2.4 – 12.0	6.0 – 14.4	8.4 – 21.6
2080	8.4 – 16.8	4.8 – 25.2	16.8 – 32.4	26.4 – 51.6
2100	12.0 – 25.2	6.0 – 37.2	24.0 – 49.2	43.2 – 79.2

Source: OPC 2017; Santa Barbara County 2017; City of Carpinteria 2019.

Sea level rise will cause more rapid erosion of beaches, dunes, and bluffs, increasing the threat to shoreline development and infrastructure, including coastal homes in Carpinteria. Climate change will exacerbate the impacts of coastal hazards and erosion in the City. While sea levels are projected to increase globally, sea level rise will not occur uniformly, and along the Pacific Ocean, sea levels will depend partially on tectonic movements and weather patterns. The county's portion of the San Andreas Fault's tectonic plate is folded causing areas of uplift and subsidence. Local subsidence can lead to a slightly higher sea level rise in the county than global estimates and uplift can reduce the rate of sea level rise. Additionally, the City is affected by El Niño storm surge events,

particularly during some winter months. Sea level rise coupled with increased frequency, severity, and duration of high tide and storm events related to climate change will result in more frequent and severe extreme events along the coast. These events could expose the coast to severe flooding, damage to coastal structures and real estate, and salinity intrusion into delta areas and coastal aquifers (Cayan et al. 2006).

Further, the increased severity of coastal storms has the potential to increase coastal erosion events. More frequent storms will impact how frequently acute coastal erosion events occur, while more intense events will cause the erosion to extend further inland than before. Following a similar trend as projected rates of sea level rise, the rate of bluff-top erosion is also projected to increase by up to 140 percent on average with 6.6 feet of sea level rise and may increase from a current average rate of 6 inches to 1 foot per year to up to 3 feet per year along the South Coast. In addition, coastal flooding and tidal inundation will also become a more frequent and severe hazard, as coastal flooding is directly correlated with the mean average sea level.

5.3.5 Pandemic/Public Health Emergency

Description of Hazard

The amount of a particular disease that is usually present in a community is referred to as the baseline or endemic level of the disease. This level is not necessarily the desired level, which may be zero, but rather is the observed level. In the absence of intervention and assuming that the level is not high enough to deplete the pool of susceptible persons, the disease may continue to occur at this level indefinitely. Thus, the baseline level is often regarded as the expected level of the disease (Center for Disease Control and Prevention [CDC] 2012).

Occasionally, the amount of disease in a community rises above the expected level. When diseases spread quickly and easily, they may be classified as an outbreak, epidemic, or pandemic. An **outbreak** is when there are more cases than would be normally expected, often suddenly, of an infectious disease in a more limited geographic area (e.g., a community or facility). An **epidemic** carries the same definition as an outbreak but affects a population of a large geographic area and may occur seasonally. A **pandemic** refers to an epidemic that has spread over several countries or continents, usually affecting a large number of people (CDC 2012). Pandemics are larger than epidemics in terms of geographic area and the number of people affected. Pandemics are most often caused by new subtypes of viruses or bacteria for which humans have little or no natural resistance. Consequently, pandemics typically result in more deaths, social disruption, and economic loss than epidemics. Examples include pandemic influenza, Severe Acute Respiratory Syndrome (SARS), and the Coronavirus (COVID-19).

Three conditions trigger a pandemic declaration:

1. A new virus subtype must emerge that has not previously circulated in humans (and therefore there is no pre-existing immunity);
2. This new subtype must be able to cause disease in humans; and
3. The virus must be easily transmissible from human to human.

Pandemics may be caused by:

- Naturally occurring diseases spread person to person (e.g., measles, mumps, meningococcal disease, tuberculosis);
- Food-borne (e.g., salmonella, E. coli, botulinum toxin, etc.);
- Vectors such as a mosquito that spread disease (e.g., West Nile virus, dengue, Zika, malaria);
- Newly emerging infectious diseases (e.g., Ebola, Zika, SARS, Middle East Respiratory Syndrome (MERS), avian influenza); and
- The intentionally caused spread of disease or toxins, known as bioterrorism (e.g., the contamination of restaurant food with E. coli in Oregon [1984] and the release of Sarin gas in the Tokyo subway [1995]).

Public health measures are used to control outbreaks, epidemics, or pandemics of infectious diseases, and are especially important for diseases with high morbidity or mortality and limited medical prophylaxis and/or rapid treatment. Measures to control disease include:

- Legal measures (e.g., isolation and quarantine of persons or products, and legal closure of food establishments);
- Control of contaminated food or water through recall of product or, for water, “Do Not Use”, “Do Not Drink” or “Boil Water” orders issued by state or local health departments;
- Individual mandates (e.g., wearing masks) to prevent spreading respiratory droplets;
- Social measures (e.g., social distancing); and
- Vector control to eliminate vectors, such as mosquitos, that carry the disease from person to person.

Secondary impacts include significant economic disruption to a community’s infrastructure due to loss of employee work time, essential services and products, and costs of treating or preventing the spread of the disease. The disease could affect the County’s infrastructure, and the ability of the Emergency Operations Center (EOC) and other County departments to respond due to disease-related loss of staff.

The Vector-Borne Disease Section of the California Department of Public Health reports risk or potential risk of exposure to the following vector-borne disease in California, which may occur in the City (California Department of Public Health 2021):

- **Mosquito-Borne Diseases:**

- Zika
- Chikungunya
- Dengue
- West Nile Virus
- St. Louis Encephalitis Virus
- Malaria

- Flea-Borne Typhus
- Hantavirus Pulmonary Syndrome
- Plague

- **Tick-Borne Diseases:**

- Lyme Disease
- Anaplasmosis
- Babesiosis
- Ehrlichiosis
- Rocky Mountain Spotted Fever
- Pacific Coast Tick Fever
- Tick Paralysis
- Tularemia

Location and Extent of Hazard in the City of Carpinteria

Public health emergencies, such as infectious disease hazards or epidemics, occur not only on a local or state level but on a national and global scale. It is likely that most communities in the county, including the City, would be affected, either directly or by secondary impacts. Some indirect consequences may be the diversion of resources that may be otherwise available given the limited regional transportation opportunities and flow of goods and materials to the City.

The University of California (UC) Natural Reserve System has identified 10 species of mosquitos known to breed in Carpinteria Salt Marsh. Some of the native mosquito species can carry malaria (e.g., *Anopheles* sp.), or encephalitis (e.g., *Culex* sp.). The Carpinteria Valley Mosquito Abatement District monitors the estuary during the rainy season and treats various sites, especially those with ponded water, to reduce or eliminate mosquitoes. The most common practices of control are the application of oil in ponded areas to suffocate mosquitoes and the occasional draining of ponded water (UC Natural Reserve System 2022).

History of Hazard in the City of Carpinteria

Outbreaks, epidemics, or pandemics can occur when a new virus emerges to which the population has little immunity.

Pandemics

The 20th century saw three pandemics, the most notable of which was the 1918 Spanish influenza pandemic that was responsible for 40 to 50 million deaths throughout the world. Since the early 20th century, five pandemics have swept the globe. The most notable pandemic of the 21st century is the current COVID-19 pandemic, described further below:

- **1918** – The Spanish Flu, an H1N1 virus, was arguably the most severe pandemic in recent history. The number of deaths was estimated to be 40 to 50 million worldwide and 500,000 in the U.S. Its primary victims were mostly young, previously healthy adults. At one point, more than 10 percent of the American workforce was bedridden (U.S. Department of Health and Human Services 2005).

- **1957** – The H3N2 pandemic in 1957, which was referred to as the “Asian Flu,” killed 1 to 2 million people worldwide, including approximately 70,000 people in the U.S., mostly infants, the elderly, and chronically ill. Fortunately, the virus was quickly identified, and vaccine production began in May 1957 (U.S. Department of Health and Human Services 2005).
- **1968** – Another H3N2 pandemic occurred in 1968, which was commonly referred to as the “Hong Kong Flu.” This virus killed 34,000 in the U.S. Again, the elderly were more severely affected. This pandemic peaked during school holidays in December, limiting student-related infections, which may have kept the number of infections down. Also, people infected by the Asian Flu ten years earlier may have gained some resistance to the new virus (U.S. Department of Health and Human Services 2005).
- **2009** – In the spring of 2009, a novel influenza A (H1N1) virus “Swine Flu” emerged. It was detected first in the U.S. and spread quickly across the U.S. and the world. This new H1N1 virus contained a unique combination of influenza genes not previously identified in animals or people. This virus was designated as influenza A (H1N1) pdm09 virus. While a monovalent (H1N1) pdm09 vaccine was produced, it was not available in large quantities until late November – after the peak of illness during the second wave had come and gone in the U.S. From April 12, 2009, to April 10, 2010, the CDC estimated there were 60.8 million cases, 274,304 hospitalizations, and 12,469 deaths in the U.S. due to the (H1N1) pdm09 virus. Within Santa Barbara County, the County Public Health Department coordinated the distribution of the initially limited supplies of H1N1 vaccine to medical providers. The vaccine distribution was targeted so that those providers that served the highest risk patients received the vaccine first. In addition, the department held numerous community vaccine clinics countywide where free H1N1 vaccinations were given, including the Canalino School in Carpinteria. Together with community response providers, more than 126,000 dosages of the vaccine against pandemic H1N1 flu were distributed countywide (County Public Health Department 2010).
- **2019-Ongoing** – The COVID-19 pandemic has severely impacted the economic, political, social, and environmental conditions of the City, county, California, the U.S., and the world. Older adults and people who have severe underlying medical conditions like heart or lung disease or diabetes seem to be at higher risk for developing more serious complications from COVID-19 illness; however, numerous stories were reported of young and healthy people who developed the disease and had serious complications. People with COVID-19 have had a wide range of symptoms reported – ranging from mild symptoms to severe illness. Symptoms of COVID-19 include but are not limited to fever or chills, cough, shortness of breath or difficulty breathing, fatigue, muscle or body aches, headache, new loss of taste or smell, sore throat, congestion or runny nose, nausea, or vomiting, and diarrhea. Symptoms may appear 2-14 days after exposure to the virus. Anyone can have mild to severe symptoms (CDC 2021). On January 26, 2020, the CDC confirmed the first COVID-19 case in California, the third case in the U.S. As of January 2022, there have been 56,574 confirmed COVID-19 cases within the county and 575 deaths (Santa Barbara County Public Health Department 2022). The County Public Health Department tracks the number of cases in the City along with the South County unincorporated areas of Montecito and Summerland. This region has reported a total of 3,207 confirmed

COVID-19 cases and 28 deaths (Santa Barbara County Public Health Department 2022). As of January 2022, 74 percent of Santa Barbara County was fully vaccinated (Santa Barbara County Public Health Department 2021). In the City of Carpinteria, the County Public Health Department distributes COVID-19 vaccines at the Carpinteria Health Care Center and the Boys & Girls Club. Additionally, the City of Carpinteria, in partnership with the Carpinteria Unified School District (CUSD) and County Public Health Department, distributed approximately 7,000 antigen test kits.

Epidemics

- **2003** – SARS is a respiratory illness that affected many people worldwide in 2003. It was caused by a coronavirus, called SARS-associated coronavirus (SARS-CoV). SARS was first reported in China in February 2003. The illness spread to 29 countries, where 8,096 people got SARS, and 774 of them died. Only eight people in the U.S. got SARS and none of them died. The SARS global outbreak was contained in July 2003. Since 2004, there have not been any known cases of SARS reported anywhere in the world (CDC 2016).

Outbreaks

In addition to pandemics that impacted the world, food-borne and other outbreaks occur every few years in Santa Barbara County, commonly the result of Norovirus (refer to Section 5.5.1 of the MJHMP).

Probability of Occurrence

Likely – Even before the COVID-19 pandemic began, most public health experts considered another major pandemic to be inevitable. Given the effects of globalization, the intense mobility of human populations, and the relentless urbanization, it is likely that the next emerging virus will also spread fast and far. It is impossible to predict the nature of this virus or its source, or where it will start spreading. Some indicators will be present, but not every new virus turns into a pandemic (World Health Organization [WHO] 2018). Based on the five pandemics that have affected the U.S. in roughly the last 100 years, a pandemic occurs on average approximately every 20 years.

Disease outbreaks and flu epidemics occur on an ongoing basis. As described above, food-borne outbreaks occur every year in Santa Barbara County, commonly the result of Norovirus. Occasionally, these outbreaks require the initiation of the Santa Barbara County Public Health Department Infectious Disease Response Plan but have required little to no support from the County EOC. There is a continued threat from a novel influenza virus or other emerging epidemic diseases that would require a disaster response at the EOC level.

Climate Change Consideration

It is widely accepted that the effects of climate change will facilitate increases in the frequency of infectious diseases. According to the National Institute of Environmental Health Services (NIH), many vector-borne and zoonotic diseases are climate-sensitive and ecological shifts associated with climate change are expected to impact the distribution and incidences of these diseases (NIH 2018). While many vector-borne and zoonotic diseases, such as malaria, yellow fever, dengue, and murine typhus, are rarely seen in the U.S., the City is directly susceptible to vector-borne and zoonotic

diseases that are found in warmer climates and vulnerable due to global trade and travel. Changes in temperature and precipitation directly affect vector-borne disease transmission through pathogen-host interaction, and indirectly through ecosystem changes and species composition. As temperatures increase, vectors can spread into new areas that were previously too cold. During warm weather, animal species that carry diseases typically become more active and insects and other pests reproduce more rapidly. As climate change causes warmer temperatures earlier in the spring and later in the autumn, these animals may be active for longer periods, increasing the time that diseases can be transmitted (NIH 2018).

Further, climate-related natural disasters (e.g., wildfire, drought and water shortage, flood, coastal hazards) also increase the risk of infectious disease by disrupting health services and infrastructures and damaging water and sanitation networks (WHO 2018).

5.3.6 Energy Shortage & Resiliency

Description of Hazard

Energy shortages (or disruptions) are considered a form of lifeline system failure. While the electrical power industry does not have a universal agreement for classifying disruptions, disruptions can be the consequence of another hazard or can be a primary hazard, absent of an outside trigger. A failure could involve one, or a combination of the potable water system, power system, natural gas system, wastewater system, communication system, or transportation system. Most power blackouts are the result of situations involving unintended events, such as an overwhelming need for power due to weather conditions, equipment failure, or accidents. They may also fail due to natural hazards such as earthquakes, floods, and landslides. These outages can last anywhere from a few minutes to several weeks.

Southern California Edison (SCE) provides power to the southern parts of the county, including the City. SCE is aware of the restrictions on its systems and is making planned systematic changes to address the shortcomings. SCE offers several programs to customers experiencing outages, such as hotel discounts, rebates for portable power devices, and providing customers who rely on medical equipment with portable backup batteries (SCE 2021). SCE also offers power outage alerts via phone and email to alert customers of outages.

Unintentional or unplanned disruptions are outages that come with no advance notice. This type of disruption is the most problematic. The following are categories of unplanned disruptions:

- Accident by the utility, utility contractor, or others
- Malfunction or equipment failure
- Equipment overload (utility company or customer)
- Reduced capability (equipment that cannot operate within its design criteria)
- Tree contact other than from storms
- Vandalism or intentional damage
- Weather, including lightning, wind, earthquake, flood, and broken tree limbs taking down power lines
- A wildfire that damages transmission lines

Due to recent massive wildfires throughout California and their ignition originating from utility infrastructure and high winds, the electric utilities have initiated a program to conduct Public Safety Power Shutdowns to prevent wildfire ignitions. These are classified as intentional, unscheduled disruptions. The utilities are currently working with the County to minimize power delivery interruption while managing wildfire hazards.

Location and Extent of Hazard in the City of Carpinteria

The City and surrounding areas are subject to energy shortages, which can vary in size and area of disruption for electrical services from a large area to a small number of service connections. Electricity service is also highly vulnerable because it is highly dependent on electrical transmission lines and substations functioning properly.

Electrical substations are facilities that convert electricity from one voltage to another, making them suitable for long-distance transmission or use by homes, businesses, and other electrical customers. There is one SCE substation in the City located at 4918 Foothill Road. **Electrical transmission lines** carry high-voltage electricity over long distances between power plants and electrical customers. **Power plants** generate large amounts of electricity that are distributed through the state and regional electrical grid. There are no power plants located in the City.

Additionally, **communication facilities** in the county are run by electricity and therefore, are dependent on electricity. Communication facilities include public radio and television transmitters, cell phone towers, emergency communication antennae, and a wide range of other public and private communication infrastructure systems. The Rincon Peak Relay Station is located at 10151 Oceanview Road in the City.

As described in Section 4.5.2, *Electricity and Natural Gas*, the City enrolled in the Central Coast Community Energy (CCCE) program. Under the program, customers will continue to receive energy services from SCE, but CCCE will determine the source of the energy. CCCE prioritizes clean energy sources and has a goal of achieving 100 percent clean and renewable energy by 2030. CCCE maintains the Uninterruptible Power Supply Fund to accelerate the adoption of reliable backup power for eligible public and private entities operating critical facilities. The program helps customers maintain critical operations during prolonged power outages, such as those caused by Public Safety Power Shutoff events or other natural disasters (CCCE 2022).

History of Hazard in the City of Carpinteria

One of the largest events affecting electric and natural gas services in the City in recent years was the 2017 Thomas Fire, during which the transmission system running from Ventura County to the City of Goleta was shut down, leaving more than 85,000 customers without power for an extended period during the emergency (SCE 2017). Similar service disruptions, though not quite as extensive, occur in areas affected by wildfires and other disasters or emergencies. Small-scale energy disruptions have occurred regularly in the City.

Probability of Occurrence

Likely - In any given year, the City of Carpinteria can be subject to energy shortages. A large disruption due to a power failure or rotating brown out is highly likely.

Climate Change Considerations

With increased changes in weather and climate, energy demands will shift too. The increased prevalence of extreme heat can drive energy demand and increase the need for intentional, unscheduled power shutoffs. Further, the resiliency of power systems can be threatened during a wildfire. As wildfire occurrences associated with climate change increase so does the risk for utility failure. Energy demand and management are critical during disaster response.

5.3.7 Drought & Water Shortage

Description of Hazard

A **drought** occurs when climactic and weather conditions are drier than normal for a long period, making less water available for people, agricultural uses, and ecosystems. Drought and water shortages are a gradual phenomenon and generally are not signified by one or two dry years. Carpinteria Valley Water District's (CVWD's) extensive system of water supply infrastructure (e.g., reservoirs, groundwater basins, and conveyance facilities) generally mitigates the effects of short-term dry periods for most water users. However, drought conditions are present when a region receives below-average precipitation over an extended multiple-year period (e.g., 3 to 4 or more years), resulting in prolonged shortages in water supply, whether atmospheric, surface, or ground water (California Department of Water Resources [DWR] 2021a).

The magnitude of a drought's impact is directly related to the severity and length. The severity of a drought depends on water availability and moisture deficiency, the period, and the size and location of the affected area. The longer the drought persists and the larger the area impacted, the more severe the potential impacts. Droughts can be a short-term event over several months or a long-term event that lasts for years or even decades. Hot and dry conditions that persist into spring, summer, and fall can aggravate drought conditions, making the effects of drought more pronounced as water demands increase during the growing season and summer months. Impacts increase with the length of a drought, as carry-over supplies in reservoirs are depleted and water levels in groundwater basins decline (DWR 2021b).

Longer-term droughts can impact surface water reservoir storage levels in major reservoirs, such as Lake Cachuma, which provides about 41 percent of CVWD's total water supplies (CVWD 2021a). Longer-term droughts can also impact water levels in major groundwater basins that are key to both urban and agricultural water supply. Drought impacts increase with the length of a drought, as carry-over supplies in reservoirs are depleted and water levels in groundwater basins decline.

Drought impacts are wide-reaching and may be economic, environmental, and/or societal. Public health and safety impacts are primarily associated with catastrophic wildfire risks, drinking water shortages, and declines in water quality most frequently for small water systems in rural areas and private residential wells. The most significant impacts associated with drought in the City are those related to water-intensive activities such as wildfire protection, municipal usage, commerce, tourism, recreation, and wildlife preservation. During a drought, voluntary water conservation measures are typically implemented during extended droughts. The City may face water restrictions during droughts, which are exacerbated by extreme heat days

Water quality deterioration can occur during droughts due to lower levels of precipitation and limited water storage supply (DWR 2021b). Increased groundwater pumping in combination with sea level rise can increase saltwater intrusion in groundwater aquifers (Environmental Protection Agency [EPA] 2021). Saltwater intrusion into the Carpinteria Groundwater Basin can also occur when groundwater levels fall below sea level proximate to the coast. This decrease in water quality also results in the subsequent degradation of riparian habitats (DWR 2021b).

Location and Extent of Hazard in the City of Carpinteria

As of May 2021, Governor Gavin Newsom declared a drought emergency in 41 California counties in northern and central California (CalMatters 2021). On July 13, the Santa Barbara County Board of Supervisors proclaimed a local emergency caused by current drought conditions within the county (Santa Barbara Independent 2021). The CVWD Board of Directors approved Ordinance 21-1 declaring a Stage 2 Drought Condition on October 13, 2021, in response to State and County of Santa Barbara drought emergency declarations issued in July 2021, continued dry conditions, possible surface water allotment reductions, and the likelihood of shortages within CVWD's service area of over 20 percent of average annual demand within the coming years (CVWD 2021b).

CVWD has a balanced water supply portfolio with groundwater from the Carpinteria Groundwater Basin, surface water supplies from the Cachuma Project, and imported surface water from the State Water Project (SWP). In 2020, the CVWD water demand was approximately 4,105 acre-feet (AF) of water (CVWD 2021a). Additional water supplies are pumped from the Carpinteria Groundwater Basin by private well owners primarily for irrigation purposes. During a normal water year with long-term sustainability considerations, the total water supply is estimated at 4,586 AF for 2025 and 5,586 AF for the period 2030 to 2045. During periods of prolonged drought, the CVWD water supply would be reduced compared to that of normal water-years. For instance, water supplies after four years of drought may be as low as 3,905 to 4,306 acre-feet per year (AFY) for the period 2025 to 2045, or approximately 600 to 1,300 AFY less than during normal conditions (CVWD 2021a).

Groundwater

Following the state declaration of a drought emergency in January 2014, the Governor signed a three-bill package (i.e., California Senate Bills [SBs] 1168 and 1319, and Assembly Bill [AB] 1739), known as the Sustainable Groundwater Management Act of 2014. The Sustainable Groundwater Management Act provides for the establishment of local Groundwater Sustainability Agencies to manage groundwater sustainability within the groundwater subbasins defined by the DWR. The DWR prioritized all groundwater basins in the state designating High and Medium priority basins to help identify, evaluate, and determine the need for additional groundwater level monitoring. High or Medium priority basins subject to critical conditions of overdraft are required to submit a Groundwater Sustainability Plan (GSP) by January 31, 2020, to ensure a sustainable yield of groundwater, without causing undesirable results. Failure to comply with that requirement could result in the state asserting its power to manage local groundwater resources. The state has identified the Carpinteria Groundwater Basin, which underlies the City and the CVWD district boundaries, as a high-priority groundwater basin (refer also to Table 4-7 and Figure 5-6 of the MJHMP).

CVWD overlays the Carpinteria Groundwater Basin (DWR Basin No. 3-018), a relatively large groundwater aquifer, that extends beyond the Ventura County line on the east, to Toro Canyon on the west, from the foothills of Santa Ynez Mountains to the north, and extending offshore to the southwest for over a mile. The Basin includes approximately 16.6 square miles of surface area and multiple water-bearing zones. Total storage in the aquifer is estimated to be approximately 700,000 AF (CVWD 1986), while usable storage for the Basin recharge area was estimated to be nearly 38,926 AF (Marks 2015). The estimated sustainable yield of the Basin Unit No. 1 is approximately 4,000 AFY. From Water Year 2015 to Water Year 2019, CVWD pumped an average of 1,953 AFY from the groundwater basin, which represents approximately 46 percent of CVWD's total supplies over that period (CVWD 2021a).

Groundwater rights in the Basin have not been adjudicated. CVWD adopted a Groundwater Management Plan in 1996 to establish its role as groundwater manager for the Carpinteria Groundwater Basin. The Groundwater Management Plan will ultimately be superseded by a GSP in 2024, which is currently under development (CVWD 2021a).

In years with little rainfall, higher levels of groundwater pumping can exacerbate ongoing overdrafts in the Carpinteria Groundwater Basin, accelerating groundwater draw down and potential water quality problems. Since groundwater level fluctuations are cyclical and sensitive to overdraft, groundwater withdrawal is closely monitored (Santa Barbara County Integrated Regional Water Management [IRWM] Cooperating Partners 2019).

Surface Water

Surface water found in streams and reservoirs are an important part of the regional water supply for domestic use. The development of reservoirs can reduce the threat of flooding and store stream runoff until it is needed, allowing society to use water from winter rains to meet our needs during the dry summer and fall months when streams cannot meet demand.

CVWD receives surface water supplies from the Cachuma Project and SWP. Over the period 2016 to 2020, CVWD has received an annual average of 2,448 AFY (62 percent of CVWD's water supplies) from these sources (CVWD 2021a). The Cachuma Project includes Lake Cachuma, Bradbury Dam, Tecolote Tunnel, and South Coast Conduit (SCC) and related distribution systems, which were constructed in the early 1950s. Lake Cachuma, the county's largest reservoir, is located on the middle Santa Ynez River about 25 miles northwest of Santa Barbara. During the most recent drought, Lake Cachuma was down to approximately 6 percent of its overall water holding capacity and although it has recovered, it is now only at approximately 48.1 percent capacity. Moreover, over the past 11 years and through five large fires, the watershed areas surrounding Lake Cachuma have been denuded of extensive amounts of vegetation, which will result in abundant amounts of sediment and debris during stormflows, much of which will end up in Lake Cachuma. The resultant debris flows have introduced large amounts of organic material into surface waters, and possible impacts could include increased nutrient loading, dissolved organic carbon, major ions, firefighting compounds, turbidity, and general treatability challenges in the region's largest drinking water source (Santa Barbara County IRWM Cooperating Partners 2019). CVWD purchased an annual average of 1,594 AF from the Cachuma Project over the period 2016 to 2020. This amount represents 41 percent of CVWD's total water supplies (CVWD 2021a).

Imported Water (State Water Project)

The SWP is the largest state-built, multi-purpose water project in the country. CVWD is an SWP participant in Santa Barbara County, with a maximum allocation set at 2,200 AFY in a normal year (including a 200 AF buffer) (CVWD 2021 a). SWP water has helped reduce the use of groundwater in the Carpinteria Groundwater Basin. SWP water also has improved water quality in areas that directly receive SWP water and has increased the overall water supply in Santa Barbara County (Santa Barbara County 2017b). Since State Water is used primarily as a supplemental supply, the amount received by CVWD will vary each year. Actual SWP water deliveries to CVWD in 2020 were 0 AF. For the period 2016-2020, SWP water provided approximately 854 AFY, or 22 percent, of CVWD's water supplies (CVWD 2021 a).

Recycled Water and Advanced Treatment

In addition to potable water supplies, several water purveyors in the county also use non-potable recycled wastewater to irrigate parks, schools, golf courses, and other large, landscaped areas. The CVWD is planning for future additional water supplies such as potable reuse via the Carpinteria Advanced Purification Project (CAPP). The CAPP will produce advanced treated recycled water that will be injected into the Carpinteria Groundwater Basin to be stored and later extracted to meet potable demands. The CAPP is expected to begin delivering water in 2026, and produce approximately 1,000 AFY of reliable, drought-proof local supply.

Water Conservation

To use all available water supplies wisely and efficiently, CVWD implements numerous water conservation or water use efficiency measures, including conservation tips, surveys, conservation programs, and rebate programs for residents, commercial users, and agricultural users. These measures are directed at helping water users minimize unnecessary use of water during times of plentiful supply and help stretch limited water resources during water shortages (see also Section 6.3.7, *Drought & Water Shortage*). The CVWD administers several demand management programs for municipal customers, including the following:

- Water waste prevention ordinances
- Metering
- Conservation pricing
- Public education and outreach
- Water loss control
- Conservation program coordination and staffing
- Other demand management measures that significantly impact water use.

During declared water supply shortages, the CVWD uses a six-stage rationing plan that includes voluntary and mandatory rationing, depending on the causes, severity, and anticipated duration of the shortage. The criteria for triggering the CVWD's water rationing stages and water usage reduction goals are summarized in Table 5-5 below.

Table 5-5 Water Shortage Stages and Goals

Shortage Condition	Stage	Customer Reduction Goal	Type of Rationing Program
Less than 10 Percent	1	10%	Voluntary
10 to 20 Percent	2	20%	Mandatory
20 to 30 Percent	3	30%	Mandatory
30 to 40 Percent	4	40%	Mandatory
40 to 50 Percent	5	50%	Mandatory
More than 50 Percent	6	>50%	Mandatory

Source: CVWD 2021a.

History of Hazard in the City of Carpinteria

California is no stranger to drought; it is a recurring feature of our climate. Three 20th century droughts were of particular importance from a water supply standpoint—the droughts of 1929–1934, 1976–1977, and 1987–1992. More recent multiyear droughts occurred in 2007–2009 and 2012–2017 (DWR 2021c). California’s most recent multi-year drought occurred from 2012–2017, which was one of the documented driest consecutive water years in the county with 50.83 inches in cumulative rainfall (Santa Barbara County 2021; see also, Section 5.3.2 of the 2022 MJHMP for a detailed discussion of multi-year droughts that were identified as having significant impacts on the county). An iconic image of this drought was publicized in 2017 when the temporary emergency pumping plant and pipeline at Lake Cachuma were used to move water for the Santa Barbara area across the lake’s dry bottom to the distribution system intake that had been stranded by falling lake levels. Lake Cachuma, which supplies 41 percent of CVWD’s total water supplies as previously mentioned, had water levels so low a special barge fitted with large pumps had to be employed to access remaining water. On April 7, 2017, the Governor lifted the statewide drought emergency; however, given ongoing low water levels in local reservoirs, the County kept the local drought emergency in place until 2019. Effects of this drought included wetland and stream drying, impacts to agricultural land, and tree mortality across the Carpinteria Valley. Additionally, CVWD’s water storage capacity and water quality were impacted at Lake Cachuma from increased sedimentation from the Thomas Fire in 2017 (Santa Maria Times 2021).

Probability of Occurrence

Likely - Droughts are a regularly recurring feature of Santa Barbara County weather that can be affected by overall regional or worldwide climatic patterns. El Niño and La Niña events are natural climate patterns over the Pacific Ocean often with global effects, with influence over the weather of the U.S. southwest that on average occur every two to seven years. In any given year, CVWD and the City can be subject to drought conditions and water shortages. However, out of the last 10 years, the county has been under a locally declared drought emergency for five years; therefore, it is likely drought and associated water shortages will continue and may increase due to climate change considerations, as described further below.

Climate Change Considerations

Climate change has the potential to make drought increasingly common along the west coast, including in the City of Carpinteria. DWR projects climate change will result in more variable weather patterns in California that may lead to more severe, frequent, and extended droughts,

which will impact the City's water supply (DWR 2021c). Extreme heat creates conditions more conducive for evaporation of moisture from the ground, thereby increasing the severity of drought as well as wildfires.

As described in the County's CCVA (Santa Barbara County Planning and Development Department 2021), "Two distinct metrics measure precipitation: 1) annual average precipitation and 2) seasonality. Although there will likely be a slight increase in precipitation throughout the 21st century, the seasonality may change (i.e., timing during a given year). There will likely be more rain during periods of precipitation (e.g., storms with higher rainfall totals), fewer total days with precipitation, and an increase in year-to-year variability. This means that more rain may fall during fewer storms throughout the year." Based on these projections, there will be a gradual increase in average annual precipitation in the South Coast (refer to Table 5-7 of the MJHMP; Santa Barbara County Planning and Development Department 2021).

Due to these changes in precipitation patterns, although episodic severe storm events may increase in severity, droughts will likely last longer and happen more frequently because of more variability in precipitation extremes. Average base flows in the City's creeks are projected to decline significantly in an early- and late-century (e.g., post-2050) extended drought scenario. This reduction in average base flows will affect two key local water supply sources (i.e., surface water reservoirs and groundwater), impacting urban and agricultural uses and natural resources (Santa Barbara County Planning and Development Department 2021).

Snowpack is the amount of snow that accumulates during the winter and is a natural reservoir that stores water during the winter. As it slowly melts in the spring and summer, it feeds streams and rivers that provide water to regions hundreds of miles away along the Central Coast and Southern California. The Sierra Nevada snowpack is important in terms of providing water storage and ensuring adequate supply in the summer to the SWP when water is most needed. A warming planet could lead to earlier melting of winter snowpacks, leaving lower stream flows and drier conditions in the Sierra Nevada during late spring and summer. In 2021, the snowpack in the Northern Sierra was 70 percent of the average, but the rain was less than 50 percent of the annual average, making it the third driest year on record. Loss of snowpack will increase as temperatures increase because of less precipitation during droughts, more precipitation falling as rain, and snow melting earlier in the spring (Santa Barbara County Planning and Development Department 2021). Changing precipitation distribution and intensity is projected to lead to increased run-off rather than be captured and stored exacerbating the potential for drought. The result of these processes is an increased potential for more frequent, longer-lasting, and more severe periods of drought (DWR 2021c).

5.3.8 Extreme Heat/Freeze

Description of Hazard

Extreme heat is defined by FEMA as temperatures that hover 10 degrees Fahrenheit (°F) or more above the regional average high temperature or over 100 °F in California and last for at least three days or even as long as several weeks (FEMA 2021b). Extreme heat is a function of heat and relative humidity. A heat index describes how hot the heat-humidity combination makes the air feel. As relative humidity increases, the air seems warmer than it is because the body is less capable of

cooling itself or regulating heat via evaporation of perspiration. As the heat index rises, so do health risks such as heat exhaustion, sunstroke, and heatstroke. Those at the greatest risk of heat-related stress and injuries include the elderly, small children, individuals who work outside, patients with chronic medical conditions, those on prescription medication therapy, and people with weight and alcohol problems, especially during heat waves in areas where moderate climate usually prevails.

While the effects of extreme heat on human health can be severe, so too can its effects be on natural ecosystems, services, infrastructure, and various economic sectors (e.g., agricultural sector). During periods of extreme heat, transportation, gas, power, and other services may be disrupted, and critical infrastructure may be destroyed or damaged (FEMA 2021b). The National Institute for Occupational Safety and Health (NIOSH), alongside the Occupational Safety and Health Administration (OSHA), provides a Heat Safety Tool App that offers occupational safety and health recommendations based on the heat index (NIOSH 2021; OSHA 2021). Each extreme heat day or heat wave can present additional risk of other hazards present within the City but is primarily a direct contributor to wildfire hazards and risks (see Section 5.3.10, *Wildfire*).

Freeze conditions are defined as particularly cold weather spells caused by cold fronts where temperatures are sustained at 32 °F or below for a period of two or three days. Typically, frost can occur when the temperature falls below 36 °F, especially in rural areas and in the early mornings. It is a localized phenomenon and can be quite variable across a small area, and though infrequent, it can severely affect unsheltered homeless individuals and individuals who work outside. Freeze conditions can also severely impact the agriculture sector, the largest economic sector in Carpinteria Valley and one of the largest economic sectors in the County, around the winter and spring growing seasons when freeze can cause extensive crop damage.

Location and Extent of Hazard in the City of Carpinteria

Extreme heat occurs when temperatures rise significantly above normal levels, and the key metric is the number of extreme heat events per year and heatwave duration. “Extreme heat” is a relative term—temperatures of 100 °F are normal in places like Palm Springs, but almost unprecedented in coastal areas of Santa Barbara County, such as the City.

Coastal communities on average have lower temperatures compared to communities in the inland areas of the county and could be less at risk to extreme temperatures although potentially less acclimatized to high temperatures if they occur. The highest average temperatures in the City occur in August and September. In coastal areas such as the City, average monthly high temperatures more moderately range from 65 °F to 75 °F (Western Regional Climate Center 2021).

The earliest median 32 °F freeze in the south county from 1980 to 2010 occurred between November 11-20. During inclement weather periods (very cold, or very cold with rain) Santa Barbara County contracts third parties to provide warming centers targeted at unsheltered homeless individuals. However, in the winter months of 2020, warming centers were severely limited amid safety concerns related to the COVID-19 pandemic (refer to Section 5.3.5, *Pandemic/Public Health Emergency*).

History of Hazard in the City of Carpinteria

Santa Barbara County has experienced several extreme heat events in the past; however, they are not well documented. One documented event reported as “simoon”, occurred on June 17, 1859, where a record temperature of 133 °F was taken during an extreme heat and wind event that struck Santa Barbara in the early afternoon (Noozhawk 2020). This event set the world record for the hottest temperature ever recorded on Earth, which was held for 75 years until the record was broken by one degree in Death Valley on July 10, 1913 (Guinness World Records 2021). More recently, according to the NOAA Storm Events Database, a combination of high pressure and high humidity caused temperatures to spike to between 100 °F and 119 °F on July 22, 2006, throughout southern California, including the county (NOAA 2021a). In 2020, heatwaves in the Santa Ynez Valley with temperatures reaching 118 °F caused early grape harvests at wineries (Jervis 2020).

There have been two federally declared freeze events in the county. The first occurred from December 19, 1990, through January 3, 1991, and was federally declared on February 11, 1991 (DR-894-CA). The second occurred from January 11, 2007, through January 17, 2007, and was federally declared on April 20, 2007 (FEMA-1689-DR). Widespread freezing conditions were reported across agricultural areas of Santa Barbara County. Total crop damages in Santa Barbara County were estimated to be around \$20 million (NOAA 2021a). In addition, the NOAA Storm Events Database reported a freeze event on December 21, 1998, that lasted three nights. The California Department of Food and Agriculture reported over \$83 million in crop losses across a four-county area (NOAA 2021a).

Probability of Occurrence

Highly Likely - Nearly every summer, there are a few days of extreme heat. In any given year, the City can be subject to extreme heat or freeze conditions. As previously described, the hottest months in the City are August and September, while the coldest month is January. In Carpinteria, high temperatures are typically associated with offshore wind events and normally occur in the late summer and fall (see Section 5.3.19, *Windstorm*).

Climate Change Considerations

As temperatures rise due to climate change, residents, employees, and visitors in the City will face a greater risk of death from dehydration, heatstroke/exhaustion, heart attack, stroke, and respiratory distress caused by extreme heat. By mid-century, extreme heat events in urban centers could cause two to three times more heat-related deaths than occurring today. Freezing spells are likely to become less frequent as climate temperatures increase (Climate Central 2019).

Historically, Santa Barbara County has experienced an average of four extreme heat days a year, however, this is expected to increase to 12 extreme heat events per year by 2030, 19 extreme heat events per year by 2060, and 34 extreme heat events per year by 2100 (Santa Barbara County Planning and Development Department 2021). Due to the rising temperatures, heat waves are likely to become more frequent, which will have direct impacts on human health in terms of heat-related illness. The City and Carpinteria Valley’s large farming and viticulture production which employs hundreds of outdoor laborers will be vulnerable to the rising temperatures and most at risk for heat-related illnesses. Residents will also be vulnerable to rising temperatures, as many of the homes on the coast do not have air conditioning units, as there was less of a need in the past,

and therefore may be less prepared compared to the inland region of the county to adapt to extreme heat events.

Cascading impacts include increased stress on water quantity and quality, degraded air quality, and increased potential for more severe or catastrophic natural events such as heavy rain, droughts, and wildfire. Another cascading impact includes increased duration and intensity of wildfires with warmer temperatures.

Extreme heat has also been shown to accelerate wear and tear on the natural gas system and electrical infrastructure. Projected increases in summer demand associated with rising temperatures may increase risks to energy infrastructure and may exceed the capacity of existing substations and distribution line infrastructure and systems.

For California, most projections of heat events have been conducted with cooperation from the Scripps Institute of Oceanography, UC San Diego. Models have been consistent in projecting increases in the annual average temperature of up to 5 °F by the 2030s and up to 10 °F by the end of the century or sooner, although not every day will be hotter. This work has also indicated that extreme temperature events will occur more frequently. Minimum nighttime temperatures are also predicted to increase and should be considered.

5.3.9 Dam Failure

Description of Hazard

Dam failure can occur due to prolonged periods of rainfall and flooding that exceed a dam's design requirements. Dam failures can also result from any one or a combination of the following: old age, poor design, structural damage, improper siting, improper maintenance, landslides flowing into a reservoir, or terrorist actions. Structural damage is often a result of a flood, erosion, or earthquake. A catastrophic dam failure generates a substantial degree of energy and can cause flooding downstream with catastrophic impacts to life and property. The force of the water from dam failure is large enough to carry boulders, trees, automobiles, and even houses along a destructive path downstream. The potential for casualties, environmental damage, and economic loss is great. Damage to electric generating facilities and transmission lines could impact life support systems in communities outside the immediate hazard area. Additionally, the associated water supply and water quality may be affected resulting in supply challenges and potential health concerns.

Location and Extent of Hazard in the City of Carpinteria

Two of the 14 dams in the county would impact the City of Carpinteria should they catastrophically fail, namely the Santa Monica Debris Basin and Carpinteria Dam (Table 5-6). As described above, federal dams are not subject to DWR Division of Safety of Dams (DSOD) jurisdiction and are exceptions; however, the U.S. Bureau of Reclamation (USBR) uses its form of risk analysis and best practices guidance to avoid potential dam failure events (USBR 2021). These dams range in purpose from water supply to flood control.

Table 5-6. Santa Barbara County Dams That Impact the City of Carpinteria

Dam Name	Owner Name	Year Built	Reservoir Capacity
Santa Monica Debris Basin	County Flood Control District	1978	N/A
Carpinteria Dam	USBR	1953	40 acre-feet

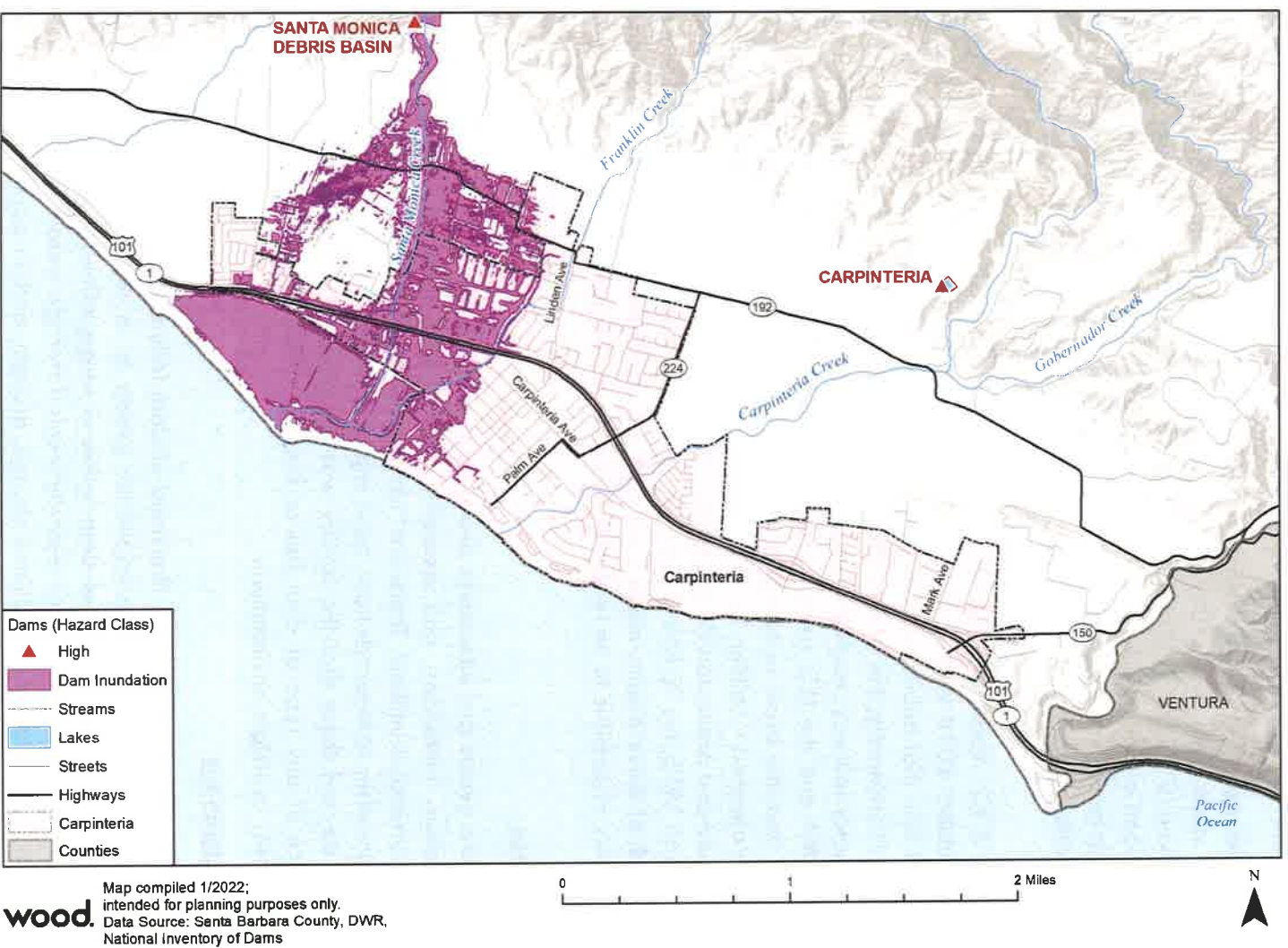
Source: DWR DSOD 2021b, USBR 2021.

The Santa Monica Debris Basin is a very large, engineered basin with a two-tiered dam face that was built in 1977 as an element of the Carpinteria Valley Watershed Project. It is owned and operated by Santa Barbara County Flood Control and is located on Santa Monica Creek, 2.3 miles north of the ocean. The debris basin was designed to trap 208,000 cubic yards of flood debris. The dam is over 60 feet high on the upstream and approximately 150 feet high on the downstream side. The dam is covered with large riprap and a concrete spillway located on the east side of the basin. The spillway is approximately 1,600 feet long and discharges into a plunge pool. The plunge pool is approximately 300 feet long, 150 feet wide, and 30 feet deep when clean and acts as a sediment catch basin and is cleaned and restored to full capacity after each storm event to be ready as needed for future storms (National Watershed Coalition 2018).

Carpinteria Reservoir is a concrete-lined basin built on Carpinteria Creek and serves as a terminal reservoir. The dam is an earthfill structure built 31 feet high with a crest length of 1,350 feet and a capacity of 40 acre-feet. The dam, built in 1953, is owned by the USBR (USBR 2022).

Per California Code of Regulations Section 335.4, the DWR DSOD classifies dams into four categories (i.e., low, significant, high, and extremely high hazard potential) based on the size of the dam's reservoir and the population that would be impacted by a dam failure; it does not reflect the condition of the dam or its structures. All 14 dams in the county, including the Santa Monica Debris Basin and Carpinteria Dam, are identified by the DWR DSOD as high-hazard dams (i.e., dam failure would be expected to cause loss of at least one human life). Since 2017, California Legislature has required all state jurisdictional dams, except low hazard dams, to develop inundation maps and emergency action plans. The DWR DSOD mapped inundation zones show that portions of the City may be inundated should a dam catastrophically fail. Dam failure inundation zones mapped by the State of California indicate areas that would be inundated should a dam fail catastrophically. Figure 5-6 displays the dam locations and dam inundation areas in the City of Carpinteria.

Figure 5-6. City of Carpinteria Dam Inundation



History of Hazard in the City of Carpinteria

As described in the County MJHMP, the county has experienced one incident of catastrophic dam failure, which occurred in the community of Mission Canyon, approximately 10.5 miles northwest of the City. No historical dam failures have occurred within or in the vicinity of the City.

The DWR DSOD provides oversight of the design, construction, and maintenance of jurisdictional-sized and non-Federal dams. Due to the DWR DSOD, many potential dam issues have been addressed and/or resolved (DWR DSOD 2021a). Additionally, the USBR, responsible for oversight of the Carpinteria Dam and all other federal dams in the county, has improved systems to ensure that peak releases during heavy inflows do not result in excessive downstream flows, which reduces the possibility of inundation from overflows (Santa Barbara County Planning and Development Department 2015).

As described in Section 5.3.2, *Mudflow & Debris Flow*, the Santa Monica Debris Basin was filled with debris after the January 2018 storms. This was the most significant test of the Basin since its construction and the first time that debris had filled the Basin to the point of exceeding the crest of the emergency spillway. Fortunately, the basin capacity was adequate such that very little debris went through the emergency spillway resulting in no significant damage downstream. Local officials with assistance from FEMA and the U.S. Army Corps of Engineers (ACOE) responded rapidly in cleaning out the debris from the basin restoring its capacity to trap additional debris during the spring rains (National Watershed Coalition 2018). This was not the first year that the debris basin has functioned as designed and prevented damages downstream. Some of these memorable storms include the floods of March 1995, the “El Niño floods” of 1998, and floods in 2005 (refer to Section 5.3.1, *Flood*). After each of these events, major work was required and completed to clean and restore the basin as quickly as possible to be ready for future storms (National Watershed Coalition 2018).

Probability of Occurrence

Occasional - Dam failure events are infrequent and usually coincide with the events that cause them, such as earthquakes, landslides, and excessive rainfall and snowmelt; therefore, the probability of future occurrence is unlikely. There is a “residual risk” associated with dams; residual risk is the risk that remains after safeguards have been implemented. For dams, the residual risk is associated with events beyond those that the facility was designed to withstand. However, the probability of occurrence of any type of dam failure event is considered to be low in today’s regulatory and dam safety oversight environment.

Climate Change Considerations

The potential for climate change to affect the likelihood of dam failure is not fully understood at this point. There is potential for increased precipitation events as a result of climate change conditions to present a future increased risk of dam failure if large inflows to reservoirs occur. However, this could be offset by generally lower reservoir levels if storage water resources become more limited or stretched in the future due to climate change, drought, and/or population growth.

5.3.10 Wildfire

Description of Hazard

A **wildfire** is an unplanned fire that burns in a natural area or wildlands, such as the Los Padres National Forest or undeveloped ranchland, particularly in the Santa Ynez Mountains. Of critical concern is the wildland-urban interface (WUI). According to the National Fire Plan issued by the U.S. Departments of Agriculture and Interior, the WUI is defined as “...the line, area, or zone where structures and other human development meet or intermingle with undeveloped wildland or vegetative fuels.” In WUI fires, the fire is fueled primarily by naturally occurring vegetation in the wildland and urban areas as well as the urban structural elements themselves. The WUI area in the City includes developed single-family neighborhoods immediately adjacent to the foothills of the Santa Ynez Mountains and larger estate homes within the wildland areas in Carpinteria Valley. A wildfire in the WUI could burn from wildlands into the urban area, which has happened during several fires in Santa Barbara County such as the Thomas, Paint (Painted Cave), Sycamore Canyon, Tea, and Jesusita wildfires during which over 1,000 homes were damaged or destroyed in the South Coast.

The majority of wildfires are caused by humans or lightning. Once ignited, wildfire behavior is based on three primary factors: fuel, topography, and weather. Fuel will affect the potential size and behavior of a wildfire depending on the amount present, its burning qualities (e.g., level of moisture), and its horizontal and vertical continuity. Topography affects the movement of air, and thus the fire, over the ground surface. The terrain can also change the speed at which the fire travels, and the ability of firefighters to reach and extinguish the fire.

Mountainous terrain and limited road access to rural areas in the mountains inland of the City can sometimes prevent easy access by firefighting equipment. Weather as manifested in temperature, humidity, and wind (both short- and long-term) affect the probability, severity, and duration of wildfires. High winds, in particular, can cause a wildfire to rapidly advance through already dry vegetation posing a major challenge to fire fighting and may even at times limit the safe use of aircraft, which can greatly reduce firefighting capacity.

Location and Extent of Hazard in the City of Carpinteria

The California Department of Forestry and Fire Protection (CAL FIRE) Fire and Resource Assessment Program (FRAP) provides high-quality spatial data, maps, and online data viewers which provide critical information on the health and risk factors associated with forest and range lands within the State of California. These maps include but are not limited to Fire Hazard Severity Zones, WUI, and Fire Perimeters. Fire Hazard Severity Zones are areas of significant fire hazards based on fuels (vegetation), terrain, weather, and other relevant factors. These zones define the application of various mitigation strategies to reduce the risk associated with wildland fires. The most current Fire Hazard Severity Zone maps were created in 2007. Figure 5-7 shows the Fire Hazard Severity Zones located in the City of Carpinteria. CAL FIRE's FRAP also developed data that displays the relative risk from wildfire to areas of significant population density, known as the WUI. This data is created by intersecting residential housing unit density with proximate fire threat to give a relative measure of potential loss of structures and threats to public safety from wildfire. Figure 5-8 was generated using this data and shows the WUI areas in the City. This figure depicts areas where potential fuels treatments (e.g., controlled burns, vegetation thinning) should be prioritized to reduce wildland fire threats to population centers.

Many of the communities at risk contain relatively old homes that reflect the building materials and/or codes in effect at the time of construction (e.g., wood shake roofs and siding, open eaves, unscreened crawlspace, and attic vents), which research has shown to be important in most home losses during wildfires. As such, these homes are at increased risk of ignition due to structure vulnerabilities. In addition to hazard reduction through fuel reduction, education of homeowners and mitigation of structure ignition vulnerabilities is an important priority in these communities. Programs that support retrofits to existing structures, combined with building codes that make future structures more fire-resistant, are needed in many fire-prone areas.

History of Hazard in the City of Carpinteria

Because Santa Barbara County is prone to wildfires, there is a long history of wildfires in the county. Table 5-7 lists the major wildfires (1,000 acres or greater) in Santa Barbara County from 1932 to 2021. CAL FIRE's FRAP also compiles fire perimeters of wildfires and has established an ongoing fire perimeter data capture process. Figure 5-4 of the County MJHMP shows wildfire perimeters of significant wildfires within the last 50 years (1970-2020) in Santa Barbara County. Fire perimeters provide a reasonable view of the spatial distribution of past large fires. These historic fires are organized by decade to show the evolution of fire behavior over the years.

Table 5-7. Major Wildfires in Santa Barbara County

Year	Fire Name	Acres Burned	Year	Fire Name	Acres Burned
1932	North Shore	7,576	2002	Sudden	7,500
1971	Cielo	2,010	2004	Gaviota	7,197
1971	Romero	14,538	2004	Cachuma	1,115
1975	--	1,527	2006	Bald Fire	4,332
1977	Cachuma	2,250	2006	Perkins	14,923
1977	Hondo Canyon	8,526	2007	Zaca	240,807
1979	Wasioja	2,006	2008	Gap	9,443
1981	Rey	1,638	2008	Tea	1,940
1981	Oak Mountain	8,688	2009	Jesusita	8,733
1984	Minuteman	1,187	2009	La Brea	89,489
1985	Wheeler	122,687	2010	Bear Creek	1,252
1989	Cocheo	1,233	2013	White	1,984
1990	Paint	4,424	2016	Rey	32,606
1993	Marre	43,864	2016	Sherpa	7,474
1994	Aliso	3,244	2017	Alamo Fire	28,834
1996	Wasioja	2,812	2017	Whittier Fire	18,430
1996	Cuyama	1,400	2017	Thomas Fire	281,893
1997	Logan	49,490	2018	Front Fire	1,014
1997	Azaela	1,351	2019	Cave Fire	3,126
1997	Haloween	1,129	2020	Scorpion Fire	1,395
1998	Ogilvy	4,029	2021	Alisal Fire	16,962
2000	Harris	8,684			

Source: National Interagency Fire Center 2021.

Notes: Acreage represents total burned by fire; however, a number of these fires such as the Thomas Fire burned in other counties as well (e.g., Ventura County) so acreages burned in Santa Barbara County would be lower in some instances.

The Wheeler Fire, which occurred from July 1-15, 1985, was caused by arson in Wheeler Gorge, located approximately 15 miles northwest of Ojai. The area had not burned in over 40 years and was full of dense, dry brush. A change in the wind caused the fire to move from Ventura County into Santa Barbara County and threaten Carpinteria. It moved into Matilija Canyon, causing the fire to slop over into the Santa Ynez watershed above Jameson Reservoir.

Carpinteria High School became the staging area. There were 2,700 firefighters on the scene, some from as far away as Michigan and Arkansas. Four days later, 81,000 acres had burned, and critical watershed areas and sensitive California condor habitats were threatened (Lompoc Record 2021).

It was decided that the only way stop the fire was to start backfires to burn off 30,000 acres of dense brush. Throughout the rest of the week, the fire continued to burn in several major canyons feeding into the Santa Ynez River. Finally, the fire began to wane when a tropical storm off Baja California helped lower the temperature into the 70s. The fire was controlled on July 15. It burned 119,361 acres, 19 homes, 37 buildings, 32 vehicles and \$3 million worth of orchards (Lompoc Record 2021).

Over the last 10 years, Santa Barbara County has experienced nine major fires. Four of these fires (i.e., Thomas, Cave, Sherpa, and Whittier) directly threatened the heavily populated Santa Barbara front country. Three of these fires (i.e., Thomas, Sherpa, and Whittier) resulted in destroyed structures, with over 1,000 structures destroyed in the Thomas Fire, including many in the vicinity of the City. The City has not been directly affected by many of these recent wildfires. The Thomas Fire was the only major recent wildfire that directly threatened the City, burning rural hillsides above the City, but not reaching City limits.

At the time in 2017, the **Thomas Fire** was the largest wildfire in modern California history, with a total burn area of 281,893 acres; destroying 1,063 structures and resulting in one civilian and one firefighter fatality (Ventura County Fire Department 2019). The Thomas Fire, which occurred in December, was fueled by decadent brush, 10 years of drought, and strong sundowner winds. The fire was ignited north of Santa Paula in Ventura County and burned into Santa Barbara County through the Santa Ynez Mountains and parts of the upper Santa Ynez River watershed. It was one of the first wildfires to burn from inland Ventura County into the Santa Barbara front country of the Santa Ynez Mountains. The perimeter of the Thomas Fire nearly reached the City's boundaries. The Thomas Fire required evacuations of all areas of the City north of Highway 192 and the City served as a key staging area for regional firefighting efforts, but no structures were lost due to the Thomas Fire in the City. The fire was active for 40 days and at one time involved more than 8,500 firefighters, 800 fire engines, and dozens of aircraft (National Interagency Fire Center 2021; Santa Maria Times 2021). Over 2,000 of these firefighters were in the South Coast communities and had been for three days prepping houses, laying lines, scouting escape routes, and becoming familiar with the landscape (Community Environmental Council 2020).

Figure 5-7. Santa Barbara County Fire Hazard Severity Zones

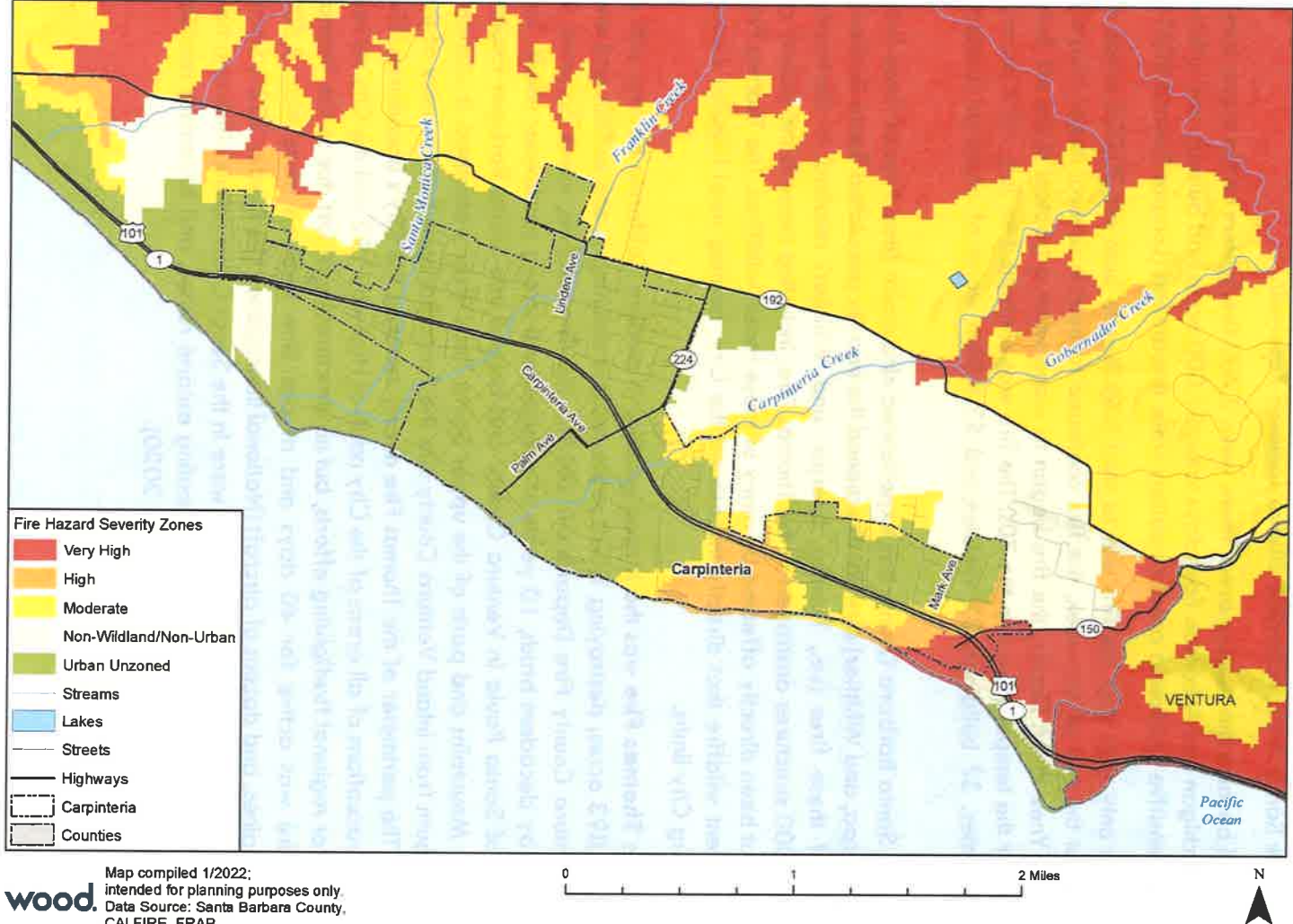


Figure 5-8. Wildland-Urban Interface (WUI)

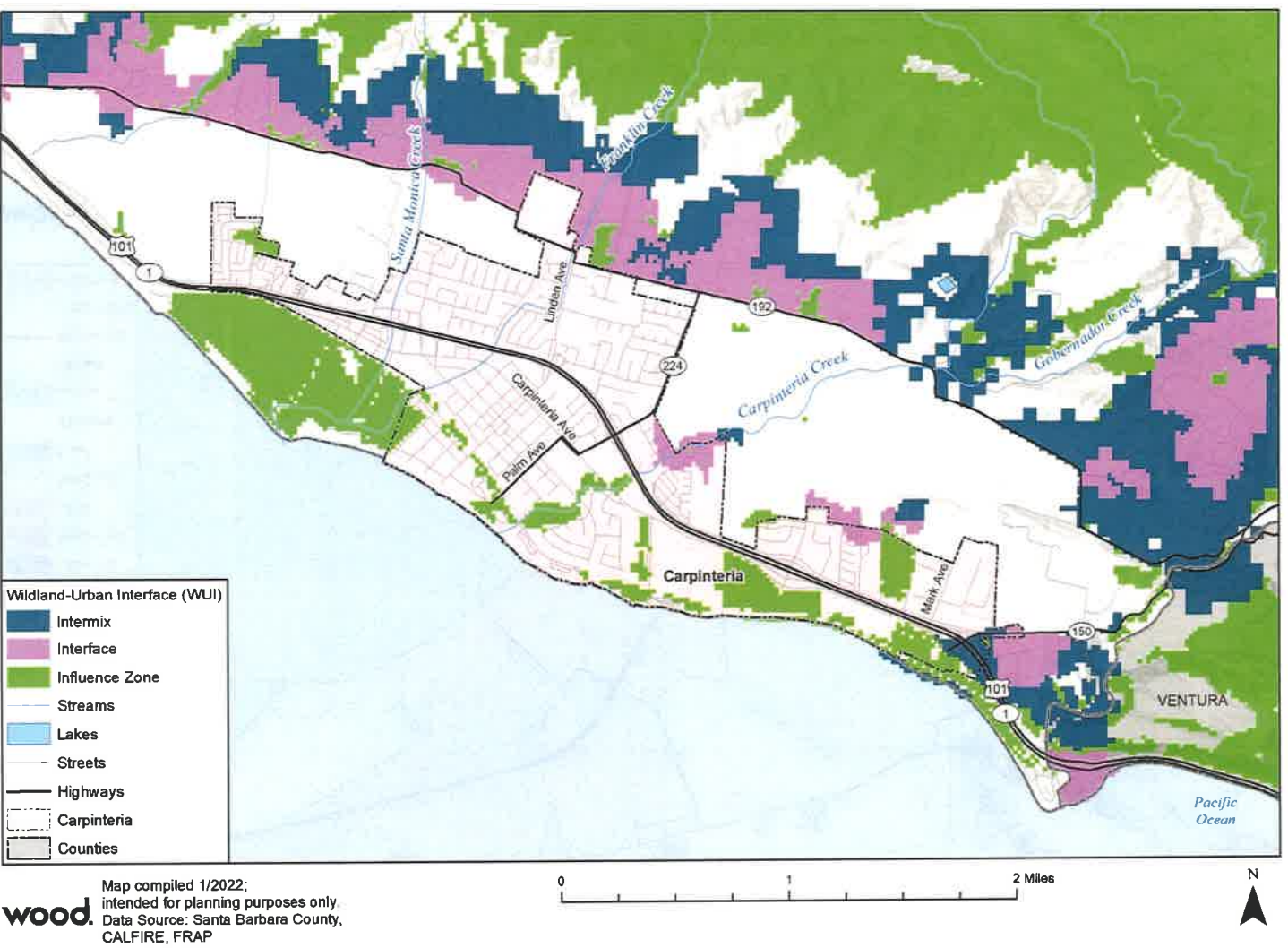
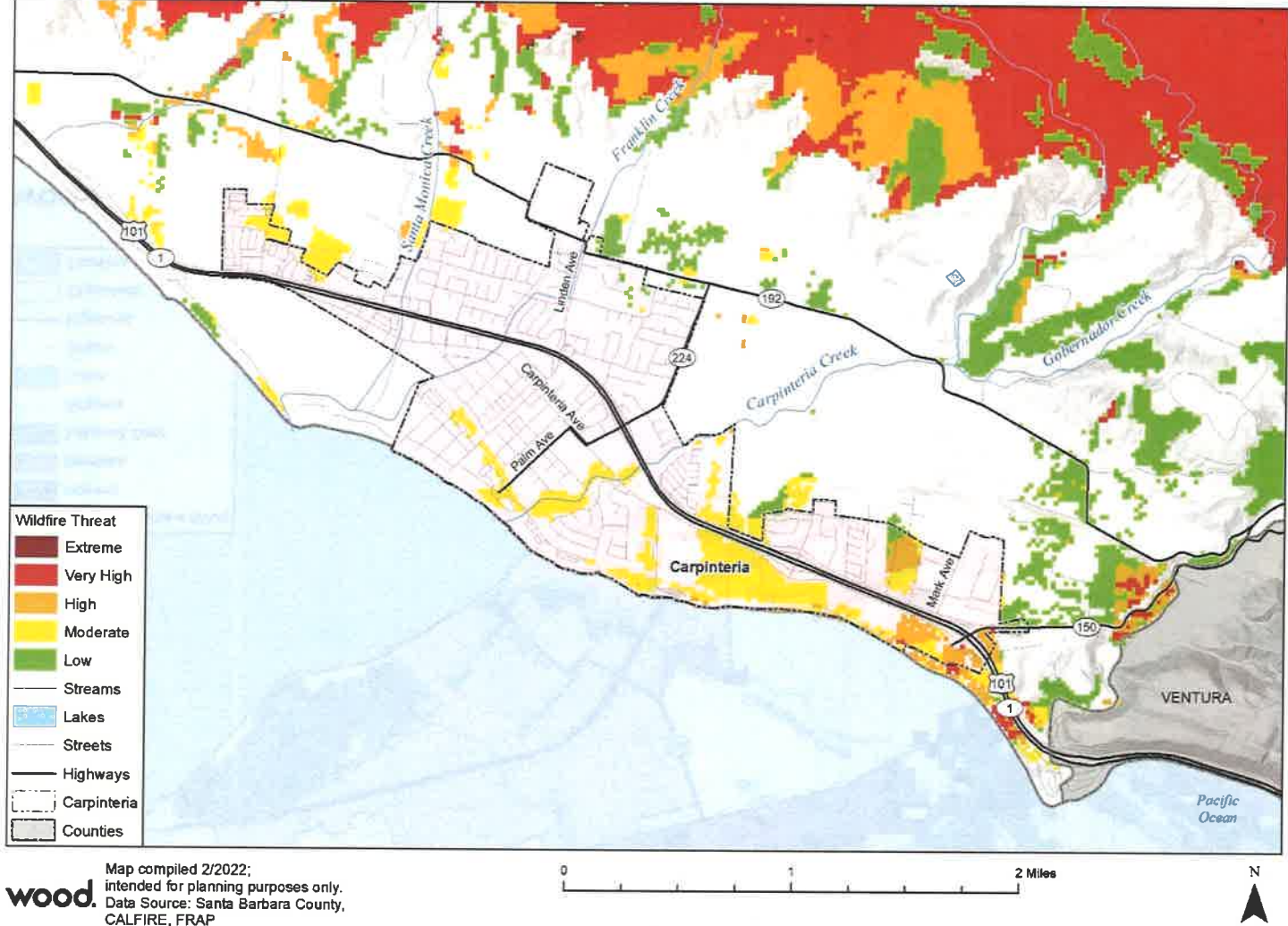


Figure 5-9. Wildfire Threat



Furthermore, large wildfires that burn hotter remove all vegetation and can melt surface soils creating hydrophobic soils which do not allow rainfall to percolate, increasing the threat of other disasters such as flooding and mud or debris flows. For example, the Thomas Fire was followed by the 2018 Debris Flows which severely damaged the community of Montecito, killed more than 20 residents, damaged or destroyed 400 or more homes, and led to a 3-week closure of Highway 101 and the UPRR, severing connections between the City and communities to the north and south (refer to Section 5.3.1, *Flood* and Section 5.3.2, *Mudflow & Debris Flow*).

In addition to larger wildfires, such as the Thomas Fire, on February 19, 2022, a small fire broke out in a storm drain pipe beneath Highway 101 within the City of Carpinteria. The fire started at the entrance of the storm drain near Carpinteria Creek, and spread hundreds of feet through the drain. Carpinteria-Summerland firefighters who responded to the scene found smoke and flames coming from two manhole covers and another opening under a bridge along Highway 101 between Bailard and Casitas Pass Rd, as well as along the 5700 block of Via Real. Highway 101 northbound from Bailard to Casitas Pass Road and the 5700 block of Via Real were closed to traffic due to safety concerns and firefighting efforts. Carpinteria-Summerland Fire was assisted by Montecito Fire Department, Santa Barbara City Fire Department and Ventura County Fire Department. Santa Barbara County Sheriff's deputies and CHP officers also responded to the scene to assist with traffic control (Edhat 2022).

Incident Profile: The Storm Drain Fire

A small fire broke out in the storm drain system beneath Highway 101 and the 5700 block of Via Real on the evening of February 19, 2022. The fire started at the entrance of the storm drain near Carpinteria Creek, and spread hundreds of feet through the drain.



Source: Edhat 2022. Photo: Montecito Fire Department

Southern California Gas Company (SoCal Gas) was called to the scene and determined no gas lines were involved in the incident. Carpinteria Sanitary District also responded to investigate whether a broken sewer line could be the source of the fire and that was also ruled out. The storm drain where the fire occurred is lined with a thick plastic material which caused the fire to continue burning with intensity for several hours. Firefighters were able to gain control and extinguish the flames that night by pumping large quantities of water into the storm drain. The northbound lanes of Highway 101 were reopened that night; however, Via Real remained closed (Edhat 2022).

At approximately 1:30 a.m. the next day, local road construction workers reported seeing smoke coming from the storm drain system in the same area. The closure of Highway 101 northbound from Bailard to Casitas Pass Road was reissued to allow for emergency operations. Carpinteria-Summerland firefighters responded to the scene and requested Montecito Fire's engine that is specially equipped with a Compressed Air Foam System. Firefighters sprayed the foam into the storm drain to eliminate the fire's oxygen source and successfully extinguish it. By 5 a.m., the closure

of Highway 101 northbound was lifted (Edhat 2022). No neighboring residences were exposed to risk during the blaze (Santa Barbara Independent 2022).

Probability of Occurrence

Likely - Vegetation and topography are significant elements in the identification of the fire threat zones, as well as areas subject to high winds such as sundowners (see Section 5.3.19, *Windstorm*). The City is set at the base of the Santa Ynez Mountains along the coast, which support chaparral vegetation, a shrubland habitat of dense and scrubby brush that has evolved to persist in a fire-prone habitat. Santa Barbara County was subject to 42 major wildfires over 88 years, resulting in a 48 percent chance of occurrence in any given year. While the likelihood that a wildfire affecting the City is lower given its coastal location and urban setting, it is highly likely that regional wildfires would require local action (e.g., evacuations, firefighting) and potential direct impacts (i.e., loss of structures) along the City's WUI.

Climate Change Considerations

Based on research performed by the California Governor's Office of Planning and Research and as noted by fire protection specialists, climate change is now playing a significant role in increasing the frequency and severity of wildfires (Office of Governor 2019). Growing amounts of GHGs coupled with population growth and development are expected to continue impacting forests and natural resources in the Carpinteria Valley. Likewise, the effects of climate change have the potential to impact wildfire behavior, the frequency of ignitions, fire management, and fuel loads. Increasing temperatures may intensify wildfire threat and susceptibility to more frequent wildfires affecting the City.

Current scientific models suggest that climate change will affect total precipitation and wind patterns, with a tendency for drier conditions in Southern California, increasing fuel loading and the flammability of vegetation (California Natural Resources Agency 2018). As such, studies expect California will be affected by increased numbers of forest fires with added intensity due to longer warmer seasons, reduced the distribution of biodiversity, lack of moisture, changes in ecosystems, drought impacts (e.g., pest diseases and continued spread of invasive species), and other impacts in coming years. Wildfire behavior appears to be becoming more severe with fires burning hotter, moving more quickly, and even creating their own weather which in turn can cause firestorms that are difficult to contain. While wildfires are a natural part of California's ecology, the fire season is getting longer every year. Warmer temperatures, variable snowpack, and earlier snowmelt caused by climate change make for longer and more intense dry seasons, leaving forests more susceptible to severe fire. Anticipated growth and development in the vicinity of the City can also be expected to amplify these effects. As seen with the 2017 - 2018 wildfires, more damage occurred in developed areas like the Thomas Fire in Ventura and Santa Barbara counties.

Large wildfires also have several indirect effects beyond those of a smaller, local fire. These may include mudflows and debris flows, air quality and health issues, road closures, business closures, and other forms of losses (see also, Section 5.3.2, *Mudflow & Debris Flow*).

5.3.11 Tsunami

Description of Hazard

A **tsunami** is a series of extremely long waves caused by a large and sudden displacement of the ocean, usually the result of an earthquake below or near the ocean floor. This force creates waves that radiate outward in all directions away from their source, sometimes crossing entire ocean basins. Unlike wind-driven waves, which only travel through the topmost layer of the ocean, tsunamis move through the entire water column, from the ocean floor to the ocean surface (NOAA 2018). Once a tsunami forms, its speed depends on the depth of the ocean. In the deep ocean, a tsunami can move as fast as a jet plane, over 500 mph, and its wavelength, the distance from crest to crest, could be hundreds of miles. Mariners at sea will not normally notice a tsunami as it passes beneath them; in deep water, the top of the wave rarely reaches more than three feet higher than the ocean swell. A tsunami only becomes hazardous when it approaches land. As a tsunami enters shallow water near coastal shorelines, it slows to 20 to 30 mph. The wavelength decreases, the height increases, and currents intensify (NOAA 2018).

Large tsunamis are significant threats to human health, property, infrastructure, resources, and economies. Rushing water from waves, floods, and rivers are incredibly powerful. Just six inches of fast-moving water can knock adults off their feet, and twelve inches can carry away a small car. Tsunamis can be particularly destructive because of their speed and volume. They are also dangerous as they return to the sea, carrying debris and people with them. Low-lying areas could experience severe inland inundation of water and deposition of debris. Effects can be long-lasting and felt far beyond the coastline. Tsunamis typically cause the most severe damage and casualties near their source, where there is little time for warning. But large tsunamis can also reach distant shorelines, causing widespread damage. The 2004 Indian Ocean tsunami, for example, impacted 17 countries in Southeastern and Southern Asia and Eastern and Southern Africa (NOAA 2018).

Location and Extent of Hazard in the City of Carpinteria

As shown in Figure 5-10, areas prone to tsunami hazards in the City are limited to coastal areas and offshore areas. The City is very susceptible to tsunami hazards, given that it is located on or near several offshore geological faults, the more prominent faults being the Mesa Fault, the Santa Ynez Fault in the mountains, and the Santa Rosa Fault (refer to Section 5.3.3, *Earthquake & Liquefaction*). Other unnamed faults in the offshore area of the Channel Islands may present tsunami hazards. These faults have been active in the past and can subject the City's coastal area to seismic action at any time.

History of Hazard in the City of Carpinteria

Earthquakes along the county's coast along submarine fault lines could generate large, destructive tsunamis. However, the relative threat for local tsunamis in the City can be considered low due to low recurrence frequencies. Major faults of the San Andreas zone, although capable of strong earthquakes, cannot generate any significant tsunamis. Only earthquakes in the Transverse Ranges, specifically the seaward extensions in the Santa Barbara Channel and offshore area from Point Arguello, can generate local tsunamis of any significance (Pararas-Carayannis 2007). The reason for this may be that earthquakes occurring in these regions result in a significant vertical displacement of the crust along these faults. Such tectonic displacements are necessary for tsunami

generation. Most of the tsunamis observed in California have been small, causing a slight rise in water levels in coastal areas and little damage. Large, locally generated tsunamis are estimated to occur once every 100 years (Pararas-Carayannis 2007).

There have been no recorded locally generated tsunamis since 1988. Additionally, previous tsunami events were poorly documented, and the precise extent of environmental and public impacts is uncertain. Two tsunami events have affected the City:

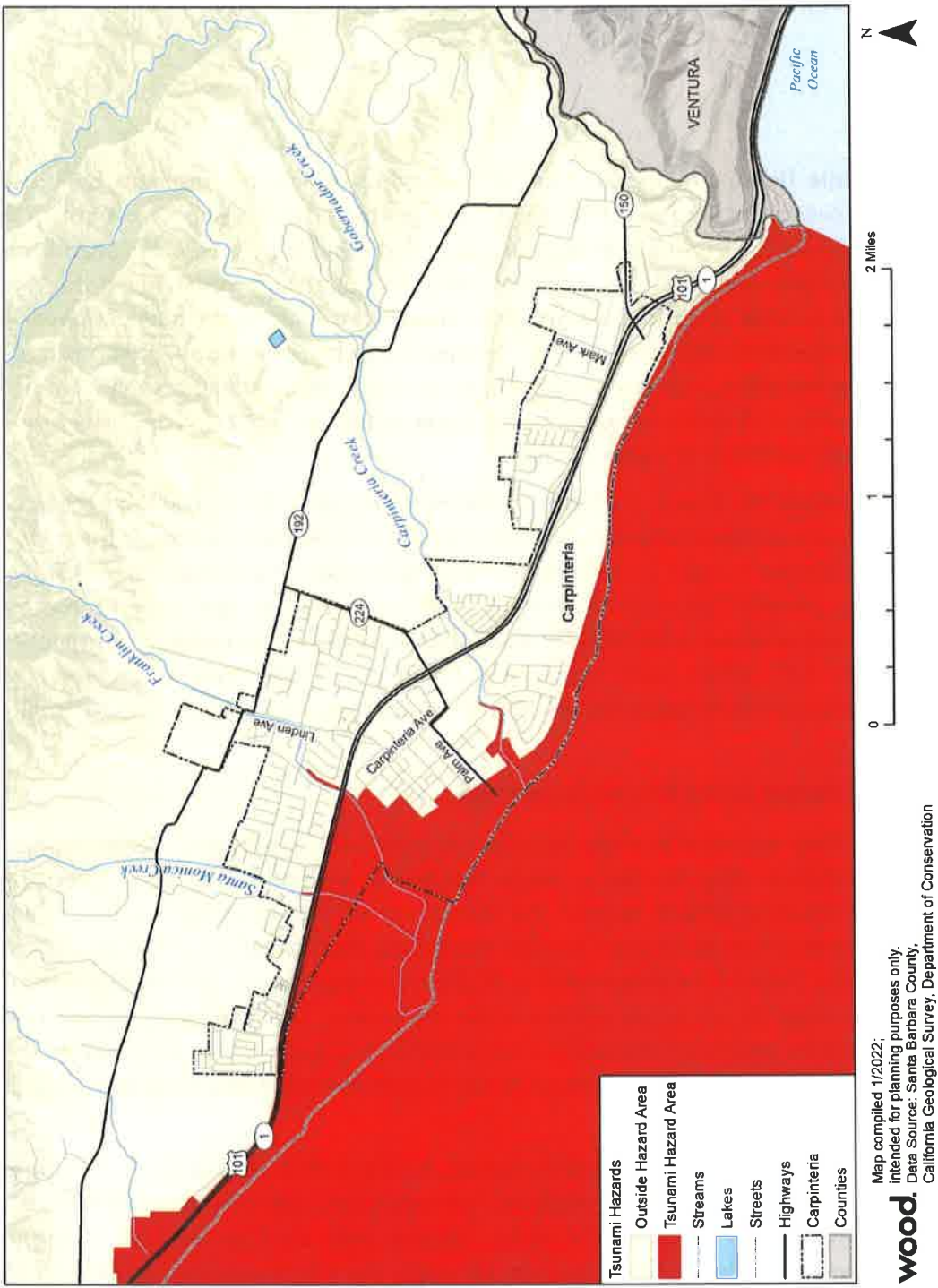
- **December 1812.** Historical records indicate one or two tsunamis were generated from major earthquakes in the Santa Barbara region in December of 1812. Researchers have theorized that a landslide triggered by an earthquake caused the tsunami (NBC Los Angeles 2018). The size and extent of these tsunamis are relatively uncertain due to the lack of historical records; however, unconfirmed estimates in various literature and based on anecdotal history reports that the Gaviota Coast was impacted by 15-foot waves, the City of Santa Barbara received 30- to 35-foot waves, and Ventura County received waves of approximately 15 feet or more (Pararas-Carayannis 2007). Additionally, the USGS, in cooperation with Moss Landing Marine Laboratory, mapped the slopes of the Santa Barbara Channel using sonar and was able to link a large earthquake in 1812 to a tsunami, which wiped out many coastal villages and destroyed ships in harbor (USGS 2003). Low lying areas of Santa Barbara and Ventura were flooded and damage was reported to nearby ships due to powerful waves (NBC Los Angeles 2018).
- **February 27, 2010.** A magnitude 8.8 earthquake occurred along the central coast of Chile and produced a tsunami. For the coast of Southern California, it was one of the largest tsunami episodes since 1964. At Santa Barbara Pier, significant beach erosion was reported along with displacement of buoys. The tsunami surge lasted more than 20 hours. The most significant damage occurred along the coasts of Ventura and the south coast of the county. Numerous reports of dock damage were reported along with beach erosion.

Probability of Occurrence

Unlikely – The University of Southern California Tsunami Research Group has modeled areas in the City that could potentially be inundated in the event of a tsunami. This model is based on potential earthquake sources and hypothetical extreme undersea, near-shore landslide sources. The data was mapped by the California Geological Survey and Cal OES for Tsunami Evacuation Planning. The maps and data are compiled with the best currently available scientific information and represent areas that could be exposed to tsunami hazards during a tsunami event. The tsunami inundation map helps to assist cities and counties in identifying their tsunami hazard areas. Figure 5-10 shows tsunami hazard areas of the City.

Based on the tsunami inundation map above, several areas along the coast of the City have the potential to be inundated by a tsunami. Given there is a medium probability of an earthquake, which would result in high impacts including potential tsunami events in the City, the City is at risk of future tsunami events. However, the only documented major tsunami event occurred in 1812 and the county continues to develop and maintain emergency plans for tsunamis.

Figure 5-10. City of Carpinteria Tsunami Hazard Area



Climate Change Consideration

As previously described, tsunamis are created by earthquakes or other earth movements. To date, no direct relationship has been made between climate change and the occurrences of earthquakes or other earth movements (refer to Section 5.3.3, *Earthquakes and Liquefaction*).

5.3.12 Cyber Threat

Description of Hazard

The 2018 California State Hazard Mitigation Plan defines cyber-attacks as “attempts by cyber criminals to attack a government, organization, or private party by damaging or disrupting a computer or computer network, or by or stealing data from a computer or computer network for malicious use.” Cyber-attacks use malicious code to alter computer operations or data. The vulnerability of computer systems to attacks is a growing concern as people and institutions become more dependent upon networked technologies. The Federal Bureau of Investigation (FBI) reports that “cyber intrusions are becoming more commonplace, more dangerous, and more sophisticated,” with implications for private- and public-sector networks (refer to Section 5.5.2, *Cyber Threat* of the MJHMP for a discussion of the types of cyber attacks).

In a recent attempt to combat this threat, the State of California adopted SB 327 in September of 2018. This bill seeks to improve information privacy, specifically on connected devices. Existing laws in California require businesses to take all reasonable steps to dispose of customer records within their custody containing personal information and also require businesses that own, license, or maintain personal information about a California resident to implement and maintain reasonable security procedures. SB 327, which went into effect January 1, 2020, further requires the manufacturer of connected devices to equip the device with a reasonable security feature to protect user information.

Location and Extent of Hazard in the City of Carpinteria

Cyber-attacks can and have occurred in every location regardless of geography, demographics, and security posture. Incidents may involve a single location or multiple geographic areas. A disruption can have far-reaching effects beyond the location of the targeted system; disruptions that occur far outside the state can still impact people, businesses, and institutions within the county. The Santa Barbara County Grand Jury determined in 2020 that cyber-attacks and related threats are an ongoing security issue for all public entities within the county, which requires prompt and aggressive actions to prevent significant disruption (Santa Barbara County Grand Jury 2020). This hazard can occur anywhere within the City; however, cyber threats are generally targeted towards larger corporations or the government.

The City's Financial Services Director, Licette Maldonadoto, is responsible for the City's IT budget and oversees all City IT projects. The City's IT consultant, Policore, works closely with Licette to apply appropriate network and security solutions. Currently, Policore visits the City once per week to handle routine IT tasks which require on-site presence; although, the City is considering expanding the amount of time spent on-site. Policore also provides support to the network and its users remotely for urgent and off-hours maintenance. City staff holds periodic meetings with Policore to discuss

network status, outstanding issues, upcoming projects, and Policore's recommendations regarding new technology topics (Policore 2022).

Policore and the City work together to increase the City's security posture on an ongoing basis. For example, various network security upgrades have been implemented, such as advanced firewall systems, multi-layered security, operating system hardening, and developing a culture of security awareness amongst the City staff. Legacy systems are reviewed often for possible security upgrades, replacement and configuration for a more secure environment. Policore has additional recommendations for enhancing the City's security needs and expects to deliver them during security focused meetings (Policore 2022).

History of Hazard in the City of Carpinteria

Between 2012 and 2015, 50 million records of Californians were breached, and the majority of these breaches resulted from security failures, with malware and hacking; physical breaches constituted three-quarters of all events. As the use of digital information expands, Californians will increasingly become more vulnerable to the slow-moving, potential technological hazard of cyber damage (Cal OES 2018).

While the City experiences minor cyber threats (e.g., spam and phishing emails), none have reached a level of significance within the City. There have been no logged instances of network breaches or attempted breaches in the City's cyber security to date (Policore 2022).

Probability of Occurrence

Occasional – As described above, cyber threats are on the rise globally, nationally, and locally. The probability of occurrence of cyber threats is rapidly increasing, especially with increased reliance on the Internet and cloud-based computing. Small-scale cyber-attacks occur daily, but most have negligible impacts at the local or regional level. Data breaches are also extremely common, but again most have only minor impacts on government services. Perhaps of greatest concern to the City are ransomware attacks, which are becoming increasingly common. It is difficult to predict the odds of the City being hit with a successful ransomware attack in any given year, but it is likely to be targeted in the coming years. The possibility of a larger disruption affecting systems within the City is a constant threat, but it is difficult to quantify the exact probability due to such highly variable factors as the type of attack and intent of the attacker. Major attacks specifically targeting systems or infrastructure in the City cannot be ruled out.

Climate Change Consideration

While there is no evidence to link climate change to an increase in occurrences of cyber threats, the target could be related to issues with individuals or companies perceived to affect the climate (i.e., GHG producers).

5.3.13 Natural Gas Pipeline Rupture

Description of Hazard

The U.S. is heavily dependent on transmission pipelines to distribute energy and fuel sources. Virtually all-natural gas, which accounts for approximately a third of the energy consumed annually, is transported by transmission pipelines (California Public Utilities Commission [CPUC] 2021).

Generally speaking, transmission lines are large-diameter steel pipes carrying natural gas at high pressure and compressed to provide higher carrying capacity. Transmission lines are both interstate and intrastate, with the latter connecting to smaller distribution lines delivering gas directly to homes and businesses.

Significant failure, including pipe breaks and explosions, can result in loss of life, injury, property damage, and environmental impacts. Causes of and contributors to pipeline failures include construction errors, material defects, internal and external corrosion, operational errors, control system malfunctions, outside force damage, subsidence, and seismicity.

Location and Extent of Hazard in the City of Carpinteria

Natural gas is transported via the interstate pipelines, and some of the California-produced natural gas, is delivered into the Pacific Gas & Electric (PG&E) and SoCal Gas intrastate natural gas transmission pipeline systems (commonly referred to as California's "backbone" natural gas pipeline system) (CPUC 2021). Natural gas on the utilities' backbone pipeline systems is then delivered into the local transmission and distribution pipeline systems or to natural gas storage fields. PG&E and SoCal Gas own and operate several natural gas storage fields that are located in Northern and Southern California. Locally, SoCal Gas, which serves the City of Carpinteria, operates the La Goleta Storage Field, a natural gas storage field at More Ranch Road in the Eastern Goleta Valley. SoCal Gas purchases market-quality natural gas when prices are low and stores it in a depleted gas reservoir located at this field.

The Petroleum Unit of the County's Planning and Development Department, Energy Division regulates onshore oil and gas activities within the county by performing annual inspections of onshore wells, facilities, pipelines, and other pertinent equipment throughout oil production leases (Santa Barbara County Planning and Development Department, Energy Division 2018).

Natural Gas Odorant and Metering Facilities

Natural gas is a colorless and odorless gas and can be harmful if inhaled, can cause suffocation, fire, or explosion. As such, and as required by law, natural gas must be odorized before entering a pipeline distribution system. The odor also assists in the detection of gas leaks and the prevention of hazardous consequences. The odorant used by the Gas Company is tetrahydrothiophene and has the well-known "rotten egg" smell. The two natural gas odorant and metering facilities located in the City of Carpinteria, the Carpinteria Natural Gas Odorant and Metering Facility and the Pitas Point Facility, were recently shut down and are no longer operational (City of Carpinteria 2022). These facilities, both owned by SoCal Gas, were shut down in 2018 and will be fully decommissioned by SoCal Gas in 2023.

History of Hazard in the City of Carpinteria

There have been no significant historical events to report to date in the City of Carpinteria or Santa Barbara County.

Probability of Occurrence

Occasional – Increased urbanization is resulting in more people living and working closer to existing gas transmission pipelines that were placed before government agencies adopted and implemented land use and other pipeline safety regulations. Compounding the potential risk is the

age and gradual deterioration of the gas transmission system due to natural causes. Growth in population, urbanization, and land development near transmission pipelines, together with the addition of new facilities to meet new demands, may increase the likelihood of pipeline damage due to human activity and the exposure of people and property to pipeline failures.

Figure 5-11. Natural Gas Pipeline in the City of Carpinteria



Climate Change Consideration

Climate change will not have a direct effect on natural gas pipelines; however, the 2016 California Legislation (SB 32) to reduce emissions to 40 percent below 1990 levels by 2030 could reduce demand and use of natural gas across California. Further, in a decision issued on November 1, 2019, CPUC now requires all energy utility companies, including PG&E and SoCal Gas to file vulnerability assessments, which includes consideration of climate change (CPUC 2019). This decrease in demand, as well as mandatory evaluation of the climate change vulnerabilities for local natural gas service providers and the identification of strategies for achieving climate resiliency, may reduce the number of pipeline ruptures and release events.

5.3.14 Oil Spill

Description of Hazard

An **oil spill** is a release of liquid petroleum hydrocarbon into the environment due to human activity or technological error that results in pollution of land, water, and air. Oil releases also occur naturally through oil seeps either on land or under water. Marine oil spills, whether accidental or intentional, can result from the release of crude oil from offshore oil platforms, drilling rigs, wells, underwater pipelines, tank trucks, and marine tank vessels (tankers) and even supply pipelines on land. Refined petroleum products such as gasoline, diesel, and heavier fuels such as bunker fuel used by cargo ships are also sources of potential oil spill releases (Cal OES 2018).

Oil spills have immediately visible consequences on animals and habitats. Depending on the origin, size, and duration of the release, an oil spill can have serious impacts on air and water quality, public health, plant and animal habitat, and biological resources. Oil in the water can be deadly for animals. Oil is toxic when ingested. When birds get oil on their feathers, it impairs the important waterproofing that is necessary to keep a bird warm. A bird may also lose its ability to float in the water or to fly if it is covered in oil. Oiled marine mammals may suffer from hypothermia. Oil may cause reproductive problems and genetic abnormalities in fish. Contaminants may enter the food chain and result in seafood that is unfit for people to eat (California Coastal Commission 2019). Clean-up and recovery are time and cost-consuming, and dependent on weather conditions such as wind and rain. Tidal and current conditions may also make the spill more dynamic, which causes further difficulties with clean-up activities.

Many state and federal agencies are involved in preventing and responding to oil spills. Platforms in federal waters are regulated by the U.S. Department of the Interior's Minerals Management Service. Facilities located in state waters less than 3 nautical miles from shore are regulated by the California State Lands Commission and California Geologic Energy Management Division, under the jurisdiction of the California Department of Conservation (Cal OES 2018). California enacted the Oil Spill Prevention and Response Act in 1990, which established the Office of Oil Spill Prevention and Response within the Department of Fish and Game, which is authorized to direct spill response, cleanup, and natural resource damage assessment activities, as well as regulate all private vessels over 300 gross tons (672,000 pounds) that enter California ports (California Coastal Commission 2019).

Location and Extent of Hazard in the City of Carpinteria

This hazard can occur in any part of Santa Barbara County where existing oil and gas operations are located, either onshore through supply pipelines and well facilities or offshore where there are several platforms and undersea pipelines. Currently, there are 19 offshore oil platforms off the coast of Santa Barbara County as well as two onshore refineries and six oil separation and treatment plants (refer to Figure 5-32 of the MJHMP; County Department of Planning and Development 2017). Since the 2015 spill described below, seven offshore oil platforms have been shut down (refer to Section 5.6.7, *Oil Spill* of the MJHMP).

The Carpinteria Oil and Gas Processing Facility (CPF) site, located at 5675 Carpinteria Avenue, was obtained by Chevron (formerly Standard Oil Company) in 1959 and was originally built to

receive oil and gas from Platforms Hilda, Hazel, Hope, and Heidi all of which were decommissioned in 1996. The CPF began receiving oil and gas production from Platforms Gail and Grace in 1988. In 1998, Venoco, Inc. (Venoco) acquired 100 percent ownership of Outer Continental Shelf Leases P-0204, P-0205, P-0208, P-0209, P-0215, and P-0217 from Chevron, and took over as operator of the existing offshore and onshore production. Chevron reacquired ownership of the CPF in an agreement between Chevron and Venoco in 2017. The plant facilities include a large bulk crude oil storage tank, pipeline shipping pumps and metering skids, a gas compression plant, a natural gas liquids recovery plant, field offices, tanks, maintenance shops, and other equipment and facilities (City of Carpinteria 2022). Historically, processing levels at the Chevron facility have been as high as 20,000 barrels per day of crude oil and 20 million standard cubic feet per day of natural gas. Although Platform Grace ceased production in 1998, the Plant and Tank 861 continued to receive oil and gas production from Platform Gail until approximately 2017 (Chevron West Coast Decommissioning Program 2021).

Incident Profile: 1969 Santa Barbara Oil Spill

In 1969, a blowout of a Union Oil drilling rig platform off the coast of Santa Barbara resulted in a spill of 4.2 million gallons of crude oil into the ocean and onto nearby shores. This disaster is considered to have been a catalyst for the modern environmental movement.



Photo: vcstar.com

Offshore pipelines that make landfall in the City include the Platform Gail to Platform Grace to the CPF oil (12- and 10-inch) and gas (10-inch) lines and the Platform Habitat to the Pitas Point Natural Gas Odorant and Metering Facility gas (12-inch) line. Onshore pipelines in the City include a common carrier crude (10-inch) pipeline from Carpinteria to the Rincon Common Carrier Crude pipeline system (10-inch mainline) (City of Carpinteria 2022).

Chevron is currently planning to decommission and remediate the CPF site and associated pipelines and filed a Coastal Development Permit with the City of Carpinteria in the Fall of 2021 in support of this activity. Decommission and remediation of the CPF site would include demolition of surface and subsurface facilities and remediation of any subsurface impacted soil and groundwater at the CPF. The decommission and remediation project also includes the removal of nearshore/offshore pipelines out to three miles (State Waters limit; Chevron West Coast Decommissioning Program 2021).

History of Hazard in the City of Carpinteria

Santa Barbara County has experienced several large oil spills (refer to Section 5.6.7 of the MJHMP). Two significant oil spills have affected the City:

- **1969:** The Santa Barbara oil spill occurred in January and February 1969 in the Santa Barbara Channel, near the city of Santa Barbara in Southern California. On January 28, 1969, pressure built up in a 3,500-foot-deep well on Platform A of a Union Oil drilling rig platform off the coast of Santa Barbara as a pipe was being extracted. A burst of natural gas blew out the drilling mud that was being pumped into the well, split the steel casing, and caused cracks to form in the seafloor surrounding the well. The large volume of oil and gas being released caused a “blowout” of the well, releasing approximately three million gallons of oil over 11 days. Workers pumped chemical mud down the 3,500-foot shaft at a rate of 1,500 barrels an hour. It was then topped by a cement plug. Although capped, gas continued to escape and another leak sprung up weeks later, releasing oil for several more months. Union Oil drilled a relief well and pumped cement into a leaking wellbore, thereby killing it. However, small amounts of oil continue to leak from fractures in the seafloor to this day. An estimated total of 100,000 barrels (4.2 million gallons) of crude oil was spilled into the ocean and onto nearby shores over several months, impacting over 40 miles of coastline. Platform A of the Union Oil drilling rig is still in operation (Cal OES 2018; California Coastal Commission 2019; Santa Barbara Channelkeeper 2021).

The cause of the blowout and spill was attributed to the inadequate protective casing allowed by the U.S. Geological Survey waiver. Investigators postulated that more steel pipe sheathing inside the drilling hole would have prevented the rupture (Cal OES 2018).

It was the largest oil spill in U.S. waters by that time and now ranks third after the 2010 Deepwater Horizon and 1989 Exxon Valdez spills. The incident received international attention and was a major catalyst in the development of modern environmental law in the United States. The spill influenced the passage of major state and federal legislation, such as the National Environmental Policy Act, Clean Water Act, California Environmental Quality Act (CEQA), California Coastal Initiative in 1972 (Proposition 20), and California Coastal Act of 1976. According to these and other statutes, development permits for onshore or offshore oil and gas facilities cannot be issued without provisions to protect terrestrial, marine, visual, recreational, and air resources (Cal OES 2018). This disaster is considered to have been a catalyst for the modern environmental movement (California Coastal Commission 2019; Santa Barbara Channelkeeper 2021).

- **2015:** Another tragic oil spill blackened the shores of Santa Barbara County at Refugio on May 19, 2015, when a 24-inch subterranean pipeline (Line 901) owned and operated by Plains All America Pipeline ruptured on the Gaviota Coast, west of Refugio State Park. Much of the crude oil spilled ran down a storm drain and into a ravine under the freeway and entered the ocean. The size of the spill ranged from 100,000 to 140,000 gallons, covering the Santa Barbara County coastline and extending nearly 9 miles out into the ocean. Various agencies, including local, county, state, and federal partners, were involved in response and recovery efforts, with the participation of approximately 1,300 field personnel and 325 incident command post personnel. Notifications from the county to state and federal partners were aligned with the Santa Barbara Operational Area Oil Spill Contingency Plan and Los Angeles-Long Beach Area

Contingency Plan. The incident command post remained operational for the first 13 days of the incident.

Three bills were signed into law in response to the spill. Under a new law, the California Fire Marshal will be required to review the oil pipelines conditions every year, while federal regulations only mandate a review every five years. Another new law provides for making oil spill response times faster and more effective. The third will force intrastate pipelines to use the best-known technology such as automatic shut-off valves (Cal OES 2018).

Probability of Occurrence

Occasional – In any given year, the county and City of Carpinteria could be subject to oil spills onshore or offshore. Given that 2 spills affecting the City occurred between 1969 and 2020, there is an approximately 4 percent probability of an oil spill occurring in the City.

Climate Change Considerations

With increased changes in weather, climate, and economics, the demands for oil and gas production may shift. This shift in demand could increase production, distribution, and transportation of oil products; thus, increasing the potential for oil spill occurrences.

5.3.15 Train Accident

Description of Hazard

Train accidents are defined as any accidents involving public or private trains carrying passengers or cargo along the rail corridor. Train accidents, like other transportation accidents, are less likely to lead to a state or federal disaster declaration than other hazards described in this LHMP. Train accidents are generally localized, and the incidents result in limited impacts at the community level. However, if there are toxic, volatile, or flammable substances on the train and the train is in a highly populated or densely forested area, death, injuries, and damage to homes, infrastructure, and the environment, including forest fires, can occur (see Section 5.3.17, *Hazardous Materials Release* for a full discussion of hazards related to release of hazardous materials and substances).

Location and Extent of Hazard in the City of Carpinteria

The UPRR carries both freight and passengers through the coastal areas. The county is served by two Amtrak train routes for passenger-only services along the UPRR: the Pacific Surfliner and Coast Starlight (Santa Barbara 2021). The Pacific Surfliner runs adjacent to Highway 101 and the coastline with stops in San Diego, Orange, Los Angeles, and Ventura counties (Santa Barbara 2021). The Coast Starlight connections Seattle and Los Angeles traveling south from Seattle with stops in Portland, the San Francisco Bay Area, Sacramento, Paso Robles, San Luis Obispo, and Santa Barbara.

Within the City of Carpinteria, the UPRR runs northwest-southeast along the Pacific coastline, south of the Downtown District, and curving north around the El Estero salt marsh. The Carpinteria Station train station is located in the Downtown District at 475 Linden Avenue.

In addition to passenger-only rail services, the Carpinteria train station receives train movements from the shipment of commodities, such as hazardous materials, fuel (including oil), agriculture,

meats, and non-consumables. Train accidents are generally localized and the incidents result in limited impacts at the community level. However, if there are volatile or flammable substances on the train and the train is in a highly populated, death, injuries, and damage to homes, infrastructure, and the environment, including forest fires, can occur. Additionally, a hazardous materials incident on the rails or roadway has the potential to shut down both rail and highway transportation routes, such as Highway 101, where the two are within proximity to one another.

History of Hazard in the City of Carpinteria

No major train accidents have occurred in the City of Carpinteria or Santa Barbara County. However, in the last thirty years, numerous train accidents have occurred throughout the southern California region. For example, in 1991 the Seacliff Incident occurred in Ventura County when a train released 440 gallons of aqueous hydrazine (used to make agricultural, metal, and plastics processing chemicals) and naphthalene (industrial solvent) (Los Angeles Times 1991). The accident required the evacuation of the nearby Seacliff Community along with the shutting down of Highway 101 and took 5 days to cleanup.

Probability of Occurrence

Occasional – Given that no known train accidents have occurred in the City or county, the probability of occurrence is low. While neither of the train accidents described above occurred within the county, due to the scale and scope of train transportation for people and commodities, such events have the potential to occur.

Climate Change Consideration

There is no known linkage between climate change and train accidents; however, because of railroad track proximity to the Pacific Ocean within the county, sea level rise could impact service. Current estimates project the range of sea level in the county will be between 27.2 and 30 inches by 2060 (refer to Section 5.3.4, *Coastal Hazards*). The railroad alignment along the Carpinteria Bluffs is highly vulnerable to coastal erosion; with approximately 5 feet of sea level rise, up to 1.4 miles of the UPRR could be damaged. Coastal flooding could also impact the railroad in other parts of the City north of the Salt Marsh and in the Downtown core. Disruption of the railroad could have substantial economic impacts on the region (City of Carpinteria 2019).

5.3.16 Landslide

Description of Hazard

Landslide movements are interpreted from the geomorphic expression of the landslide deposit and source area, and are categorized as falls, topples, spreads, slides, or flows. Falls are masses of soil or rock that dislodge from steep slopes and free-fall, bounce, or roll downslope. Topples move by the forward pivoting of a mass around an axis below the displaced mass. Lateral spreads, commonly induced by liquefaction of material in an earthquake, move by horizontal extension and shear or tensile fractures. Slides displace masses of material along one or more discrete planes. In rotational sliding, the slide plane is curved and the mass rotates backward around an axis parallel to the slope; in translational sliding the failure surface is more or less planar and the mass moves parallel to the ground surface. Flows mobilize as a deforming, viscous mass without a discrete failure

plane (California Geological Survey 2019a). Debris flows are described in Section 5.3.2, *Mudflow & Debris Flow*.

For landslides to occur, the correct geological conditions, which include unstable or weak soil or rock, and topographical conditions, such as steep slopes, are necessary. Heavy rain often triggers these hazards, as the water adds extra weight that the soil cannot bear. Over irrigating has the same effect. Earthquakes can also affect soil stability, causing enough weakening to favor gravitational forces.

Location and Extent of Hazard in the City of Carpinteria

Landslides and landslide-prone sedimentary formations are present throughout the coastal plain of western Santa Barbara County. Generally, areas with soft soils are more prone to movement. Figure 5-18 of the MJHMP shows the location of soil types throughout the county. Many of these landslides are thought to have occurred under much wetter climatic conditions than at present. Reactivations of existing landslides can be triggered by disturbances such as heavy rainfall, seismic shaking, and/or grading. Many recent landslides are thought to be reactivations of ancient landslides.

Section 5.3.7 of the MJHMP lists the areas in Santa Barbara County where there are geologic formations that can lead to fairly severe landslides as identified by the Santa Barbara County Comprehensive Plan Seismic Safety and Safety Element (Santa Barbara County Planning and Development Department 2015). Some areas of the City are prone to more frequent rain-induced landslides, resulting in disruption to transportation and damage to roadways. The most common areas of recent historic landslides are Gobernador Canyon and all roads that are underlain by the Rincon Shale Formation.

The City of Carpinteria's General Plan identifies areas within the City that have a high landslide susceptibility. Areas of relatively high landslide and rock fall potential are primarily located in the northern portion of the planning area, outside areas of current or planned urban development. In general, the areas most susceptible to mudflows and debris flows correspond to the areas with a high potential for earthquake-induced landslides (refer to Section 5.3.2, *Mudflow & Debris Flow*; City of Carpinteria 2003).

History of Hazard in the City of Carpinteria

As previously mentioned, the northern portion of the City is prone to landslides; however, many previous landslide occurrences were smaller and are not well documented. Additionally, significant historic mudflows and debris flows are described in Section 5.3.2 above. Three of the more significant recent landslides in the vicinity of the City are discussed below:

- **1995** – In the spring of 1995, La Conchita, located at the western border of Ventura County and adjacent to Santa Barbara County, experienced a landslide that destroyed several houses in its path.
- **2005** – In January 2005, a powerful Pacific storm brought heavy rain, snow, flash flooding, high winds, and landslides to Central and Southern California. With such copious rainfall, flash flooding was a serious problem across Santa Barbara, Ventura, and Los Angeles counties. In Santa Barbara County, flash flooding and mudslides closed Gibraltar Road at Mt. Calvary Road, stranding several vehicles, while mudslides inundated 3 homes in Lake Casitas. Across

Ventura County, flash flooding and mudslides closed down Creek Road at Hermosa Road. In addition, the Ventura Beach RV Resort was flooded and Highways 1 and 126 were closed due to flooding. In La Conchita, a devastating mudslide killed 10 people, destroyed 15 homes, and damaged 12 other homes (NOAA 2005).

Probability of Occurrence

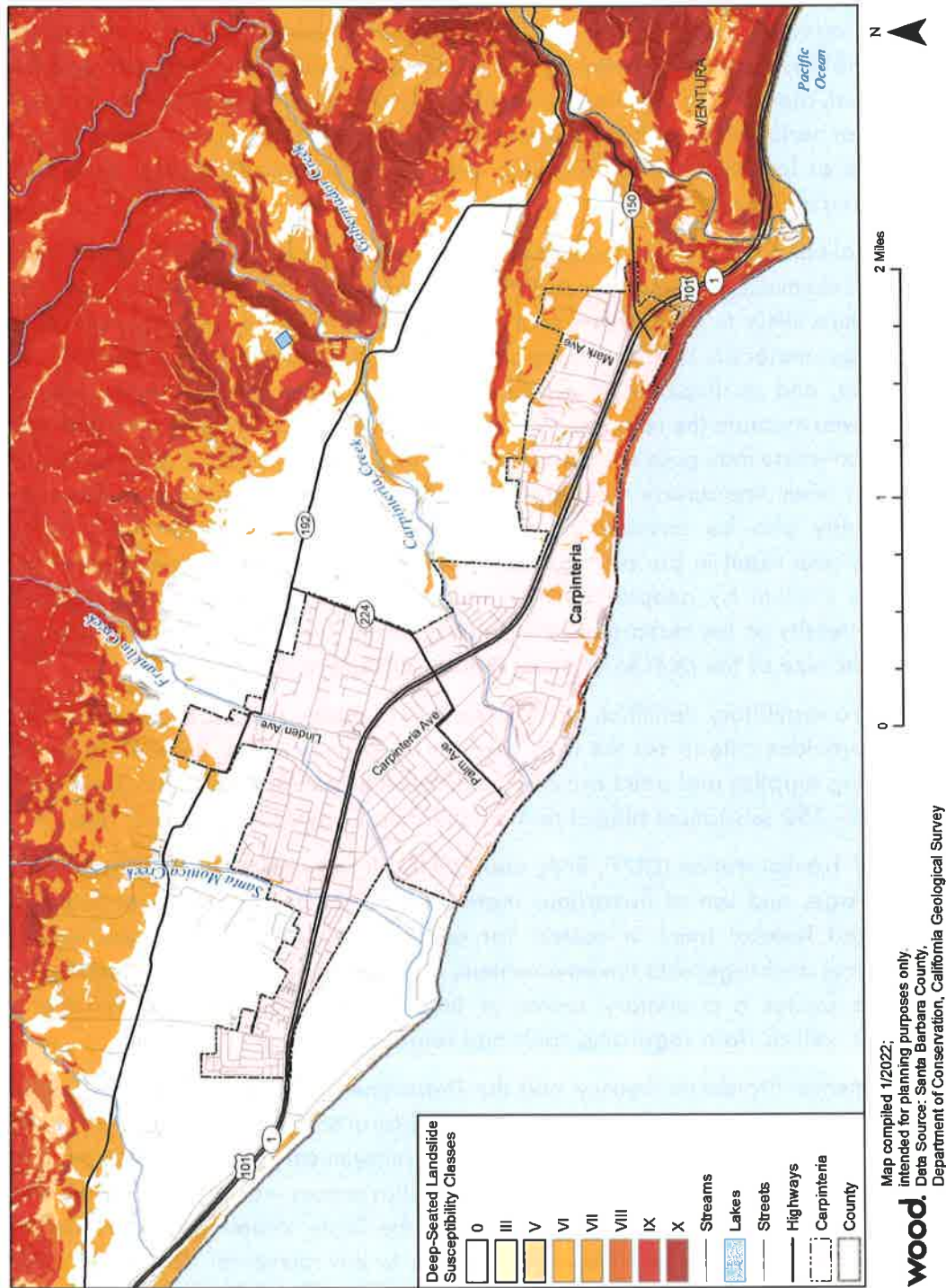
Occasional – Figure 5-12 shows the locations of deep-seated landslide susceptibility in the City as mapped by the California Geological Survey. This map shows the relative likelihood of deep landslide based on the three site factors that most determine susceptibility: prior failure (from a landslide inventory), regional estimates of rock or soil strength, and steepness of slopes. On the most basic level, weak rocks and steep slopes are more likely to generate landslides. The map uses detailed information on the location of past landslides, the location and relative strength of rock units, and the steepness of the slope in a methodology developed by Wilson and Keefer (1985). The result shows the distribution of one very important component of landslide hazard. It is intended to provide infrastructure owners, emergency planners, and the public with a general overview of where landslides are more likely. The map does not include information on landslide triggering events, such as rainstorms or earthquake shaking, nor does it address susceptibility to shallow landslides such as debris flows. Therefore, this map is not appropriate for the evaluation of landslide potential at any specific site (California Geological Survey 2019a). The areas shaded in darker red in Figure 5-12 are considered to have a higher probability of landslide occurrence than the low landslide risk areas in the City.

Climate Change Consideration

A 2021 study by the USGS finds that Southern California is likely to see increased post-wildfire landslides caused by climate change-induced shifts in the state's wet and dry seasons. Wildfires make the landscape more susceptible to landslides when rainstorms pass through as the water liquefies unstable, dry soil and burned vegetation. Wildfire frequency, higher temperatures, and increased droughts projected to occur under climate change can reduce soil absorption capacity and kill vegetation that holds soil in place, making it unable to absorb as much water, further destabilizing slopes. Slope failure is expected to become more frequent as more precipitation falls during fewer storm events (refer also to Section 5.3.1, *Flood*). Also, the increased heavy precipitation events may cause instability in areas where landslides were not as likely before. Therefore, resulting landslides may be larger or more widespread.

Major landslides capable of damaging 40 or more structures can be expected every 10 to 13 years – about as frequently as magnitude 6.7 earthquakes occur in California. Combined with recent research showing California's wildfire season is getting longer and the rainy season is getting shorter and more intense, the new findings suggest Californians face a higher risk of wildfires and post-wildfire landslides that can damage property and endanger people's lives (USGS 2021).

Figure 5-12. City of Carpinteria Deep-Seated Landslide Susceptibility



5.3.17 Hazardous Materials Release

Description of Hazard

Hazardous waste/materials are defined under the U.S. Congress' original statutory definition under the Resource Conservation and Recovery Act (RCRA) as substances with physical or chemical properties of flammability, corrosivity, reactivity, or toxicity, which because of quantity, concentration, or physical, chemical, or infection characteristics may cause or significantly contribute to increased mortality or serious illness (RCRA Section 1004(5)). Hazardous waste/ materials are widely used or created at facilities, such as hospitals, wastewater treatments plants, universities, and industrial/manufacturing warehouses.

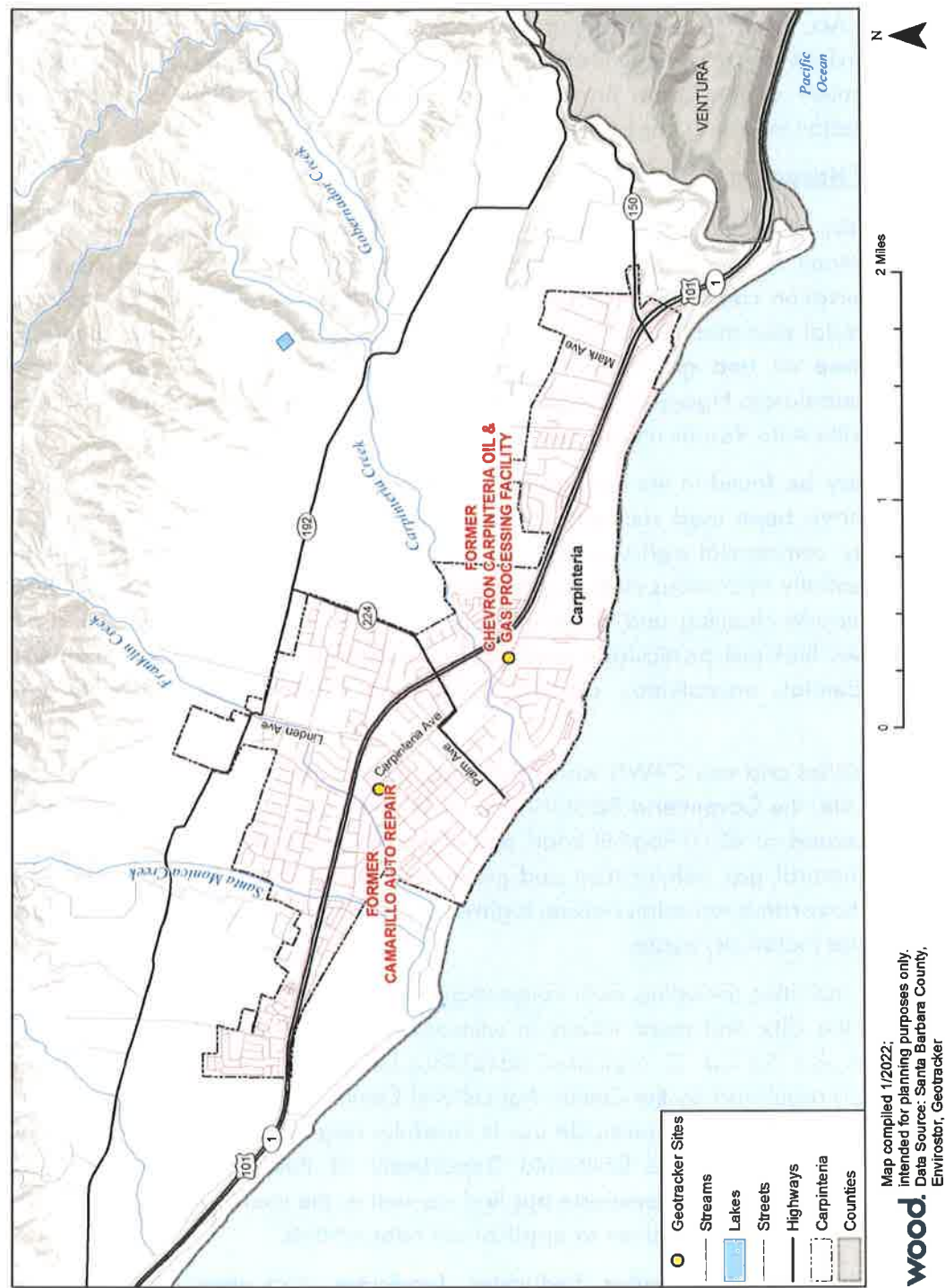
Both mobile and external hazardous materials releases can spread and affect a wide area, through the release of plumes of chemical, biological, or radiological elements or leaks or spills. Conversely, internal releases are more likely to be confined to the structure the material is stored in. It is also common to see hazardous materials releases as escalating incidents resulting from other hazards, such as floods, wildfires, and earthquakes. The release of hazardous materials and waste can greatly complicate or even escalate the response to a natural hazards disaster that caused the spill. Hazardous materials and waste may pose a substantial present or potential hazard to human health and/or the environment when improperly treated, transported, stored, disposed of, or otherwise managed. Chemicals may also be corrosive or otherwise damaging over time. A hazardous materials release could also result in fire or explosion. Contamination may be carried out of the immediate area of the incident by people, vehicles, wind, and water. Weather conditions can increase the size and intensity of the Hazardous Materials Release. Topography, such as hills and canyons, can increase the size of the release or make it more difficult to contain.

The EPA has developed a regulatory definition and process that identifies specific substances known to be hazardous and provides criteria for the regulation of hazardous waste. Several household products, such as cleaning supplies and paint are also considered hazardous materials. The County regulates approximately 350 substances subject to the California Code of Regulations, Title 19.

The U.S. Department of Transportation (DOT), EPA, and OSHA all have responsibilities relating to the transportation, storage, and use of hazardous materials and waste. The National Response Center is the designated federal point of contact for reporting all oil, chemical, radiological, biological, and etiological discharges into the environment, anywhere in the U.S. and its territories. The National Response Center is a primary source of information on the use and storage of hazardous materials, as well as data regarding spills and releases.

The California Environmental Protection Agency and the Department of Toxic Substances Control (DTSC) are authorized by the EPA to enforce and implement federal hazardous materials laws and regulations within the state. EnviroStor is DTSC's online data management system for tracking their cleanup, permitting, enforcement, and investigation efforts at hazardous waste facilities and sites with known or suspected contamination issues. Additionally, the State Water Resources Control Board GeoTracker information system provides online access to environmental data from water quality regulatory programs, including oil and gas monitoring-related activities. EnviroStor and GeoTracker sites within the City are shown in Figure 5-13.

Figure 5-13. Hazardous Sites (Envirostor/Geotracker) within the City of Carpinteria



At the local level, the County's Environmental Health Services Department is the approved Certified Unified Program Agency (CUPA) responsible for the administration of permitting, inspections, and enforcement for hazardous waste and hazardous materials programs. The CUPA administers the Hazardous Material Business Plan, California Accidental Release Prevention program, and the Aboveground Storage Act, as well as permitting and inspection activities for hazardous waste generators, onsite hazardous waste treatment facilities, and underground storage tanks. The Seismic Safety and Safety Element of the Santa Barbara County Comprehensive Plan includes goals, policies, and implementation measures for hazardous materials.

Location and Extent of Hazard in the City of Carpinteria

The locations and identity of facilities that store hazardous materials are reported to local and federal governments. Many facilities have their own hazardous materials guides and response plans, including transportation companies that transport hazardous materials. Some of the most notable hazardous material sites that may affect the City include oil processing facilities along the South Coast. While these oil and gas facilities have been closed, they have not yet been decommissioned and remediated. Figure 5-13 shows the location of hazardous material sites in the City (i.e., former Camarillo Auto Repair and former CPF).

Hazardous materials may be found in the materials of older buildings, such as asbestos or lead-based paints or may have been used routinely for the operation of certain land uses, such as automotive repair shops, commercial agricultural fields, medical offices, dry cleaners, and photo processing centers. Potentially hazardous materials are commonly found in urban and agricultural areas, and generally include cleaning and metal solvents, pesticides/herbicides, paints, and oils and lubricants. Land uses that are particularly sensitive to the release of hazards or hazardous materials include residential, educational, assisted living, and daycare, which are located throughout the City.

Two large industrial facilities and two CVWD water treatment plants are located in the City. These include the former CPF site, the Carpinteria Sanitary District Wastewater Treatment Plant, and the water treatment sites located at 4810 Foothill Road and El Carro Lane and Namouna Street. The former CPF consists of natural gas dehydration and metering stations. These facilities may store and/or use flammable hazardous materials/waste, highly toxic and corrosive materials/waste, as well as acutely hazardous materials/waste.

Agricultural production activities, including both conventional and organic agriculture, occur in a limited capacity within the City and more widely in unincorporated areas surrounding the City. Agricultural activities involve the use of regulated hazardous materials, particularly commercial pesticides. Pesticide use is regulated by the County Agricultural Commissioner's Office, with permits required for pesticide application. Such pesticide use is carefully regulated under state law and consistent with guidelines issued by the California Department of Pesticide Regulation. Such regulations generally govern the type of pesticide applied, as well as the location, timing, and rules of applications. Special consideration is given to applications near schools.

Pesticides including rodenticides, insecticides, herbicides, fungicides, and other pest-controlling substances are applied in landscaped areas, nurseries, and agricultural lands in the City. Consequently, pesticides, fertilizers, and associated contaminants may be present in near-surface soils in residual concentrations at these locations. Many irrigated lands are currently required to

operate under the Irrigated Lands Regulatory Program to regulate runoff of pesticides, fertilizers, and sediments from irrigated lands through Waste Discharge Requirements issued by the State Water Resources Control Board.

Crude oil activities have historically occurred onshore and continue to exist offshore in the Carpinteria area. These facilities have the potential to result in the release of hazardous materials in the City, as further described in Section 5.3.14, *Oil Spill*.

Hazardous materials release is most likely to occur at facilities handling acutely hazardous materials or during transport of hazardous materials. Highway 101 is the major vehicular transportation corridor through the City in which hazardous materials release is likely to occur. The UPRR may also result in hazardous materials due to freighter rail cars that are known to carry hazardous materials through the City. Specifically, jet fuel is transported from Los Angeles northward through the City to Vandenberg Space Force Base (SFB) via UPRR. The City also contains other hazardous materials sites, including four sites designated by the EPA as “small quantity generators” of hazardous waste such as dry cleaners and gas stations.

History of Hazard in the City of Carpinteria

Several significant hazardous material incidents have occurred in the County in the past century, and include the oil spills which occurred in 1969, 1997, 2007, 2008, 2015, and 2020 (see Section 5.6.7, *Oil Spill* of the MJHMP for a detailed discussion of these incidents and risks associated with oil spill-related hazards). Eight hazardous materials incidents in the City were reported to the Cal OES Warning Center from 2006 through 2021 (Cal OES 2021). These incidents include both transportation and fixed-facility incidents. This list does not capture all hazardous material spills within the City, only those that were significant enough to be reported to Cal OES (refer to Table 5-18 of the MJHMP for a summary of hazardous materials incidents reported to Cal OES in Santa Barbara County by location and type). The data indicates that hazardous materials incidents can occur across the county with a greater frequency in the more developed areas.

Probability of Occurrence

Occasional – The City experiences hazardous materials incidents every year; however, the vast majority of the incidents are minor and have highly localized impacts. Incidences can occur during the production, storage, transportation, use, or disposal of hazardous materials. Communities can be at risk if a chemical is used unsafely or released in harmful amounts into the environment. Hazardous materials can cause death, serious injury, long-lasting health effects, and damage to buildings, the environment, homes, and other property. However as described above, a range of federal and state regulations exist to limit the risk of upset during the use, transport, handling, storage, and disposal of hazardous waste and materials including the EPA, DTSC, OSHA, and DOT. The State Water Resources Control Board is responsible for prevention and enforcement in California for hazardous materials associated with water quality. Additionally, OSHA regulates hazardous materials and potential exposure to workers to prevent impacts on human health, and DOT is responsible for the regulation of the transport of hazardous materials and waste to avoid accidental spills and exposure to the public through transport.

Climate Change Consideration

There are no known effects of climate change on human-caused hazards including hazardous material and waste incidents.

5.3.18 Geologic Hazards

Description of Hazard

Land subsidence is defined by the USGS as the lowering of the land-surface elevation from changes that take place underground. Common causes of land subsidence from human activity are pumping water, oil, and gas from underground reservoirs; drainage of organic soils; and initial wetting of dry soils (i.e., hydrocompaction). Overdraft of aquifers is the major cause of subsidence in the southwestern U.S., and as groundwater pumping increases (such as during periods of drought), land subsidence also will increase. In many aquifers, groundwater is pumped from pore spaces between grains of sand and gravel. If an aquifer has beds of clay or silt within or next to it, the lowered water pressure in the sand and gravel causes slow drainage of water from the clay and silt beds. The reduced water pressure is a loss of support for the clay and silt beds. Because these beds are compressible, they compact (become thinner), and the effects are seen as a lowering of the land surface. Weight, including surface developments such as roads, reservoirs, and buildings, and manmade vibrations from such activities as blasting and heavy truck or train traffic can accelerate the natural processes of subsidence, or induce subsidence over human-made voids (USGS 2016).

Land subsidence causes serious, localized problems including:

- changes in elevation and slope of streams, canals, and drains;
- damage to bridges, roads, railroads, underground utilities (e.g., storm drains, sanitary sewers, pipelines, etc.), streams, canals, and levees;
- damage to private and public buildings; and
- failure of well casings from forces generated by compaction of fine-grained materials in aquifer systems.

In some coastal areas, subsidence has resulted in tides moving into low-lying areas that were previously above high-tide levels, increasing the effects of coastal hazards, such as coastal storm surge (USGS 2016).

Erosion is a geological process in which earthen materials (i.e., soil, rocks, sediments) are worn away and transported over time by natural forces (e.g., water, wind, ice), although sometimes this is sped up by poor management or other human impacts on land (e.g., farming, land clearing). Coastal erosion, which is caused by the ocean, is discussed under Section 5.3.4, *Coastal Hazards*. Soil erosion occurs primarily when the dirt is left exposed to strong winds, hard rains, flowing water, and ice. In some cases, human activities leave soil vulnerable to erosion. For example, when farmers till (plow) the soil before or after growing a season of crops, they may leave it exposed to the elements for weeks or months. The overgrazing of farm animals like cattle and sheep can also leave large areas of land devoid of ground-covering plants that would otherwise hold the soil in place (Natural Resources Defense Council 2021).

Soil erosion reduces the quantity and the quality of soil ecosystems and arable land (i.e., land that can be used to grow crops). Severe soil erosion can result in the loss of food crops, negatively impact community resiliency and livelihoods, and even alter ecosystems by reducing biodiversity above, within, and below the topsoil. Approximately 60 percent of soil that is washed away ends up in rivers, streams, and lakes, along with whatever has been applied to that soil, including agrochemicals and other pollutants that can contribute to harmful algal blooms and polluted waterways. Dirt that enters water bodies can also clog their natural flow and increase flooding along the waterways (Natural Resources Defense Council 2021).

Expansive soils are soils that can undergo a significant increase in volume with an increase in water content and a significant decrease in volume with a decrease in water content. Changes in the water content of an expansive soil can result in severe distress to structures constructed upon the soil. Expansive soils tend to swell with seasonal increases in soil moisture in the winter months and shrink as soils become drier in the summer months. Repeated shrinking and swelling of the soil can lead to stress and damage of structures, foundations, fill slopes, retaining walls, and other associated facilities.

Location and Extent of Hazard in the City of Carpinteria

Subsidence

Land subsidence is common in several areas of California, usually as a result of groundwater pumping, peat loss, or oil and gas extraction. DWR's Draft California Groundwater Update 2020 is the state's most up-to-date compendium of statewide data and information on the occurrence, nature, use, and conditions of California's groundwater resources and their management. DWR provides an interactive map with information about land subsidence in California (2009-2018) that is presented in California's Groundwater Update 2020. The point data in the map displays land elevation changes over varying periods as recorded by a collection of continuous global positioning system stations and is presented for groundwater basins within Santa Barbara County in Table 5-13 of the MJHMP. As shown therein, no vertical displacement (subsidence) has been measured for the Carpinteria Groundwater Basin, which underlies the City of Carpinteria.

As described in the City's General Plan Safety Element, no recognized subsidence has occurred in the City or immediate vicinity due to either groundwater or oil extraction. Accordingly, the potential for subsidence is considered to be minimal. However, the General Plan identifies the potential for soil settlement within the eastern portion of the City and to the north of the City boundaries (City of Carpinteria 2003).

Erosion

Erosion can vary greatly in short distances, and thus, erosion has not been mapped or rated at the county level (Santa Barbara County Planning and Development Department 2015). However, there are a few areas that are particularly susceptible to erosion given their basic granular characteristics. The Santa Barbara formation and old dunes are subject to erosion. The Santa Barbara formation occurs in patches on the coastal hills and the lower foothills from Carpinteria to Goleta. Because it is so soft and weakly cemented, the Santa Barbara Formation is rapidly gullied and washed away when vegetation is removed making it hazardous, especially on steep slopes.

When short grass and other annuals are not present, the soft and uncemented sand is subject to wind erosion and gullyng (Santa Barbara County Planning and Development Department 2015).

The Santa Barbara County coastline is mainly subject to marine erosion. The western coastline is comprised of dunes and sea cliffs. The majority of exposed rocks in the sea cliffs are readily eroded by marine and non-marine processes (Santa Barbara County Planning and Development Department 2015). The exposed seacliffs in the City of Carpinteria are composed of the Monterey (Modelo) Formation, which is a thinly bedded, hard, siliceous shale. The Monterey Formation readily yields to erosion, slumping, landslides, and other erosional processes (refer to Section 5.3.4, *Coastal Hazards*; City of Carpinteria 2003).

Expansive Soils

Expansive soils can cause problems because they contain clay minerals that swell when the moisture content increases and shrink when the moisture decreases. Such soils are usually described as “adobe,” and form ground cracks when they are allowed to dry out. The volume changes resulting from variable moisture conditions can cause movement and cracking of structures built on expansive soils. Soils beneath concrete floor slabs tend to increase in moisture content, thus causing heave. Soils under raised floors tend to dry out and shrink, causing settlement of the structure. The most hazardous areas occur in a belt along the south coastal foothills, where geological formations are either highly expansive themselves or generate highly expansive topsoil (Santa Barbara County Planning and Development Department 2015).

The City’s General Plan states that expansive soils with shrink-swell potential are present in the City and primarily overlap with outcrops of claystone, siltstone, and shale and areas that are susceptible to soil compaction. The areas of potentially highly expansive soil are limited to the western portion of the City and the El Estero salt marsh to the south (City of Carpinteria 2003).

History of Hazard in the City of Carpinteria

Land subsidence, erosion, and expansive soils have been identified as issues in the City as described above. There is no history of acute, specific events associated with these hazards in the City.

Probability of Occurrence

Occasional – The frequency of future land subsidence incidents in the City will largely be dependent on the mitigation actions and pumping regulations initiated by the state, the county, and local regulations. As described in Section 5.3.7, *Drought & Water Shortage*, groundwater basins that are designated as a high or medium priority by the DWR must form a Groundwater Sustainability Agency, which is responsible for the development, implementation, and oversight of a GSP. GSP objectives require that future groundwater use does not cause undesirable results, including land subsidence (Santa Barbara County Public Works 2020).

Climate Change Consideration

The most likely impact that climate change will have on land subsidence risk is the potential for extended and severe drought, which could likely result in more groundwater pumping and human-induced subsidence. In areas where climate change results in less annual precipitation and reduced surface-water supplies, communities will pump more groundwater. During periods of drought, water levels may be drawn too low. Also, an increasing population in California will increase demands on

groundwater supplies. The water cannot recharge the layers, causing irreversible compaction of aquitards and diminishment of groundwater storage capacity. In the future, an increasing population may result in subsidence problems in metropolitan areas where subsidence could severely damage infrastructure (USGS 2016).

Climate is also a major driver of erosion. Changes in rainfall and water levels can shift soil, extreme fluctuations in temperature can make topsoil more vulnerable to erosion, and prolonged droughts can prevent plants from growing, leaving soil further exposed (Natural Resources Defense Council 2021).

There is also evidence that climate change may affect the impacts of expansive soils. Climate change effects on expansive soil movements are quantified using the Thornthwaite Moisture Index. The Thornthwaite Moisture Index is calculated from the moisture deficiency and surplus, both related to rainfall, and the potential evapotranspiration which is derived from temperature. Established relationships between the Thornthwaite Moisture Index and the depth and magnitude of soil suction changes for sites with and without the presence of trees, and the relationships between soil movement and soil suction changes, are used to predict the increase in soil movement for a site. It is shown that a significant increase in predicted soil movement is expected with climate change (Mitchell 2014).

5.3.19 Windstorm

Description of Hazard

Santa Barbara County is known to experience a unique, damaging wind known as a **sundowner**, which is a kind of offshore wind that occurs in the late afternoon or early evening along the southern slopes of the Santa Ynez mountains from Gaviota to Carpinteria. Sundowners occur when a north-south oriented high-pressure gradient develops directly north of the area and perpendicular to the Santa Ynez Mountains. They bring gusty, low humidity winds which can reach up to 80 mph and blow over the Santa Ynez Mountain range and descend towards the Pacific Ocean. Sundowner events are most prevalent in the spring and summer months but can strike at any time of the year. Sundowners are particularly dangerous during the wildfire season because the hot, dry air can fuel raging wildfires on the south coast. As the winds come up and over the mountain, they warm and dry the air (which is typically cool and moist along the coast) and gain speed coming down through the passes and coastal canyons causing a high wind speed. These winds often precede Santa Ana winds which are warm, dry, and can exceed 40 mph (Live Science 2012). Santa Ana winds are most prevalent in the autumn and winter months. These winds originate from cool, dry high-pressure air masses in the Great Basin. They come up, over, and are pulled southward down the eastern side of the Sierra Nevada Mountains and into the Southern California region (National Weather Service 2021).

Location and Extent of Hazard in the City of Carpinteria

All of the City is susceptible to Santa Ana winds. The City, like the rest of the south county, is also susceptible to sundowner winds due to the unique east-west orientation of the Santa Ynez Mountains and the Pacific Coast which generates the required high-pressure gradient necessary for these winds to occur.

History of Hazard in the City of Carpinteria

Sundowner winds have caused extreme heat bringing record-breaking temperatures to the area (such as the Simoon event in Goleta in 1859), as well as exacerbating fire weather and expanding already burning brush fires (such as the Painted Cave Fire in 1990, Gap and Tea Fire in 2008, Jesusita Fire in 2009, and Sherpa Fire in 2016). Santa Ana winds were unusually strong and persistent during the Thomas Fire in 2017, causing a wind event on and off for a little over two weeks. Beyond extreme heat and dangerous fire weather conditions, winds can cause damage to critical infrastructure, crops/agriculture, and personal property.

Probability of Occurrence

Occasional – The City is at risk of windstorms at any given time during the calendar year.

Climate Change Considerations

Climate change effects, although still being studied, will affect sundowner and Santa Ana windstorms in the future. Severe weather events, including strong winds and sundowners, are expected to become more frequent with climate change; however, recent studies suggest that climate change and global warming may decrease the frequency of Santa Ana wind events in the early and late season – fall and spring – but the peak season and intensity of these wind events likely to remain unchanged (Guzman-Morales and Gershunov 2019). Another 2019 study pointed to natural climate cycles and changing temperatures for the wind changes, suggesting that wind speeds declined by an estimated 8 percent between 1980 and 2010, but have significantly increased in the past decade, and are likely to continue to increase in the future (Zeng et al. 2019). Contradicting research suggests that in some areas wind speeds will increase while others decrease, possibly due to temperature changes caused by climate change.

5.3.20 Civil Disturbance

Description of Hazards

The term **civil disorder** is defined by 18 U.S. Code Section 232 as any public disturbance involving acts of violence by assemblages of three or more persons, that causes an immediate danger of or results in damage or injury to the property or person of any other individual. Civil disturbance can range from unlawful forms of protest against socio-political problems to riots.

Civil disorders occur in California sporadically and last from a few days to months. Loss of life and loss of property have occurred in the last 25 years. There are various causes for civil disturbance, all human-caused. All begin as local events. (Cal OES 2018).

As described in the State Hazard Mitigation Plan and MJHMP, the majority of significant civil disorder events in California started in response to violence against people of color, as well as the acquittal of police officers and other persons on trial for committing violence against people of color. Refer to Section 5.5.4 of the MJHMP for a description of historical examples.

In the summer of 2020, a string of peaceful protests as well as violent riots took place across the country in response to graphic images of the killing of George Floyd under a police officer's knee. The anti-racism and anti-police brutality protests resulted in hundreds of reports of police brutality and excessive force used during the protests.

More than a dozen after-action evaluations have been completed, looking at how police departments responded to the demonstrations that broke out in hundreds of cities between late May and the end of August. Across U.S. cities, the reports reveal the extensiveness of police forces that were poorly trained, heavily militarized, and stunningly unprepared for the possibility that large numbers of people would surge into the streets in response to the killing of George Floyd (New York Times 2021). Departments were criticized for not planning for protests, despite evidence that they would be large. Almost uniformly, the reports said departments need more training in how to handle large protests (New York Times 2021).

Demonstrations were large, constant, and unpredictable, often springing up organically in several neighborhoods at once. While most protests were peaceful, in cities like New York, Philadelphia, Minneapolis, and Portland, buildings were looted and fires were set, and demonstrators hurled firecrackers and Molotov cocktails at law enforcement officers. At least six people were killed; hundreds were injured; thousands were arrested (New York Times 2021).

News reports and social media repeatedly blamed police departments for escalating violence instead of taming it. Responding officers often treated all protesters the same, instead of differentiating between peaceful protesters and violent rioters or looters. In part, reports acknowledged, that was because of the chaos. But it was also because the protests pitted demonstrators against officers, who became defensive and emotional in the face of criticism, some reports said (New York Times 2021).

Location and Extent of Hazard in the City of Carpinteria

Civil disturbance can occur in any part of the City; however, this hazard generally occurs within more populated areas, such as the Downtown District.

History of Hazard in the City of Carpinteria

Santa Barbara County's urban communities have on occasion experienced civil unrest, with the college town of Isla Vista perhaps having the most notable disturbances.

In 2020, footage of the murder of George Floyd incited civil disturbances nationwide, including peaceful protests in the county. The peaceful protests, as well as sporadic post-demonstration vandalism (e.g., spray-painting buildings) and disturbances that occurred in the City of Santa Barbara and the City of Santa Maria, are described further in Section 5.5.4 of the MJHMP. In the City of Carpinteria, students from Carpinteria High School organized a peaceful "Carp for Black

Incident Profile: George Floyd Protests

Nationwide protests surged following the murder of George Floyd, an unarmed black man, by a Minneapolis police officer. Among them, students from Carpinteria High School organized a peaceful "Carp for Black Lives Matter" protest on June 6, 2020, on all corners of Linden and Carpinteria Avenues.



Photo: Edhat

Lives Matter” protest on June 6, 2020. The event took place on all corners of Linden and Carpinteria Avenues. Protesters marched between Casitas Pass and Elm with local police and Santa Barbara County Sheriff's Deputies assisting with traffic control (Edhat 2020).

On October 18, 2021, more than three dozen Carpinteria parents stood outside of the CUSD administrative office for a few hours in protest over Governor Gavin Newsom's COVID-19 vaccine mandate for California schools. Under the current plan – unlike other vaccine requirements – the mandate allows for an exemption to the COVID-19 vaccine requirement based on personal beliefs, such as religious or ideological reasons. According to the CUSD, approximately 90 percent of school district employees are vaccinated. However, in the first six weeks of school, the School District reported seven COVID-19 cases among its students and three among its vaccinated staff (Edhat 2021).

Probability of Occurrence

Likely – There are no studies that predict the probability of civil disturbance occurrences. However, major national events such as the Vietnam War and anti-racism protests are associated with spillover disturbances into urban areas. As a result, local law enforcement adopts robust responses to such large community events with hundreds of law enforcement personnel typically deployed to maintain order.

Climate Change Consideration

Climate change results in stresses and long-term reduction in a range of natural resources, such as potable water, food, and arable land. United Nations has declared stresses on natural resources increase the likelihood of conflict (United Nations Education, Scientific, and Cultural Organization 2021). Potential for climate change-induced migration is now recognized internationally as people flee their home countries due to drought, floods, and other factors with the U.S. southern border being impacted more frequently by new climate refugees from Central America. While such migrants are typically nonviolent and seeking relief from the dire circumstances in their homeland and improved lives for their families, the movements of large numbers of often desperate people can create the potential for civil unrest. The County continues to evaluate and model future climate risk and vulnerability of the environment and community to reduce the likelihood of future impacts, including civil disturbance.

5.3.21 Terrorism

Description of Hazard

Terrorism refers to intentional, criminal malicious acts. There is no single, universally accepted definition of terrorism, and the term can be interpreted in many ways. The federal definition for terrorism found in the Code of Federal Regulations (28 Code of Federal Regulations [CFR], Section 0.85) is “...the unlawful use of force and violence against persons or property to intimidate or coerce a government, the civilian population, or any segment thereof, in furtherance of political or social objectives.” The 2018 California State Hazard Mitigation Plan defines refers to terrorism as the use of weapons of mass destruction, including biological, chemical, nuclear, and radiological weapons; arson, incendiary, explosive, and armed attacks; industrial sabotage and intentional hazardous

materials releases; and cyber terrorism (refer to Section 5.3.12, *Cyber Threat* for a detailed discussion of cyber-attacks; Cal OES 2018).

Terrorist threats are difficult to predict. Many different groups use terrorist attacks for various reasons. Two things are clear from the perspective of hazard mitigation: the most often used weapons of terrorists in California are incendiary bombs, and the greatest potential for loss is from active shooters or weapons of mass destruction. Additional concerns include the use of chemical and biological weapons (Cal OES 2018).

Location and Extent of Hazard in the City of Carpinteria

Terrorism can occur throughout the City but due to its intended purpose would most likely happen in more populous urban areas where more devastation and panic would ensue, such as the Downtown District, or in the City of Santa Barbara or Isla Vista.

History of Hazard in the City of Carpinteria

The county has seen several recent events of mass casualties brought on by disgruntled or distraught individuals; however, none of them can be categorized as terrorism. No terrorist events have been documented in the City.

Probability of Occurrence

Unlikely – The County has never experienced a terrorist attack. Given the small population and low density of the City of Carpinteria relative to other cities in the county (e.g., Santa Barbara, Santa Maria, etc.), the probability of a terrorist act occurring in the City of Carpinteria is low; however, terrorist acts in other more populous areas of the county would likely affect the City (see Section 6.3.21, *Terrorism*).

Climate Change Consideration

Climate change is and will continue to cause increased resource scarcity including, energy, water, and arable land globally, which is likely to result in increased global terrorism (United Nations 2019). While resource scarcity is not an immediate challenge for the City, sea level rise predictions, growing wildfire threat, and drought will result in mid-term climate change impacts, as previously described.

5.3.22 Invasive Species

Description of Hazard

Non-indigenous species are transported to new environments, both intentionally and unintentionally, through human activities (Cal OES 2018). The introduction of non-indigenous species into California and Santa Barbara County has fundamentally altered many of the City's environments and ecosystems ranging from the City's upland habitats (e.g., nonnative grasslands) to coastal marine and estuarine waters. A non-indigenous species is considered an invasive species when it becomes established in a new geographic location, causing impacts (Cal OES 2018). Invasive species can cause significant and enduring economic, human health, and environmental impacts.

Terrestrial Invasive Species

Plant invasive species can threaten vegetation native to the City. When exotic plants begin to colonize natural landscapes, each ecosystem is subject to changes that threaten the integrity and longevity of that system. As a result, the native flora and fauna are often displaced with less desirable species (Santa Barbara Botanic Garden 2021). Ecosystem damage caused by invasive plant species can include competition with native species, changes in hydrology and soil chemistry, hazards for natives due to loss of food supply, protective cover, physical harm, and potentially devastating new diseases or insect pests.

Aquatic Invasive Species

In coastal environments, commercial shipping is the most significant vector for species introductions. Ships transfer organisms to California waters from throughout the world. Once introduced, invasive species could become a permanent part of an ecosystem and may flourish, creating environmental imbalances, presenting risks to human health, and causing significant economic problems. The introduction of nonindigenous species into California's marine, estuarine, and freshwater environments can cause significant economic, human health, and ecological impacts (Cal OES 2018). Biofouling organisms are aquatic species attached to or associated with submerged or wetted hard surfaces, such as pipes or piers. Ships transfer organisms to California waters from throughout the world.

The quagga mussel and closely related zebra mussel are two of the most devastating aquatic pests in the U.S. The small freshwater mussels grow on hard surfaces such as water pipes and can cause major problems for water infrastructure. They can also negatively impact ecosystems and fisheries by feeding on microscopic plants and animals that support the food web. First appearing in North America in the 1980s, they appeared in California in 2007. The cost of managing these mussels is estimated at billions of dollars since their introduction into the U.S. (UC Santa Barbara [UCSB] 2019).

Location and Extent of Hazard in the City of Carpinteria

Terrestrial Invasive Species

All of the City, including wildlands, are subject to invasive plant species. Non-indigenous species occur throughout the City and are often very prevalent within grassland and riparian woodland habitats. Several of these riparian invasive species in the riparian habitat within and surrounding Carpinteria Creek and Lagunitas Creek are documented in the City of Carpinteria's 2005 Creeks Preservation Program report, as described further below (City of Carpinteria 2005).

Carpinteria Creek

Non-native understory vegetation in Carpinteria Creek includes giant reed (*Arundo donax*), which is highly invasive and forms dense, monotypic stands along the creek banks in several areas. Prominent non-native vines including German ivy (*Senecio mikanooides*), English ivy (*Hedera helix*), and greater periwinkle (*Vinca major*) dominate the ground layer in areas. These highly invasive vines have extended into the canopy and killed several riparian trees. Other non-native plants in the riparian corridor of Carpinteria Creek include blue gum (*Eucalyptus globulus*), Durango root (*Datisca glomerata*), sweet fennel (*Foeniculum vulgare*), castor bean (*Ricinus communis*), black

mustard (*Brassica nigra*), iceplant (*Carpobrotus edulis*), ripgut brome (*Bromus diandrus*), wild radish (*Raphanus sativus*), common sow thistle (*Sonchus oleraceus*), smilo grass (*Piptherum millaceum*), annual beard grass (*Polypogon monspeliensis*), bent grass (*Agrostis viridis*), rescue grass (*Bromus catharticus*), Japanese honeysuckle (*Lonicera japonica*), garden nasturtium (*Tropaeolum majus*), myoporum (*Myoporum laetum*), and poison hemlock (*Conium maculatum*) (City of Carpinteria 2005).

Lagunitas Creek

Non-native vegetation found in the riparian forest along Lagunitas Creek includes Monterey cypress (*Cupressus macrocarpa*), nasturtium, common sow thistle, filaree (*Erodium cicutarium*), sweet fennel, black mustard, poison hemlock, wild radish, scarlet pimpernel (*Anagallis arvensis*), prickly ox tongue (*Picris echioides*), Harding grass (*Phalaris aquatica*), and petty spurge (*Euphorbia peplus*) (City of Carpinteria 2005).

Carpinteria Salt Marsh Mosquitos

According to the UC Natural Reserve System, 10 species of mosquitos are known to breed in Carpinteria Salt Marsh, including species that prefer fresh, brackish, or salt water. The Carpinteria Valley Mosquito Abatement District monitors the estuary during the rainy season and treats various sites, especially those with ponded water, to reduce or eliminate mosquitoes. These insects are native to the ecosystem but can be a nuisance to residents if they occur in large numbers. Some of the native mosquito species also can carry malaria (e.g., *Anopheles* sp.), or encephalitis (e.g., *Culex* sp.) (refer to Section 5.3.5, *Pandemic/Public Health Emergency*). The most common practice of control is the application of "Golden Bear" oil in ponded areas to suffocate mosquitoes and other larvae that breathe at the surface of the water. Another abatement activity is the occasional draining of ponded water. Historically, various portions of the estuarine wetlands were "ditched" to drain ponded areas. This technique had little impact on mosquitos in the wetlands (UC Natural Reserve System 2022).

Aquatic Invasive Species

According to a 2019 scientific article published by UCSB, Santa Barbara County's waters have so far been clear of the invasive quagga and zebra mussels, thanks to aggressive measures to prevent contamination (UCSB 2019).

The majority of the estuarine wetland habitats at the Carpinteria Salt Marsh Reserve are dominated exclusively by native plants. This is in contrast to the artificial berms and other adjacent upland habitats that can be dominated exclusively by exotic species, including plants from Eurasia, Africa, Australasia, South America, and elsewhere in North America such as Mexico. Natural habitat restoration and enhancement with native species require the eradication or control of invasive exotic plant species that dominate the vegetation. On-going management goals include the eradication or control of many aggressive species that dominate some portions of the reserve such as the upland habitats and palustrine wetland habitats of the delta of Santa Monica Creek. Management techniques include manual and mechanical removal or trimming and occasional treatment with environmentally sensitive herbicides (UC Natural Reserve System 2022). Selected target invasive exotic species are listed in Table 5-8.

Table 5-8. Common Invasive Plant Species in Santa Barbara County

Common Name	Scientific Name	Common Name	Scientific Name
Giant Reed	<i>Arundo donax</i>	Iceplant	<i>Malephora crocea</i> <i>Croceum</i>
Black Mustard	<i>Brassica nigra</i>	Sea Lavender	<i>Limonium ramosissimum</i>
Italian Thistle	<i>Carduus pycnocephalus</i>	Myporum	<i>Myoporum laetum</i>
Hottentot Fig	<i>Carpobrotus edulis</i>	Kikuyu Grass	<i>Pennisetum clandestinum</i>
Poison Hemlock	<i>Conium maculatum</i>	Caster Bean	<i>Ricinus communis</i>
Pampas Grass	<i>Cortaderia jubata</i>	Russian Thistle	<i>Salsola tragus</i>
Sweet Fennel	<i>Foeniculum vulgare</i>		

Source: UC Natural Reserve System 2022.

The UC Natural Reserve System lists several other species, which are potentially problematic or not widespread enough at this time to warrant specific actions. Table 5-9 lists some of these less problematic species.

Table 5-9. Common Invasive Plant Species in Santa Barbara County

Common Name	Scientific Name	Common Name	Scientific Name
Australian Salt Bush	<i>Atriplex semibaccata</i>	Slender Crystalline Iceplant	<i>Mesembryanthemum nodiflorum</i>
Five-hook	<i>Bassia hyssopifolia</i>	Indian-Fig	<i>Opuntia ficus-indica</i>
Tecolote, Napa Thistle	<i>Centaurea melitensis</i>	Feathertop	<i>Pennisetum villosum</i>
Bermuda Grass	<i>Cynodon dactylon</i>	Victorian Box	<i>Pittosporum undulatum</i>
Italian Ryegrass	<i>Lolium multiflorum</i>	Wild Radish	<i>Raphanus sativus</i>
Tree Tobacco	<i>Nicotiana glauca</i>	New Zealand Spinach	<i>Tetragonia tetragonioides</i>

Source: UC Natural Reserve System 2022.

A species of *Limonium* (Sea Lavender, *Plum-baginaceae*) has invaded portions of the upper marsh near the mouth of the estuary. As with many introduced species along berms and on bars, this species probably was ocean-transported from a local source and subsequently deposited as a fragment in the rack that accumulates at the high tide line. The species has successfully reproduced and now covers many square meters of wetland habitat, including the only site on the UC Natural Reserve System property where Salt Marsh Bird's-beak, a Federal-listed endangered species, occurs. Funding from the U.S. Fish and Wildlife Service (USFWS) initiated an eradication and research program to learn more about this species including its identity and potential methods of control or eradication. As with other invasive exotics at the Carpinteria Salt Marsh Reserve, this species has been located in several gardens near the estuary. It and other species of *Limonium* are sold in the local horticultural trade and may present a serious future problem because many of these species occur naturally in salt marshes in Europe and elsewhere and may colonize coastal wetlands in California relatively easily (UC Natural Reserve System 2022).

History of Hazard in the City of Carpinteria

As described above, as part of the Creeks Preservation Program, the City of Carpinteria monitors and manages invasive plant species along the riparian corridors of creeks within the City. The UC Natural Reserve System, in coordination with other agencies, such as the USFWS and Carpinteria

Valley Mosquito Abatement District, monitors and manages invasive and other exotic species in the Carpinteria Salt Marsh Reserve.

Probability of Occurrence

Occasional – While the probability of future occurrence is usually calculated based on experience, different invasive species have different recidivism rates across the county. Based on past occurrences, invasive species will continue to present a constant threat to the county and City.

Climate Change Consideration

According to the International Union for Conservation of Nature (IUCN), globalization over the recent decades has increased the movement of people and goods around the world, leading to a rise in the number of species introduced to areas outside their natural ranges. A 2017 study found that over one-third of all introductions in the past 200 years occurred after 1970 and the rate of introductions is showing no sign of slowing down. A 2020 study predicts that the number of established alien species will increase by 36 percent between 2005 and 2050 (IUCN 2021).

The impacts from invasive species can be compounded by climate change. Extreme climatic events resulting from climate change, such as hurricanes, floods, and droughts can transport invasive species to new areas and decrease the resistance of habitats to invasions. Climate change is also opening up new pathways of the introduction of invasive species. For example, emerging Arctic shipping passages due to melting ice caps will greatly reduce the time taken for ships to travel from Asia to Europe. This will increase the risk of invasive species surviving the journey (IUCN 2021).

Many invasive species can expand rapidly to higher latitudes and altitudes as the climate warms, out-pacing native species. Invasive species that are regularly introduced by humans but have so far failed to establish may succeed in doing so thanks to climate change, creating new sets of invaders.

Some habitats, such as temperate forests and freshwater systems that currently have thermal barriers limiting the establishment of invasive species will become more suitable for alien species as the climate changes (IUCN 2021).

5.3.23 Agricultural Pests

Description of Hazard

Agricultural pests and disease infestation occur when an undesirable organism inhabits an area in a manner that causes serious harm to agriculture crops, livestock or poultry, and wild land vegetation or animals. Countless insects and diseases live on, in, and around plants and animals in all environments. Most are harmless, while some can cause significant damage and loss. Under some conditions, insects and diseases that have been relatively harmless can become hazardous. For example, severe drought conditions can weaken trees and make them more susceptible to destruction from insect attacks than they would be under normal conditions.

Different pests can impact different crops in different ways; while there is no scale to define the extent of an infestation, a pest could have a major economic impact on the value of infested crops. Another large factor that may influence crop yield is the spread of invasive plants, which may compete with crops for resources and in some cases also introduce pests.

Agricultural pests and pathogens (e.g., insects, fungi, bacteria, viruses, and invasive plants) cause injury or severe destruction to crops or livestock. These pests pose significant threats to crops, farm workers, the economy, food supply, and native habitat. Agricultural pests and diseases also weaken crops, vineyards, and livestock, which makes them more susceptible to harm from extreme heat, wildfire, and drought. They can also result in increases in food prices for consumers. The number of invasive pests and pathogens newly detected in California and the rest of the U.S. has increased at alarming rates in recent years, and that trend is projected to continue. Insect pests and diseases, such as bark beetles and Sudden Oak Death in trees, can also destroy forests and oak woodland habitat in the City, which can, in turn, increase the fuel load and lead to greater fire risk.

Location and Extent of Hazard in the City of Carpinteria

Figure 5-23 of the MJHMP shows agricultural, farm, and grazing lands in the county, which are susceptible to agricultural pests and diseases. Agriculture occurs in the Carpinteria Valley. As shown in Figure 4-1, there are only two small agricultural lands in the City, which are susceptible to agricultural pests and diseases.

In 2020, 217 pests were intercepted through the County of Santa Barbara's Pest Exclusion Program, the most commonly intercepted species being the Lesser Snow Scale (*Pinnaspis strachani*) (Santa Barbara County Agricultural Commissioner's Office 2020). These pests and diseases, such as the light brown apple moth, white peach scale, Asian citrus psyllid, Pacific mealybug, and avian influenza, can retard the growth of plants and animals, damage them so that their products are less appealing and harder to sell, or even kill them (Santa Barbara County Planning and Development Department 2021). By July 2020, the California Department of Food and Agriculture confirmed the presence of Asian citrus psyllids (*Diaphorina citri*), Kuwayama, in Santa Barbara County, indicating that a breeding population exists in the area. Asian citrus psyllids are a harmful exotic insect pest and a vector of Huanglongbing disease, one of the most devastating citrus diseases. In response to this infestation, the County ordered insecticide treatments within a 400-meter radius around the Asian citrus psyllids detection site (California Department of Food and Agriculture 2020). Though there are treatment options for many agricultural pests and diseases, some have no cure (Santa Barbara County Planning and Development Department 2021).

History of Hazard in the City of Carpinteria

Santa Barbara County is susceptible to infestation or infection by the light brown apple moth, white peach scale, Asian citrus psyllid, Pacific mealybug, and avian influenza. Infestations of Mediterranean Fruit Fly, Oriental Fruit Fly, Gypsy Moth, Glassy-winged Sharpshooter, Asian Citrus Psyllid, and Light-Brown Apple Moth have all occurred in the last 30 years. Diseases such as Chrysanthemum White Rust and Pierce's Disease of Grapes have caused significant losses to local growers. Between November 15, 2019, to July 7, 2020, the California Department of Food and Agriculture (CDFA) confirmed the presence of Asian Citrus Psyllid in the county (CDFA 2020). Additionally, UC Riverside and the UC Cooperative Extension recently sent out notification warnings of the invasive black fig fly, which has spread to Santa Barbara County (UC Riverside and the UC Cooperative Extension 2021). These pests could affect crops and other vegetation within the City.

Probability of Occurrence

Occasional – Due to its interaction with the global economy, its mild Mediterranean climate, and its diversified agricultural and native landscape, the City currently experiences and will continue to experience periodic losses due to agricultural pests and diseases. Many pests and organisms that carry diseases are most active during warmer months, so the threat of infection or infestation is higher during that time of year (Santa Barbara County Planning and Development Department 2021).

Climate Change Consideration

Continued climate change is likely to alter the abundance and types of many pests, lengthen pests' breeding season, and increase pathogen growth rates. For example, the pink bollworm, a common pest of cotton crops, is currently a problem only in southern desert valleys because it cannot survive winter frosts elsewhere in the state. However, if winter temperatures rise, the pink bollworm's range would likely expand northward, which could lead to substantial economic and ecological consequences for the state (Allen-Diaz 2009). Projection trends show temperatures getting warmer earlier in the year and remaining warmer until later in the year due to increases in air temperature, which creates a wider activity window for pests and diseases (Santa Barbara County Planning and Development Department 2021).

California's Fourth Climate Change Assessment (2018) notes that "climate change impacts terrestrial ecosystems and wildlife in multiple ways, including invasion by exotic species, the prevalence of wildlife disease, and loss of native habitats." Changing climate conditions can impact viable living areas of species and cause migration; shift the spread of pests and disease northward by changing habitat temperatures and making previously undesirable habitats welcoming for new species and lengthen habitable seasons (California Natural Resources Agency 2018). Longer growing seasons may also allow agricultural pests to persist longer, which can increase the severity of infestations on agricultural operations. Further, weather events have become more numerous and more severe. Changes in weather patterns can also have dramatic impacts on the ecosystem, including agriculture systems, and more severe impacts can be expected into the future.

6.0 VULNERABILITIES ASSESSMENT

6.1 PURPOSE & METHODOLOGY

The purpose of this section is to estimate the potential vulnerability (impacts) of hazards within the City on the built environment (residential, non-residential, critical facilities, etc.) and population. This assessment informs the development of mitigation strategies to avoid or lessen potential impacts through the 2022 Local Hazard Mitigation Plan (LHMP) update. To accomplish this, three different approaches are used:

1. Application of scientific loss estimation models (i.e., Hazus);
2. Analysis of exposure of critical facilities to hazards; and
3. A qualitative estimate of the impacts to hazards.

This section summarizes the methodologies and approaches employed in the assessment of vulnerabilities contained in Sections 6.2 and 6.3. A detailed discussion of the methodologies and approaches employed in the Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) and this 2022 LHMP update is provided in Section 6.1 of the MJHMP.

6.1.1 Approach to Earthquake Vulnerability Assessment

Earthquake loss estimation for the 2022 LHMP update utilizes the Federal Emergency Management Agency's (FEMA's) Hazus-MH 5.0 natural hazard loss estimation software. Hazus-MH uses state-of-the-art Geographic Information Systems (GIS) software to map and display hazard data and the results of damage and economic loss estimates for buildings and infrastructure. It also allows users to estimate the impacts of earthquakes and floods on populations.

Hazus also uses U.S. Census data to estimate loss using 2010 Census tracts and for estimating population by multiplying the number of Residential and Multi-Use parcels by average household size by jurisdiction. As with any model, there are uncertainties, and the results should be considered approximate for broad hazard mitigation planning purposes.

To evaluate potential losses associated with earthquake activity in the City, two Hazus scenarios were run, including a Hazus 2,500-year probabilistic scenario and a Magnitude 7.4 – Red Mountain Fault ShakeMap Scenario.

The earthquake loss estimation analysis in Section 6.2.1 is broken into two subsections:

4. **Hazus 2,500-year probabilistic scenario:** this assesses the City-wide vulnerabilities to ground shaking based on overall seismic probabilities (7.0 magnitude) in the county; and
5. **Magnitude 7.4 – Red Mountain Fault ShakeMap Scenario:** this assesses the unique vulnerabilities that may exist in the City if the epicenter for an earthquake (7.4 magnitude) was located along the Red Mountain Fault south of the Santa Ynez Mountains.

See Section 6.2.1, *Earthquake (Ground shaking)* for a discussion of the City's vulnerabilities to ground shaking hazards.

6.1.2 Approach to Flood Vulnerability Assessment

To assess flood vulnerability and loss estimations, a flood vulnerability assessment was performed for the City using the following GIS methodology. Santa Barbara County's effective Digital Flood Insurance Rate Maps (DFIRM) was used as the hazard layer. A DFIRM is FEMA's flood risk data that depicts the 1-percent annual chance (100-year) and the 0.2-percent annual chance (500-year) flood events. Table 6-1 summarizes the flood zones included on these maps.

Table 6-2. City of Carpinteria Community Information System Policies in Force by Flood Zone

Flood Zone	City of Carpinteria
A01-30 & AE Zones	126
A Zones	76
B, C & X Zone	
Standard	93
Preferred	128
Total	423

The DFIRM flood zones were overlaid in GIS on the County's parcel layer to identify properties and structures that would likely be inundated during a coastal 1-percent annual chance (e.g., storm/high tide inundation), riverine 1-percent annual chance, and riverine 0.2-percent annual chance flood event. The extent of the FEMA floodplain in the City is shown in Figure 5-1 and Figure 6-4. Building and contents values were totaled to estimate exposure. The result is an inventory of the number and types of improved parcels subject to flooding in the City. It is important to note that there could be more than one structure or building on an improved parcel (e.g., a condo complex occupies one parcel but might have several structures). This flood loss analysis does not account for business disruption, emergency services, environmental damages, or displacement costs, thus actual losses associated with flooding would likely exceed the estimate shown. Conversely, this analysis does not differentiate parcels that may have been developed since when the City adopted floodplain regulations, which would be mitigated to the 1-percent annual chance of flood if developed per local floodplain regulations.

Similar to the 2022 MJHMP update, Hazus modeling for this LHMP was completed for earthquake hazards only and was not used to develop approximate flood hazard areas given that Hazus flood modeling results are typically not as accurate and do not always coincide with the regulatory FEMA FIRM or local flood mapping. Therefore, proven GIS methods were used to estimate flood risk to structures where GIS is used to overlay the FEMA flood mapping on parcel-based inventory data, as described further below. This approach yields a more accurate count and types of structures at risk.

See Section 6.3.1, *Flood* for a discussion of the City's vulnerabilities to flood hazards.

6.1.3 Approach to Analysis of Exposure of Critical Facilities to Hazards

Critical facilities are key support facilities and structures most necessary to withstand the impacts of and respond to natural hazards (e.g., utilities, transportation infrastructure, and emergency response and services facilities). The Carpinteria Local Planning Team (LPT) reviewed and updated its list of critical facilities and generated a summary of the facilities by major categories: Law Enforcement, Fire, Public Works (including transportation and flood control facilities), Health and Human Services, Administrative, Communications, and Other.

Using a GIS and the mapped extents of the hazards affecting the City, it was determined which critical facilities are exposed to which hazards depending on whether they fall within the mapped hazard area. This approach was taken for Wildfire, Earthquake-Induced Liquefaction, Flood, Dam Failure, Landslide, Coastal Hazards, Tsunami.

Table 6-2 below presents the 57 mapped critical facilities within the City. These facilities primarily included utilities, government, medical, and educational structures as well as bridges. Of the available data, it was shown that these buildings are worth approximately \$130,249,918 in total building value (i.e., structural and content value) (Table 6-2). No values were able to be obtained for many major facilities, so the actual value may be substantially higher.

It should be noted that operations at the Carpinteria Oil and Gas Plant and the Natural Gas Odorant Facility, both located at 5675 Carpinteria Avenue, have ceased, as described in Section 5.13 and Section 5.14. However, given that these facilities have not yet been removed or remediated, they remain included as critical facilities. Additional public facilities, such as Viola Fields, the Cavalli Property (Friends of the Library building), and Monte Vista Park, are considered in Sections 6.3.1 through 6.3.23. However, these facilities are not considered FEMA Lifelines as defined above and therefore, are not included in the analysis of critical facilities in the City.

Table 6-2. City of Carpinteria Critical Facilities List

Type	Facility	Address	Total Value
Communications	Critical Facility	10151 Oceanview Rd	\$98,226
Communications	Rincon Peak Relay Station	5115 Ogan Rd	-
Energy: Industrial	Verizon	5675 Carpinteria Ave	-
Energy: Substation	Natural Gas Odorant Carpinteria Oil and Gas	4918 Foothill Rd	-
Utilities	SCE - Substation	1488 Linden Ave	\$5,000,000
Utilities	Sewage Pump Station 7	546 Palm Ave	\$2,000,000
Utilities	Sewage Pump Station 1	1301 Santa Ynez Ave	\$2,266,000
Utilities	Water District Maintenance Building	4527 Carpinteria Ave	\$1,500,000
Utilities	Sewage Pump Station 2	1301 Santa Ynez Ave	\$1,500,000
Utilities	Headquarters Well	4859 Foothill Rd	\$1,500,000
Utilities	High School Well	5315 Foothill Rd	\$1,500,000
Utilities	El Carro Well	5315 Foothill Rd	\$1,500,000
Utilities	El Carro Well Filtration Plant	1301 Santa Ynez Ave	\$1,400,000
Utilities	Water District Main Office	3950 Via Real	\$1,000,000
Utilities	Sewage Pump Station 4	4859 Foothill Rd	\$800,000
Utilities	High School Well Treatment Plant	1301 Santa Ynez Ave	\$700,000
Utilities	Headquarters Well Control Building	1301 Santa Ynez Ave	\$90,000
Wastewater Treatment Plant	Headquarters Well Enclosure	5300 Sixth St	\$60,000,000
Hazardous Material	Wastewater Treatment Plant	5675 Carpinteria Ave	-
Health and Medical Clinic	Carpinteria Oil and Gas Plant	4806 Carpinteria Ave	-
Health and Medical Clinic	Sansum Clinic-Carpinteria	931 Walnut Ave	-
EMS Station	PHD Carpinteria Clinic	911 Walnut Ave	-
EMS Station	Carpinteria - Summerland Fire Protection District Station 1	4235 Carpinteria Ave	-

Type	Facility	Address	Total Value
Nursing Home	American Medical Response Station 1	5464 Carpinteria Ave	-
Veteran Services	Granvida Senior Living and Memory Care	941 Walnut Ave	-
Veteran Services	Carpinteria Veterans Memorial Building	941 Walnut Ave	-
Colleges / Universities	Veteran's Memorial Building	1015 Mark Ave	-
Education	International Sports Sciences Association	4810 Foothill Rd	\$28,535,898
Education	Carpinteria High School	5351 Carpinteria Ave	\$14,366,233
Education	Carpinteria Middle School	1480 Linden Ave	\$10,583,606
Education	Canalino Elementary	4545 Carpinteria Ave	\$6,457,908
Education	Aliso Elementary	5201 Eighth St	\$4,360,870
Education	Carpinteria Children's Project at Main	4698 Foothill Rd	\$210,720
Education	Rincon/Foothill High School	1400 Linden Ave	-
Education	Carpinteria Unified School District (CUSD) District Office	1480 Linden Ave	-
Education	Carpinteria Family	1480 Linden Ave	-
Education	Canalino Elementary	5315 Foothill Rd	-
Fire Station	The Howard School	911 Walnut Ave	\$7,150,000
Government	Carpinteria Fire Station 1	5775 Carpinteria Ave	\$4,436,787
Government	City Hall, Sheriff's Substation, Maintenance	1140 Eugenia Pl	\$60,000
Library	Carpinteria Summerland HQ	5141 Carpinteria Ave	-
Museum	Carpinteria Public Library	956 Maple Ave	-
Sheriff	Carpinteria Valley Museum of History	5775 Carpinteria Ave	\$111,767
Transportation	Carpinteria Sheriff's Station	HWY 101 SB / Franklin Creek	-
Transportation	Bridge	HWY 101 NB / Franklin Creek	-
Transportation	Bridge	7th St / HWY 101	-
Transportation	Bridge	SR-150 (Rincon Rd) / HWY 101	-
Transportation	Bridge	7th St / Franklin Creek	-
Transportation	Bridge	Carpinteria Ave / Franklin Creek	-
Transportation	Bridge	Carpinteria Rd / Carpinteria Creek	-
Transportation	Bridge	Via Real / Santa Monica Creek	-
Transportation	Bridge	4th St / Carpinteria Creek	-
Transportation	Bridge	HWY 101 SB / Santa Monica Creek	-
Transportation	Bridge	HWY 101 NB / Santa Monica Creek	-

Type	Facility	Address	Total Value
Transportation	Bridge	Carpinteria Avenue / Santa Monica Creek	-
Transportation	Bridge	Bailard Avenue / HWY 101	-
Transportation	Bridge	Malibu Dr / Franklin Creek	-

The results of the exposure analysis are included in this section. A further description of the threats and methodologies used in this analysis is provided in Chapter 6.0, *Vulnerability Assessment* of the 2022 MJHMP. As the City continues to assess its vulnerability, the collection of better and more complete data will help to improve the risk assessment process to direct planning and mitigation decisions.

Table 6-3. Summary of Potential Impacts to Critical Facilities

Hazard Type	Specific Risk	Count	% of Critical Facilities Impacted	Exposure (\$)
Wildfire	Low to Extreme Wildfire Threat	0	0%	\$0
Liquefaction (Earthquake)	High Liquefaction Potential	49	86%	\$154,237,262
Flood	FEMA 1% Annual Chance Flood Zone	14	25%	\$37,504,526
	FEMA 0.2% Annual Chance Flood Zone	4	7%	\$63,500,000
Coastal Hazards	Sea Level Rise (2060)	1	2%	-
Dam Failure	Santa Monica Debris Basin Failure	9	16%	\$12,513,908
Landslide	Class 7	2	4%	\$210,720
Tsunami		10	18%	\$9,957,908

6.1.4 Approach to Qualitative Estimate of Impacts

The approach used to complete this effort involves utilizing readily available data (i.e., U.S. Census) to extrapolate and estimate potential vulnerability. In some cases, the estimation would build upon historic events but it may also include projecting worst-case potentials. The Carpinteria LPT summarized the remaining hazards to which the City is vulnerable and assessed the amount and type of damage that could be expected. This approach of qualitative assessment was done for the following hazard types in Section 6.3.5 through Section 6.3.23 below:

- Drought & Water Shortage
- Pandemic/Public Health Emergency
- Extreme Heat/Freeze
- Energy Shortage & Resiliency
- Mudflow and Debris Flow
- Windstorm
- Hazardous Materials Release
- Cyber Threat
- Invasive Species
- Civil Disturbance
- Natural Gas Pipeline Rupture
- Agricultural Pests
- Train Accident
- Terrorism
- Oil Spills
- Geologic Hazard

6.2 SCIENTIFIC LOSS ESTIMATION (HAZUS) ANALYSIS

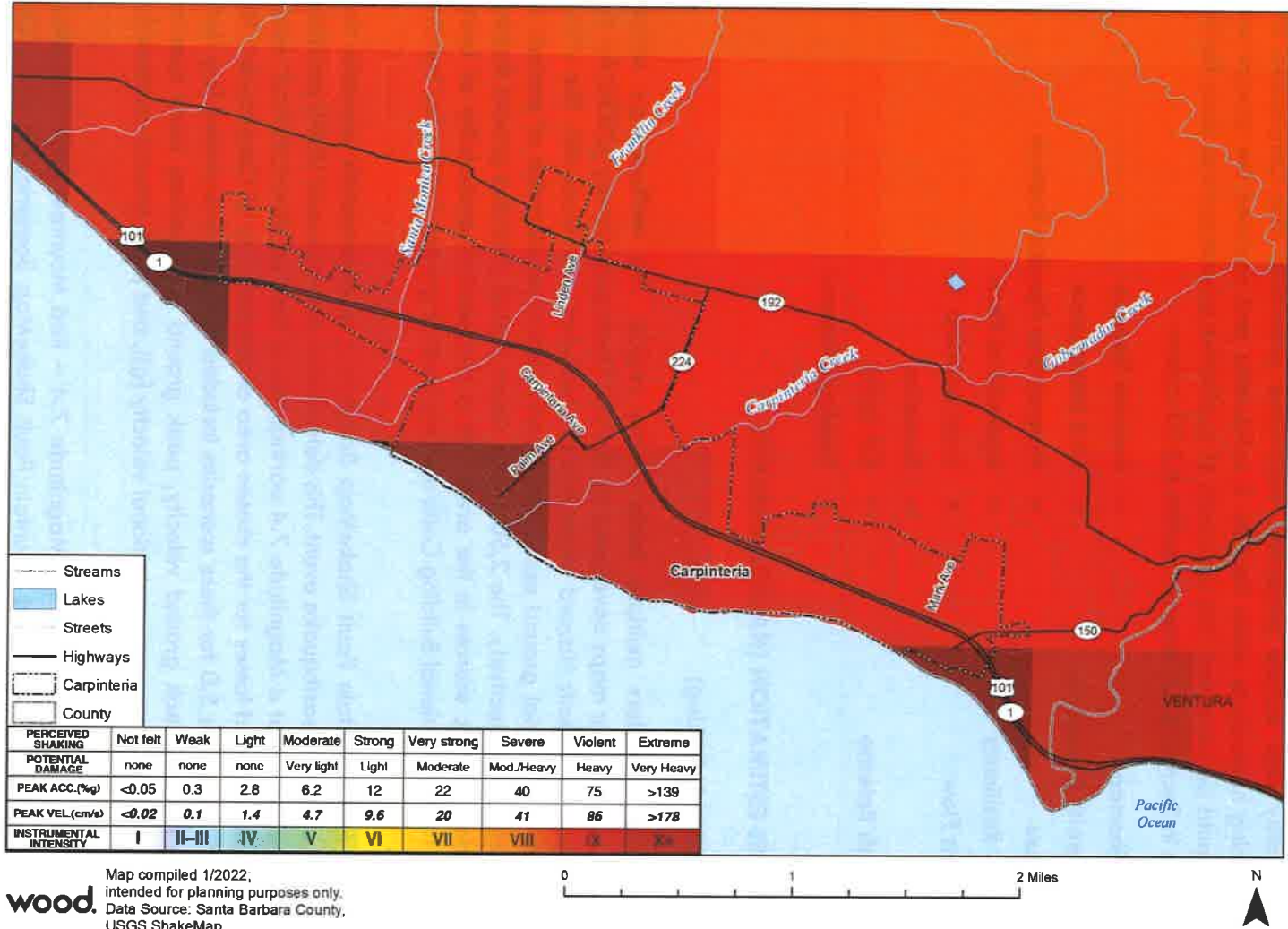
6.2.1 Earthquake (Ground shaking)

The 2,500-year scenario considers multiple faults in the region. The methodology utilizes probabilistic seismic hazard contour maps developed by the U.S. Geological Survey (USGS) for the 2018 update of the National Seismic Hazard Maps that are included with Hazus-MH. The USGS maps provide estimates of potential ground acceleration and spectral acceleration at periods of 0.3 seconds and 1.0 seconds, respectively. The 2,500-year return period analyzes ground shaking estimates from the various seismic sources in the area with a two percent probability of being exceeded in 50 years. The International Building Code uses this level of ground shaking for building design in seismic areas.

The Magnitude 7.4 – Red Mountain Fault ShakeMap Scenario is a deterministic scenario that predicts the outcome of a specific earthquake event. This deterministic scenario used USGS provided ShakeMap datasets to model what a Magnitude 7.4 earthquake of the Red Mountain Fault would generate in terms of damages and losses for the chosen area of interest (City of Carpinteria). The datasets used to import into Hazus 5.0 for these scenarios included four USGS-provided key data layers in a geospatial format: peak ground velocity, peak ground acceleration, peak spectral acceleration for 0.3 seconds (0.3 percent gravitational velocity [g]), and peak ground acceleration for 1.0 seconds (1.0 percent g).

Figure 6-1 is the ShakeMap produced for the Magnitude 7.4 – Red Mountain Fault ShakeMap Scenario. As shown in the figure, in the Red Mountain Fault ShakeMap Scenario, the entire City would perceive severe to extreme shaking and would likely receive moderate/heavy to very heavy damage.

Figure 6-1. City of Carpinteria Red Mountain Fault 7.4 Magnitude ShakeMap



Property

Hazus estimates the number of buildings that would be damaged during a modeled earthquake, and these estimates are provided in the tables below. The 2,500-year probabilistic scenario is expected to produce more severe building damage than the Red Mountain Fault ShakeMap Scenario. For example, an earthquake from the 2,500-year probabilistic scenario could demolish (i.e., "Complete" building damage) 177 homes compared to 28 homes from the Red Mountain Fault Shakemap Scenario (Tables 6-4 and 6-5). Hazus estimates that under the 2,500-year probabilistic scenario, about 3,148 buildings will be at least moderately damaged (i.e., Moderate, Extensive, Complete building damage), which is over 74 percent of the buildings in the region. On the other hand, under the Red Mountain Fault Shakemap Scenario, 1,918 buildings will be at least moderately damaged, which is over 45 percent of the buildings in the region.

Table 6-4. Expected Building Damage by Occupancy – 2,500-year Probabilistic Scenario

	None		Slight		Moderate		Extensive		Complete	
	Count	(%)	County	(%)	Count	(%)	Count	(%)	Count	(%)
Agriculture	0.94	0.55	4.73	0.52	11.08	0.69	8.89	1.20	10.35	1.28
Commercial	4.34	2.54	21.60	2.36	72.61	4.55	93.50	12.64	118.95	14.66
Education	0.32	0.19	1.43	0.16	3.30	0.21	2.62	0.35	2.33	0.29
Government	0.05	0.03	0.25	0.03	0.90	0.06	1.22	0.16	1.59	0.20
Industrial	0.81	0.47	4.43	0.48	17.11	1.07	24.42	3.30	33.23	4.10
Other Residential	13.81	8.08	72.88	7.98	155.84	9.75	182.56	24.69	462.92	57.05
Religion	0.36	0.21	1.72	0.19	4.39	0.27	4.32	0.58	5.21	0.64
Single Family	150.31	87.93	806.71	88.29	1332.29	83.40	421.92	57.06	176.77	21.79
Total	171		914		1,598		739		811	

Source: Hazus-MH 5.0

Table 6-5. Expected Building Damage by Occupancy – Red Mountain Fault ShakeMap Scenario

	None		Slight		Moderate		Extensive		Complete	
	Count	(%)	County	(%)	Count	(%)	Count	(%)	Count	(%)
Agriculture	5.53	0.66	9.26	0.62	10.68	0.94	6.19	1.33	4.35	1.39
Commercial	32.77	3.93	55.92	3.77	98.63	8.64	76.27	16.42	47.41	15.16
Education	1.81	0.22	2.69	0.18	2.98	0.26	1.64	0.35	0.88	0.28
Government	0.36	0.04	0.62	0.04	1.16	0.10	1.06	0.23	0.80	0.26
Industrial	7.02	0.84	13.00	0.88	25.50	2.23	20.69	4.45	13.78	4.41
Other Residential	70.88	8.51	136.25	9.20	208.69	18.28	256.84	55.29	215.35	68.84
Religion	2.16	0.26	3.51	0.24	4.62	0.40	3.41	0.73	2.30	0.73
Single Family	712.23	85.53	1260.34	85.07	789.09	69.14	98.41	21.19	27.93	8.93
Total	833		1,482		1,141		465		313	

Source: Hazus-MH 5.0

Figure 6-2. City of Carpinteria 2,500-year Probabilistic Scenario Total Building Loss

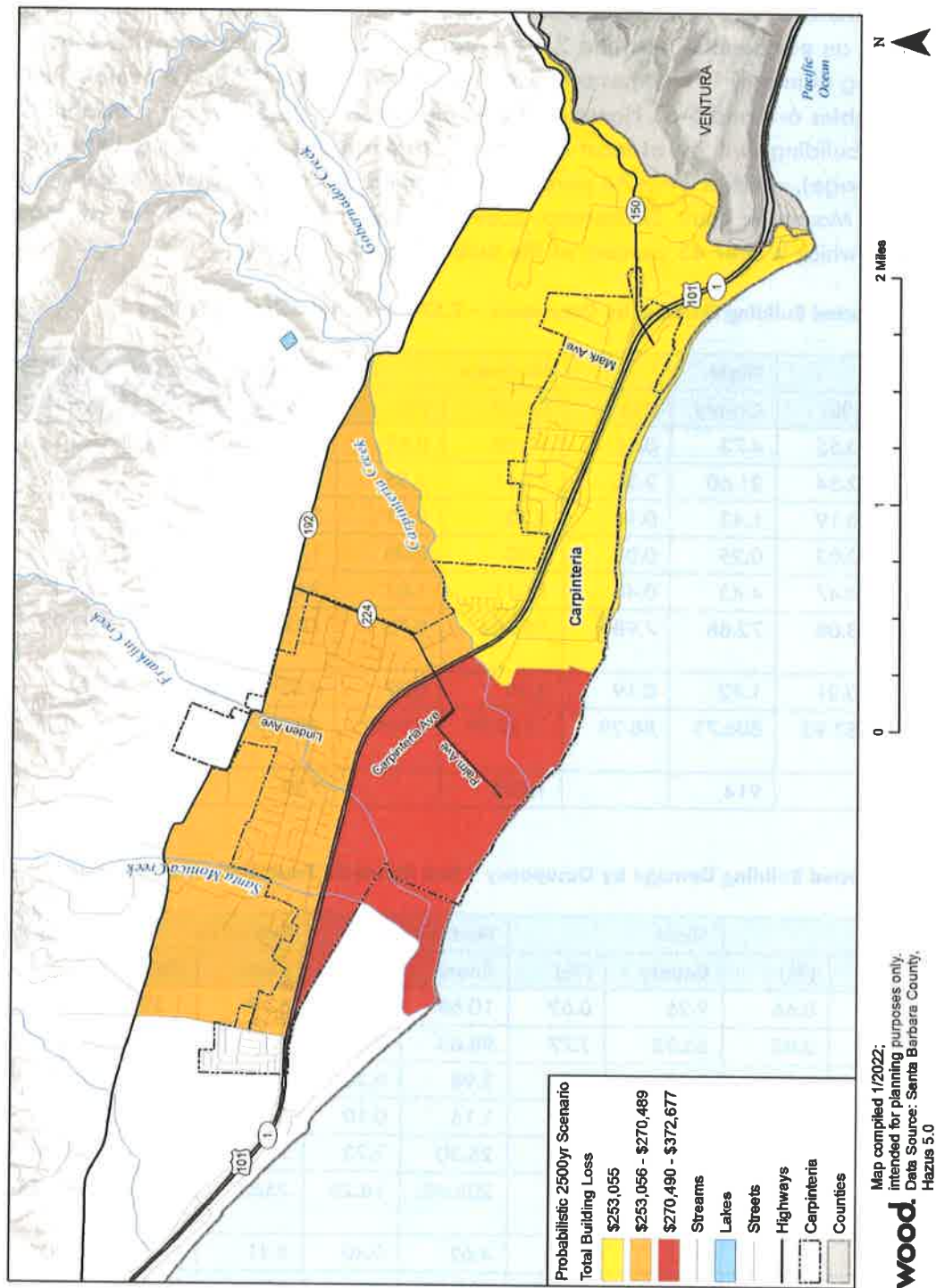
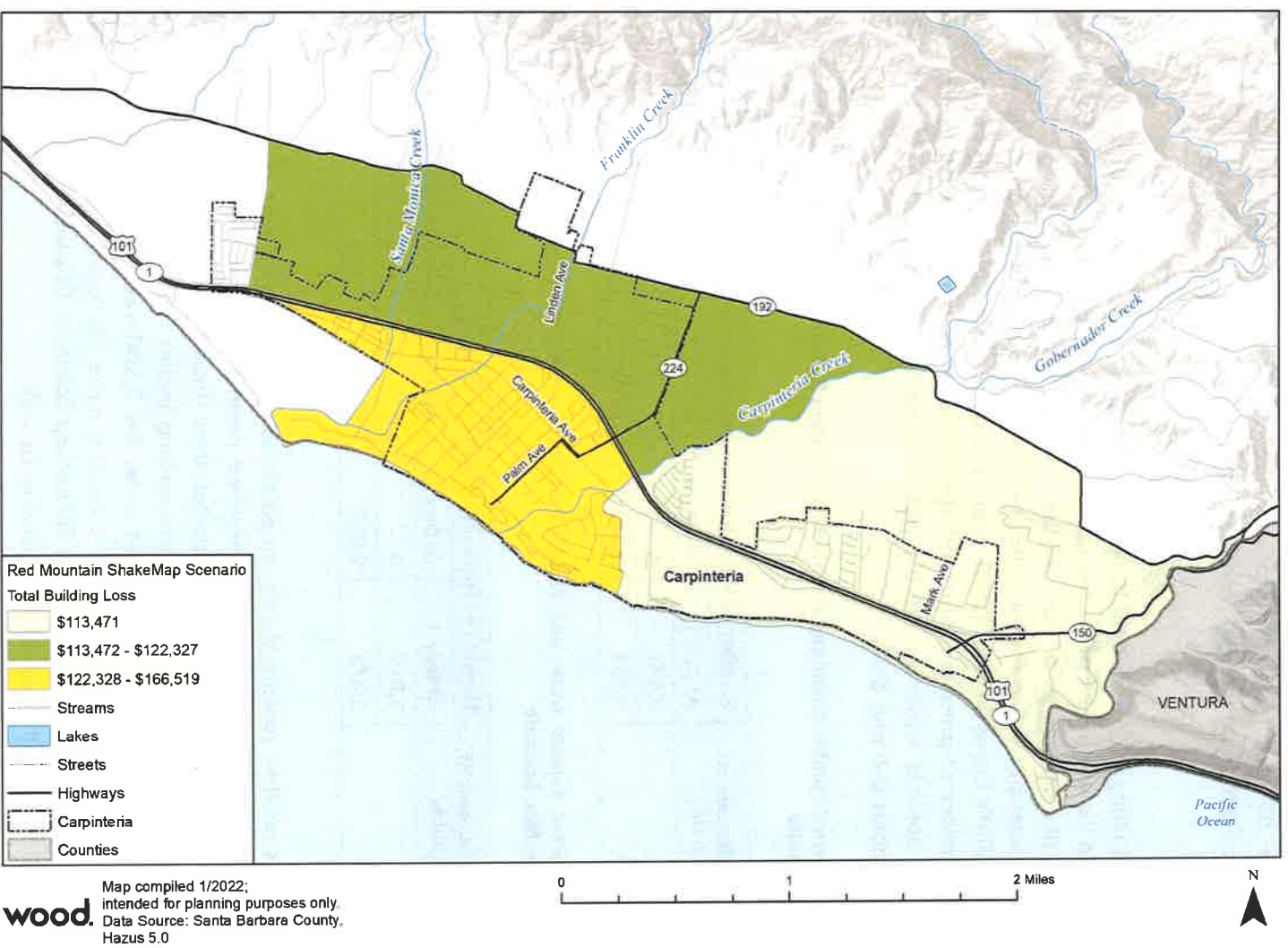


Figure 6-3. City of Carpinteria Red Mountain Fault ShakeMap Scenario Total Building Loss



The total citywide building loss for these two scenarios is shown in Figures 6-2 and Figure 6-3. Potential building losses would likely be clustered within built communities and downtown areas where structures are older and denser. As shown in Figure 6-2 and Figure 6-3, for both scenarios, the western and southwestern portions of the City would have the highest total building loss. However, the absolute dollar amount of total citywide building loss under the 2,500-year Probabilistic Scenario is higher than the Red Mountain Fault ShakeMap Scenario.

People

Utility Services: Loss of utility services would have a major impact on the people of the City. The following tables indicate the number of projected households that would experience potable water and electric power loss, and the number of days the loss would last. For example, this analysis shows that more than 2,700 households would remain without electricity 7 days after an earthquake under the 2,500-year Probabilistic Scenario. The 2,500-year Probabilistic Scenario is expected to cause a long delay in the recovery of potable water and electric power systems as well as cause more people to be without potable water or electric power compared to the Red Mountain Fault ShakeMap Scenario (Tables 6-6 and 6-7).

Table 6-6. Expected Potable Water and Electric Power System Performance – 2,500-year Probabilistic Scenario

	Total Number of Households	Number of Households without Service				
		At Day 1	At Day 3	At Day 7	At Day 30	At Day 90
Potable Water	4,695	4,571	4,125	0	0	0
Electric Power		4,395	3,841	2,725	963	5

Table 6-7. Expected Potable Water and Electric Power System Performance – Red Mountain Fault ShakeMap Scenario

	Total Number of Households	Number of Households without Service				
		At Day 1	At Day 3	At Day 7	At Day 30	At Day 90
Potable Water	4,695	3,819	0	0	0	0
Electric Power		3,373	2,057	821	153	5

Source: Hazus-MH 5.0

Sheltering: Sheltering is another concern during an earthquake – people may be displaced from their homes due to the earthquake, and those displaced people may need accommodations in temporary public shelters. Table 6-8 shows the projected total displacement and projected shelter needs for each scenario. The total number of residents seeking shelter could range from 185 under the Red Mountain Fault ShakeMap Scenario to 534 under the 2,500-year Probabilistic Scenario. The 2,500-year Probabilistic Scenario is expected to result in more displaced households and also people seeking shelter than the Red Mountain Fault ShakeMap Scenario. Displaced households that do not seek shelter may require other evacuation services as well.

Table 6-8. Shelter Requirements

2,500-year Probabilistic Scenario		Red Mountain Fault ShakeMap Scenario	
Total Population	13,025	Total Population	13,025
Total Displaced Households	813	Total Displaced Households	283
Total Seeking Shelter	534	Total Seeking Shelter	185

Source: Hazus-MH 5.0

Casualties: Hazus estimates the number of people that would be injured or killed by the earthquake, based on magnitude and time of occurrence for the earthquake. The casualties are broken down into four severity levels that describe the extent of the injuries.

- **Level 1:** Injuries would require medical attention but hospitalization is not needed
- **Level 2:** Injuries would require hospitalization but are not considered life-threatening
- **Level 3:** Injuries would require hospitalization and can become life-threatening if not promptly treated
- **Level 4:** Victims are killed by the earthquake

The casualty estimates are provided for three times of day: 2:00 AM, 2:00 PM, and 5:00 PM. These times represent the periods of the day that different sectors of the community are at their peak occupancy loads. The 2:00 AM estimate considers that the residential occupancy load is maximum, the 2:00 PM estimate considers that the educational, commercial, and industrial sector loads are maximum, and 5:00 PM represents peak commute time. The worst-case outcome is projected for a 2:00 PM earthquake under the 2,500-year Probabilistic Scenario with total casualties of 543 individuals, including 38 deaths. These estimates of casualties are broken down in Table 6-9 for the 2,500-year Probabilistic Scenario and Table 6-10 for the Red Mountain Fault ShakeMap Scenario. In both scenarios, an earthquake at 2:00 PM would cause the most casualties and deaths. The 2,500-year Probabilistic Scenario is expected to result in more casualties and also more severe casualties than the Red Mountain Fault ShakeMap Scenario.

Table 6-9. Casualty Estimates – 2,500-year Probabilistic Scenario

		Level 1	Level 2	Level 3	Level 4
2 AM	Commercial	4.39	1.41	0.24	0.48
	Commuting	0.03	0.04	0.07	0.01
	Educational	0.00	0.00	0.00	0.00
	Hotels	0.00	0.00	0.00	0.00
	Industrial	4.57	1.45	0.24	0.48
	Other- Residential	97.46	25.87	2.65	4.86
	Single Family	55.54	11.07	0.69	1.17
	Total	162	40	4	7
2 PM	Commercial	244.67	78.24	13.39	26.35
	Commuting	0.27	0.40	0.63	0.12
	Educational	65.05	20.76	3.60	7.05
	Hotels	0.00	0.00	0.00	0.00

		Level 1	Level 2	Level 3	Level 4
	Industrial	33.73	10.67	1.78	3.49
	Other- Residential	15.89	4.22	0.45	0.80
	Single Family	9.54	1.90	0.14	0.20
	Total	369	116	20	38
5 PM	Commercial	176.09	56.02	9.62	18.67
	Commuting	5.40	7.81	12.45	2.45
	Educational	8.38	2.68	0.46	0.91
	Hotels	0.00	0.00	0.00	0.00
	Industrial	21.08	6.67	1.12	2.18
	Other- Residential	36.21	9.61	1.02	1.82
	Single Family	22.07	4.39	0.32	0.46
	Total	269	87	25	26

Source: Hazus-MH 5.0

Table 6-10. Casualty Estimates – Red Mountain Fault ShakeMap Scenario

		Level 1	Level 2	Level 3	Level 4
2 AM	Commercial	2.07	0.62	0.10	0.20
	Commuting	0.01	0.02	0.03	0.01
	Educational	0.00	0.00	0.00	0.00
	Hotels	0.00	0.00	0.00	0.00
	Industrial	2.16	0.63	0.10	0.19
	Other- Residential	47.12	11.54	1.11	2.04
	Single Family	16.09	2.54	0.15	0.26
	Total	67	15	1	3
2 PM	Commercial	115.43	34.28	5.63	11.07
	Commuting	0.13	0.20	0.30	0.06
	Educational	30.66	9.13	1.54	3.01
	Hotels	0.00	0.00	0.00	0.00
	Industrial	15.89	4.61	0.73	1.41
	Other- Residential	7.58	1.86	0.19	0.34
	Single Family	2.70	0.43	0.03	0.04
	Total	172	51	8	16
5 PM	Commercial	83.07	24.58	4.05	7.86
	Commuting	2.47	3.75	5.78	1.15
	Educational	4.07	1.22	0.21	0.40
	Hotels	0.00	0.00	0.00	0.00
	Industrial	9.93	2.88	0.45	0.88
	Other- Residential	17.31	4.26	0.42	0.77
	Single Family	6.26	0.99	0.07	0.10
	Total	123	38	11	11

Source: Hazus-MH 5.0

Economy

Depending on its location and magnitude, an earthquake could have a devastating impact on the City's economy. In general, impacts would be related to debris cleanup and management, building and infrastructure damage, and losses related to business and infrastructure interruption.

Hazus estimates economic impacts including building-related losses, and transportation and utility lifeline losses over 15 years after the incident. Building losses are broken into two categories: direct building losses and business interruption losses. The direct building losses are the estimated costs to repair or replace the damage caused to the building and its contents. Business interruption losses are the losses associated with the inability to operate a business because of the damage sustained during the earthquake. Business interruption losses also include the temporary living expenses for those people displaced from their homes because of the earthquake.

Table 6-11. Economic Losses (Millions of Dollars)

Category	Single Family	Other Residential	Commercial	Industrial	Others	Total
2,500-year Probabilistic Scenario						
Income Losses	26.45	19.53	77.4	3.15	4.82	131.36
Capital Stock Losses	280.64	154.57	206.17	65.41	58.07	764.86
Total	307.09	174.10	283.58	68.56	62.89	896.22
Red Mountain Fault ShakeMap Scenario						
Income Losses	9.59	10.19	45.45	1.95	2.73	69.91
Capital Stock Losses	103.61	70.71	100.29	30.17	27.62	332.41
Total	113.20	80.90	145.75	32.12	30.35	402.32

Source: Hazus-MH 5.0

The 2,500-year Probabilistic Scenario is expected to result in more economic losses than the Red Mountain Fault ShakeMap Scenario (Table 6-11).

- 2,500-year Probabilistic Scenario:** The total building-related losses were over \$896 million. Fifteen percent of the estimated losses were related to the business interruption of the region. By far, the largest loss was sustained by the residential occupancies, which made up over 54 percent of the total loss.
- Red Mountain Fault ShakeMap Scenario:** The total building-related losses were over \$402 million. Seventeen percent of the estimated losses were related to the business interruption of the region. By far, the largest loss was sustained by the residential occupancies, which made up over 48 percent of the total loss.

Critical Facilities and Infrastructure

The 2,500-year Probabilistic Scenario (Table 6-12) is also expected to result in more lifeline system (e.g., transportation, utility, communication) losses than the Red Mountain Fault ShakeMap Scenario (Table 6-13).

Table 6-12. 2,500-year Probabilistic Scenario Lifeline System Losses – Transportation and Utility (Millions of Dollars)

System	Inventory Value	Economic Loss
Highway	248.65	12.38
Railways	40.93	6.73
Light Rail	0	0
Bus	1.83	1.43
Ferry	0	0
Port	3.62	2.83
Airport	0	0
Potable Water	4.02	2.33
Wastewater	329.63	236.39
Natural Gas	17.69	1.84
Oil Systems	0	0
Electrical Power	0	0
Communication	0	0

Table 6-13. Red Mountain Fault ShakeMap Scenario Lifeline System Losses – Transportation and Utility (Millions of Dollars)

System	Inventory Value	Economic Loss
Highway	248.65	5.52
Railways	40.93	3.73
Light Rail	0	0
Bus	1.83	0.76
Ferry	0	0
Port	3.62	1.51
Airport	0	0
Potable Water	4.02	1.22
Wastewater	329.63	103.85
Natural Gas	17.69	0.84
Oil Systems	0	0
Electrical Power	0	0
Communication	0	0

Source: Hazus-MH 5.0

An earthquake could have a major impact on critical infrastructure, including hospitals, schools, EOCs, police stations, and fire stations. All of these facilities would sustain at least moderate

damage under the 2,500-year Probabilistic Scenario while 75 percent would sustain at least moderate damage under the Red Mountain Fault ShakeMap Scenario.

Table 6-14. Expected Damage to Critical Facilities – 2,500-year Probabilistic Scenario

Classification	Total	Number of Facilities		
		At Least Moderate Damage > 50%	Complete Damage > 50%	With Functionality > 50% on Day 1
Hospitals	0	0	0	0
Schools	6	6	0	0
EOCs	0	0	0	0
Police Stations	1	1	0	0
Fire Stations	1	1	0	0
Total	8	8	0	0

Table 6-15. Expected Damage to Critical Facilities – Red Mountain Fault ShakeMap Scenario

Classification	Total	Number of Facilities		
		At Least Moderate Damage > 50%	Complete Damage > 50%	With Functionality > 50% on Day 1
Hospitals	0	0	0	0
Schools	6	5	0	0
EOCs	0	0	0	0
Police Stations	1	0	0	0
Fire Stations	1	1	0	0
Total	8	6	0	0

Source: Hazus-MH 5.0

The 2,500-year Probabilistic Scenario is expected to cause more damage and also more severe damage to critical facilities, as well as result in delays for the critical facilities to recover than the Red Mountain Fault ShakeMap Scenario. The more extreme damage to critical facilities would require additional time to repair and ensure safe operation post-earthquake.

Other Earthquake Vulnerabilities

Social Vulnerability. The entire City's population is exposed in some way to earthquake hazards. Populations most vulnerable to earthquake hazards would be those that rely on specific services or electrical power, which may not be available during or after a quake, such as health care patients and the elderly. Residents would have a difficult time receiving emergency notifications or evacuating due to age or disability, houselessness, or language barriers. Such socially vulnerable and sometimes financially disadvantaged households may not have the financial resiliency to cope with both short-term post-earthquake issues such as paying for lodging and clean up as well as potentially lacking resources to address longer-term issues such as major structural repairs or replacement.

Eastern Carpinteria has an above-average social vulnerability based on statewide ranking as identified by the Center for Disease Control's (CDC's) social vulnerability index (SoVI) (refer to

Figure 4-3 of the MJHMP). Therefore, this portion of the City may be more vulnerable to natural hazards such as earthquakes.

Historic, Cultural, and Natural Resources. Earthquake effects on the environment, natural resources, and historic and cultural assets could be very destructive depending on the type of seismic activity experienced and secondary/cascading effects from an event (e.g., wildfire). The biggest impact would likely be on older properties such as wooden or masonry buildings, though reinforced masonry structures would be much more resilient during earthquakes. However, an earthquake-triggered event such as a rockslide could impact natural foothill or mountain habitats.

Future Development. Future development in the City is not anticipated to significantly affect vulnerability to earthquakes when designed according to modern building codes. However future development would result in a slight increase in exposure of the population, building stock, and related infrastructure to earthquakes.

6.3 VULNERABILITIES

6.3.1 Flood

The geographical location, climate, and topography of Carpinteria make some areas of the City prone to flooding. While there are some benefits associated with flooding, such as maintaining natural riparian processes along creeks, replenishment of beach sand and nutrients to agricultural lands, it presents a hazard to development in floodplains. In addition to the damage to properties, flooding can also cut off access to utilities, emergency services, transportation, and may impact the overall economic well-being of an area. Emergency responses can be interrupted by damaged roads and infrastructure. Fire can break out as a result of dysfunctional electrical equipment. Hazardous materials can also get into floodways, causing health concerns and polluted water supplies. During a flood, the drinking water supply can be contaminated. Climate change is expected to increase the frequency and intensity of heavy rainstorms that cause riverine flooding.

Based on the GIS analysis, the City has 551 improved parcels valued at over \$300 million in the 1-percent annual chance floodplain. Based on this analysis, which accounts for residents only and not workers, 9,190 residents are living in the 1-percent annual chance floodplain throughout the City.

An additional 419 improved parcels and \$160.7 million in value fall within the 0.2-percent annual chance floodplain. Areas of the City vulnerable to the 0.2-percent annual chance riverine flood are home to 23,681 residents. Development in the 0.2-percent annual chance floodplain is typically not regulated, thus a large flood event could be extremely damaging in the City. This information is summarized in Table 6-16 below. Additionally, a GIS vulnerability assessment was conducted delineating the areas exposed to the coastal 1-percent annual chance flood hazard in the City. Utilizing this data for an exposure analysis, the City has 37 improved parcels valued at over \$18 million located within the 1-percent annual chance coastal floodplain.

Table 6-16. City of Carpinteria FEMA Floodplain Exposure and Loss

Property Type	Improved Parcel Count	Total Value	Estimated Loss	Population
Riverine 1% Annual Chance Floodplain Exposure and Loss				
Commercial	13	\$28,348,074	\$7,087,019	9,190
Exempt	4	\$308,904	\$77,226	
Industrial	5	\$18,497,223	\$4,624,306	
Mixed Use	3	\$4,332,258	\$1,083,065	
Residential	526	\$250,693,286	\$62,673,321	
Total	551	\$302,179,744	\$75,544,936	
Riverine 0.2% Annual Chance Floodplain Exposure and Loss				
Commercial	8	\$2,262,698	\$565,675	23,681
Exempt	1	\$0	\$0	
Residential	410	\$158,401,811	\$39,600,453	
Total	419	\$160,664,509	\$40,166,127	
Coastal 1% Annual Chance Floodplain Exposure and Loss				
Residential	37	\$18,184,314	\$4,546,079	340

As listed in Table 6-17, 16 critical facilities in the City would be vulnerable to damage or destruction from 1-percent or 0.2-percent annual chance flood (Figure 6-4; see also, Section 6.3.3, *Flood of the 2022 MJHMP*). The majority of transportation critical facilities located within a flood zone are bridges, but other vulnerable facilities include the well and water treatment plants, schools (i.e., Carpinteria High, Aliso Elementary, and Rincon/Foothill High), the Granvida Senior Living and Memory Care, Sansum Clinic, and two sewage pump stations. Hazardous material facilities include the Wastewater Treatment Plant and sewage pump stations.

Table 6-17. City of Carpinteria Critical Facilities at Risk to Flood Hazard

Type	Critical Facility	Flood Hazard	Total Value
Utilities	High School Well Treatment Plant	1% Annual Chance	\$1,500,000
Wastewater Treatment Plant	Wastewater Treatment Plant	1% Annual Chance	\$800,000
Nursing Home	Granvida Senior Living and Memory Care	1% Annual Chance	-
Education	Carpinteria High School	1% Annual Chance	\$28,535,898
Education	Aliso Elementary	1% Annual Chance	\$6,457,908
Education	Rincon/Foothill High School	1% Annual Chance	\$210,720
Bridge	8 Bridges	1% Annual Chance	-
Utilities	Sewage Pump Station 1	0.2% Annual Chance	\$2,000,000
Utilities	Sewage Pump Station 2	0.2% Annual Chance	\$1,500,000
Wastewater Treatment Plant	Wastewater Treatment Plant	0.2% Annual Chance	\$60,000,000
Clinic	Sansum Clinic-Carpinteria	0.2% Annual Chance	-

Based on this analysis, in the event of a major flood, damage to the Water Treatment Plant or sewage pump stations can cause the systems to backup and leak effluent into the surrounding soil and water. Transportation facilities, such as bridges along State Route (SR-) 192 and Highway 101, may be damaged or destroyed in a flood, compromising evacuation routes and delaying emergency response services. Residents, clientele of the Granvida Senior Living and Memory Care and Sansum Clinic, and students of Carpinteria High School, Aliso Elementary School, and Rincon/Foothill High School may need to be relocated or evacuated during a flood event; however, difficulties may arise due to flood damage to transportation facilities and mobility constraints of affected residents. It should be noted that the CUSD is considering adaptation strategies, including both on- and offsite measures and regional approaches, to protect Aliso Elementary School from flooding, as identified in the City's 2019 Sea Level Rise Vulnerability Assessment and Adaptation Plan (SLRVAAP). The locations of critical facilities within the City relative to the FEMA 1-percent annual chance (100-year) flood are shown in Figure 6-4.

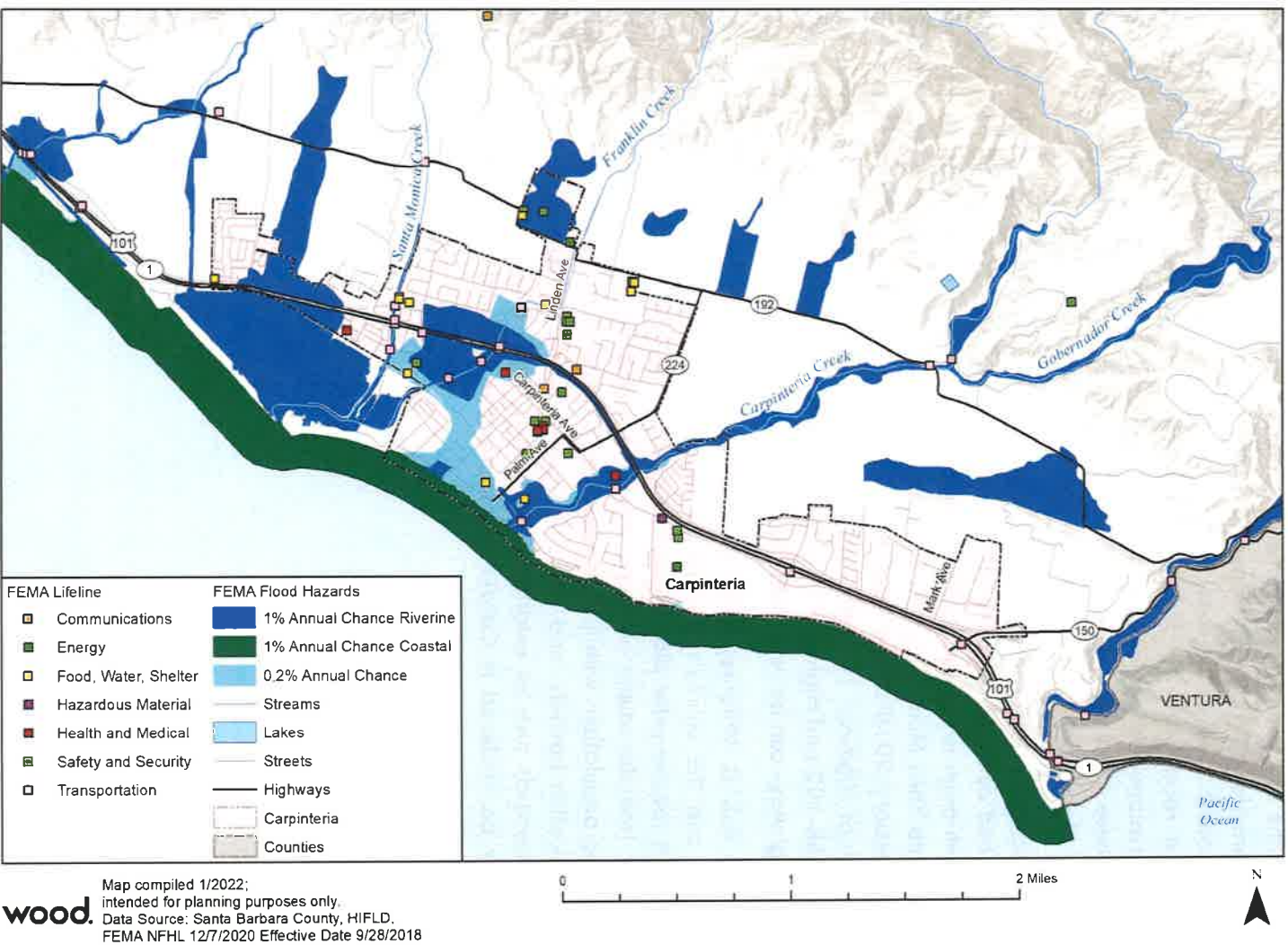
Repetitive Loss (RL) Properties

An RL property is defined by FEMA as "a property for which two or more National Flood Insurance Program (NFIP) losses of at least \$1,000 each have been paid within any 10 years since 1978". An RL property may or may not be currently insured by the NFIP.

As described in Section 4.9.7, *National Flood Insurance Program*, FEMA's RL data shows that there have been 18 properties in Carpinteria with multiple claims against the NFIP. Four of these properties have had more than three insurance claims, and one of them has had a total of six claims (City of Carpinteria 2019). According to the City's 2019 SLRVAAP, 79 residential structures are vulnerable to damage and flooding from coastal hazards; an additional 164 residential structures become vulnerable with approximately 1 foot of sea level rise, 234 additional residential structures become vulnerable with approximately 2 feet of sea level rise, and 264 additional residential structures become vulnerable with approximately 5 feet of sea level rise, for a total of 769 structures. It is anticipated that over time, sea level rise would result in repetitive loss to at least a portion of these structures (see Section 6.3.4, *Coastal Hazards*; City of Carpinteria 2019).

The City identified a need for an RL program in the 2019 SLRVAAP to reduce damage to private property, injury or loss of life, demand on emergency services, and disruption to public services caused by frequent flooding and associated damages for the RL properties in the City (see mitigation action 2022-26). Under an RL program, a property that repeatedly experiences substantial damages from storms and coastal flooding within a given period may not be permitted to redevelop. It is important to note, however, the City intends to combine this adaptation strategy with other protection strategies, such as a living shoreline and beach nourishment, which could provide an additional buffer for private development from coastal hazards in the near-term (see Section 7.4, *Mitigation Implementation Plan*). Nonetheless, in the mid- to long-term and with higher elevations of sea level rise, protection strategies may be less effective and could result in loss or damage to private property.

Figure 6-4. City of Carpinteria Critical Facilities in FEMA Flood Hazard Zones



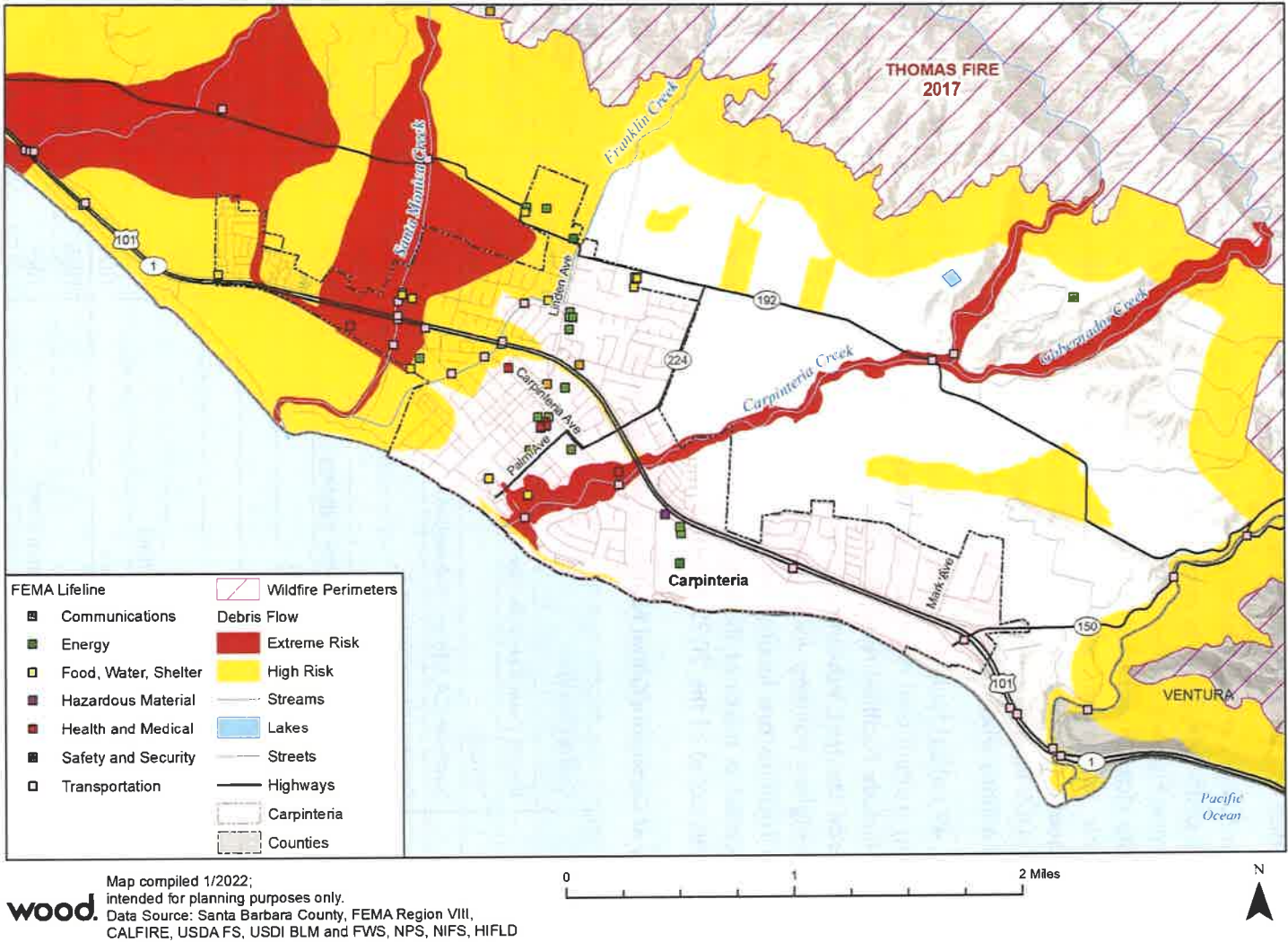
6.3.2 Mudflow & Debris Flow

As described in Section 5.3.2, *Mudflow & Debris Flow*, hillsides and communities at the base of the Santa Ynez mountains are especially at risk of debris flows and mudflows following wildfires. Three acres (0.16 percent) of the City are within Extreme risk and 309 acres (18.8 percent) of the City is within High risk for debris flows. As shown in Figure 6-5, critical facilities located along the creeks that extend from the foothills towards the coast (i.e., Santa Monica, Carpinteria, and Gobernador, creeks) have been most recently at risk for debris or mudflow. However, debris flow hazard mapping is not well developed in the City or surrounding County of Santa Barbara with formal mapping confined to these creeks due to the recent 2018 debris flows. In addition, properties located along the base of the Santa Ynez Mountains could also be vulnerable.

Transportation infrastructure is vulnerable to debris flow hazards, where bridges, culverts, and roadways may be washed out or blocked by debris and mud. Highway 101 and SR-192 extend east to west and pass-through areas susceptible to debris flow due to intersecting with multiple drainages from the Santa Ynez Mountains, with this vulnerability demonstrated by severe damage sustained during the January 2018 debris flows following the Thomas Fire. Following the debris flows, a 30-mile section of Highway 101 was closed for 13 days (Robert D Niehaus, Inc 2018). Multiple bridges along SR-192 and Highway 101 were damaged. As such, in the event of mudslide or debris flow, these highways can be vulnerable to damage or destruction.

As discussed in Section 6.3.10, *Wildfire*, in the event of an emergency the county would utilize existing alert systems and the county's website to distribute alerts and emergency updates. However, these channels require prior planning for recipients to already be signed up to receive emergency notifications from the county and have access to a reliable internet connection and/or service provider, leaving populations with limited resources, existing social or economic disparities, language and communication barriers, and distrust of government programs, staff, and officials vulnerable to natural hazards such as mudflows and debris flows. Emergency notification and evacuation efforts may be hindered in Carpinteria where the potential for debris flow within developed communities is greatest.

Figure 6-5. Debris Flow Storm Impact Consideration and Critical Facilities



6.3.3 Liquefaction (Earthquake)

Earthquake-related vulnerabilities within the City were quantified using Hazus and analyzed in Section 6.2.1, *Earthquake (Ground shaking)* above. Vulnerabilities within the City associated with liquefaction, which is often caused by earthquake ground shaking, are discussed below.

As described in Section 5.3.3, *Earthquake and Liquefaction*, the rating of high, moderate, and low hazard is based on the probable depth to groundwater with consideration given to probable soil characteristics. As shown in Figure 6-6, the majority of areas within the City of Carpinteria have a high liquefaction severity class. In particular, low-lying areas of the Cities of Carpinteria that were constructed over historic salt marsh and wetland areas are vulnerable, such as the Beach Neighborhood. High liquefaction vulnerable areas of the City are home to 7,760 residents and are valued at \$1,519,375,447. Regional earthquakes could cause liquefaction in the City, which could damage buildings and utilities when soils become unstable.

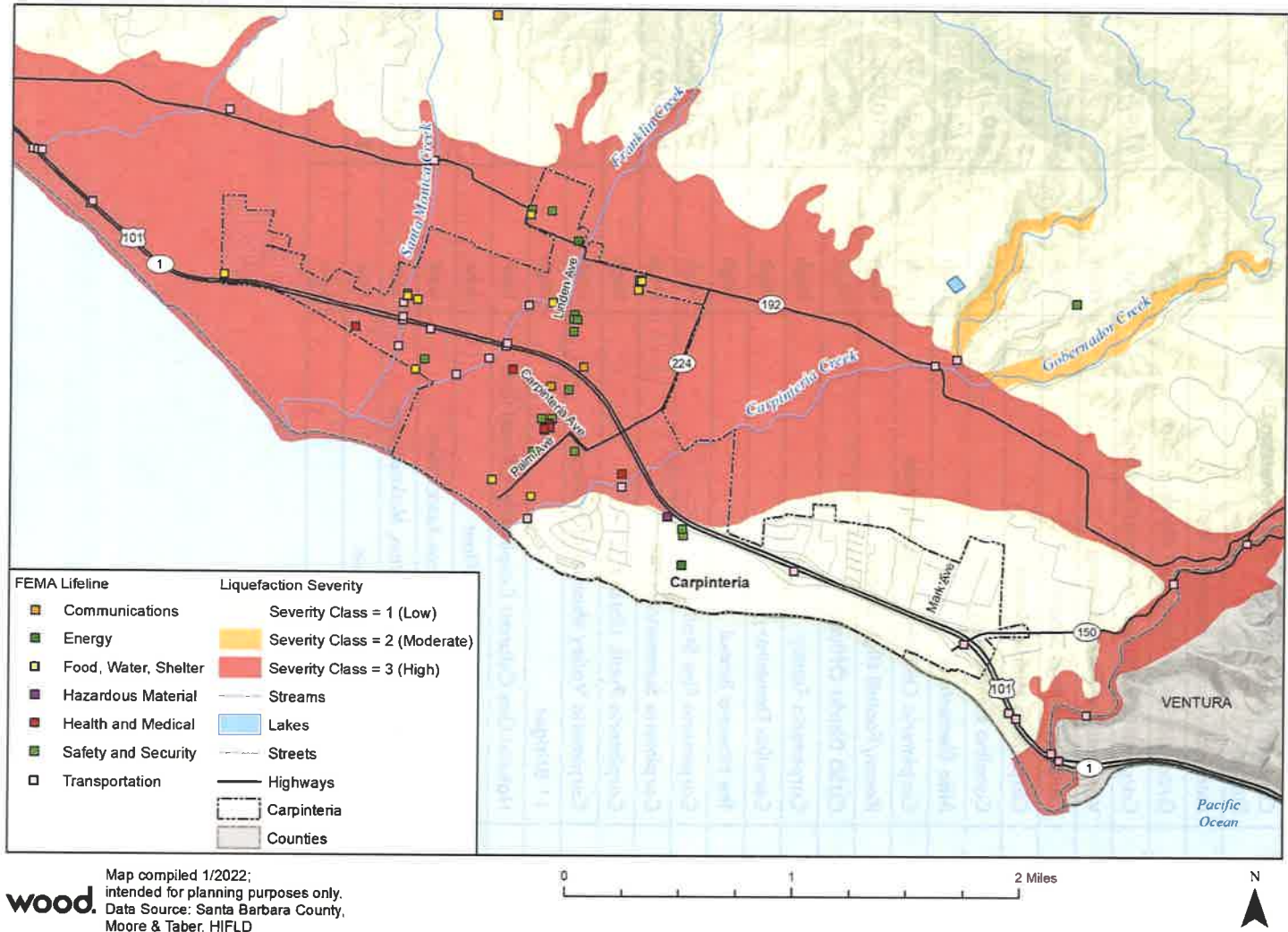
As listed in Table 6-18, 49 critical facilities in the City would be vulnerable to damage or destruction from liquefaction during a significant regional earthquake (i.e., high liquefaction potential). These critical facilities at risk include facilities related to utilities, wastewater treatment, clinics, emergency response stations, veteran services, education, transportation, and nursing homes. Of those critical facilities, those with the highest building value include a wastewater treatment plant, schools, and a fire station. No critical facilities are located in areas with moderate liquefaction potential and 8 critical facilities are located in areas of the City with low liquefaction potential (see also, Section 6.3.3, *Liquefaction (Earthquake)* of the 2022 MJHMP).

Table 6-18. City of Carpinteria Critical Facilities in High Liquefaction Zones

Type	Critical Facility	Liquefaction Potential	Total Value
Relay Station	Rincon Peak Relay Station	High	\$98,226
Utilities	Verizon	High	-
Sub Station	Southern CA Edison - Substation	High	-
Utilities	Sewage Pump Station 7	High	\$5,000,000
Utilities	Sewage Pump Station 1	High	\$2,000,000
Utilities	Water District Maintenance Building	High	\$2,266,000
Utilities	Sewage Pump Station 2	High	\$1,500,000
Utilities	Headquarters Well	High	\$1,500,000
Utilities	High School Well	High	\$1,500,000
Utilities	El Carro Well	High	\$1,500,000
Utilities	El Carro Well Filtration Plant	High	\$1,500,000
Utilities	Water District Main Office	High	\$1,400,000
Utilities	Sewage Pump Station 4	High	\$1,000,000
Utilities	High School Well Treatment Plant	High	\$800,000
Utilities	Headquarters Well Control Building	High	\$700,000
Utilities	Headquarters Well Enclosure	High	\$90,000
Wastewater Treatment Plant	Wastewater Treatment Plant	High	\$60,000,000

Type	Critical Facility	Liquefaction Potential	Total Value
Clinic	Sansum Clinic-Carpinteria	High	-
Clinic	PHD Carpinteria Clinic	High	-
EMS Station	Carpinteria Summerland – Fire Protection District Station 1	High	-
EMS Station	American Medical Response Station 1	High	-
Nursing Home	Granvida Senior Living and Memory Care	High	-
Veteran Services	Carpinteria Veterans' Memorial Building	High	\$1,657,801
Veteran Services	Veterans' Memorial Building	High	-
Education	Carpinteria High School	High	\$28,535,898
Education	Carpinteria Middle School	High	\$14,366,233
Education	Canalino Elementary	High	\$10,583,606
Education	Aliso Elementary	High	\$6,457,908
Education	Carpinteria Children's Project at Main	High	\$4,360,870
Education	Rincon/Foothill High School	High	\$210,720
Education	CUSD District Office	High	-
Education	Carpinteria Family	High	-
Education	Canalino Elementary	High	-
Education	The Howard School	High	-
Fire Station	Carpinteria Fire Station 1	High	\$7,150,000
Government	Carpinteria Summerland HQ	High	\$60,000
Library	Carpinteria Public Library	High	-
Museum	Carpinteria Valley Museum of History	High	-
Bridge	11 Bridges	High	-
Industrial	Natural Gas Odorant Carpinteria Oil and Gas	Low	-
RMP Facilities	Carpinteria Oil and Gas Plant	Low	-
Colleges / Universities	International Sports Sciences Association	Low	-
Government	City Hall, Sheriff's Substation, Maintenance	Low	\$4,436,787
Sheriff	Carpinteria Sheriff's Station	Low	\$111,767
Bridge	3 Bridges	Low	-

Figure 6-6. City of Carpinteria Critical Facilities within Liquefaction Severity Zones



6.3.4 Coastal Hazards

As described in Section 5.3.4, *Coastal Hazards*, under current sea levels, shoreline areas of the City are vulnerable to bluff and beach erosion, wave impacts, and flooding of low-lying areas (City of Carpinteria 2019). Beaches buffer the shoreline from erosion, wave attack, and flooding, with beach widths governed primarily by sediment input from coastal streams and storm wave erosion, with beach width varying significantly over time based on these factors. However, outside of areas with historic wetland and dune complexes, such as Carpinteria Beach, South Coast beaches generally consist of a thin layer of sand overlying rocky marine terraces.¹

Rising sea levels would amplify the damaging effects of coastal hazards. As sea level continues to rise, areas that would have previously only been temporarily flooded or submerged during very high tides or strong storm conditions would begin to be more consistently submerged or inundated by routine high tide inundation.

For example, with approximately 2 feet of sea level rise, more extensive coastal flooding and coastal beach erosion during storms could affect properties, land uses, and infrastructure between both Ash and Linden Avenues north of the Union Pacific Railroad (UPRR), as well as in the Carpinteria State Beach campgrounds. Coastal cliff erosion could continue to impact the UPRR, recreational trails, and habitats along the Carpinteria Bluffs, but not any structures. Coastal flooding may also begin encroaching through the Carpinteria Salt Marsh into the Beach Neighborhood. Routine high tides would largely be confined to existing creek channels and the Carpinteria Salt Marsh; however, during rain events, the increased tide elevations would likely back up stormwater drains and could cause extensive stormwater flooding in low-lying neighborhoods (City of Carpinteria 2019).

With approximately 5 feet of sea level rise, coastal beach erosion could extend through the first row of properties inland of Sandyland Road and begin to affect dwellings and infrastructure in the Concha Loma neighborhood. Coastal flooding during a large storm wave event could expand in depths and extend inland into the Downtown Core along Linden Avenue, affecting portions of the Old Town District inland of the UPRR, Carpinteria Salt Marsh, and areas along Franklin Creek. Coastal cliff erosion could continue to impact the UPRR, recreational trails, and habitats along the Carpinteria Bluffs and potentially impact one commercial structure. Routine monthly high tides could inundate much of the Downtown Beach Neighborhood and Carpinteria State Beach inland to the Tomol Interpretative Park, even in areas not directly connected due to daylighting, or the surfacing, of groundwater due to tidal inundations (City of Carpinteria 2019).

The rate of sea level rise is expected to increase over time due to the effects of climate change and global warming, resulting in increased flooding and erosion hazards along the City's coastal shoreline. The County of Santa Barbara and the City of Carpinteria have both completed sea level rise studies with varying approaches to modeling and associated assumptions. While each of these models is useful for general initial hazard planning purposes and represents the best available tools, all have limitations. As discussed further below, while the best available tools, these limitations

¹ Wildfires and floods can have significant benefits to beach width due potential large volumes of sand from areas creeks reaching the shoreline. For example, historically wide beaches experienced during over a decade the late 1970s and early 1980s along much of the South Coast are thought to have originated from the 1955 Refugio Fire and subsequent heavy rains which left beaches such as Goleta Beach over 400 feet in width (Noble Engineers, 2018). These wide beaches were heavily eroded during the historically severe 1983 El Niño.

may cause the models in some instances potentially to overstate the degree of sea level rise hazard. According to the City's SLRVAAP, 43 acres of land within the City are currently vulnerable to coastal erosion and flooding, and 170 acres are projected to be affected by approximately 5 feet of sea level rise (City of Carpinteria 2019). According to Coastal Storm Modeling System (CoSMoS), a regional model employed in the County's 2017 sea level rise study, by 2030, a 10.2-inch sea level rise and 100-year flood (refer to Section 6.3.1, *Flood*) is projected to inundate 86 acres (5.26 percent) of Carpinteria, particularly within the City's Beach Neighborhood, accounting for 5.26 percent of the City. By 2060, sea level rise is projected to increase to 27.2 inches, inundating 136 acres (8.3 percent) of Carpinteria.

Approximately 131 improved parcels valued at over \$79,731,008 and a population of approximately 359 may be at risk to the projected 2030 sea level rise. Under projected 2060 sea level rise conditions, 342 improved parcels valued at \$151,092,437 and a population of 918 may also be at risk to coastal hazards from sea level rise (Table 6-19). Damages could be particularly severe within the Beach Neighborhood. Key coastal campgrounds at Carpinteria State Beaches may also all be vulnerable to increased damage.

Table 6-19. City of Carpinteria at Risk to the 2030 and 2060 Sea Level Rise Hazard

Year	Acres	Improved Parcel Count	Total Value	Population
2030	86	131	\$79,731,008	359
2060	136	342	\$151,092,437	918

The City's SLRVAAP identifies 79 residential structures as vulnerable to damage and flooding from coastal hazards; an additional 164 residential structures become vulnerable with approximately 1 foot of sea level rise, 234 additional residential structures become vulnerable with approximately 2 feet of sea level rise, and 264 additional residential structures become vulnerable with approximately 5 feet of sea level rise, for a total of 769 residential structures (Table 6-20; City of Carpinteria 2019). As described in Section 6.3.1, *Flood*, sea level rise is anticipated to result in repetitive loss to at least a portion of these structures.

Table 6-20. City of Carpinteria Parcels at Risk to Sea Level Rise Hazard in SLRVAAP by Land Use

Sea Level Rise	Residential	Commercial and Mixed Use	Industrial	Open Space & Recreational	Public Facilities
Existing	79	1	1	42	3
~1 foot	164	1	3	4	1
~2 feet	234	3	2	5	3
~5 feet	292	16	4	8	2
Total	579	20	10	59	9

Source: City of Carpinteria 2019.

Figure 6-7. City of Carpinteria Critical Facilities and Sea Level Rise Projections Tidal Inundations: No Flood Event

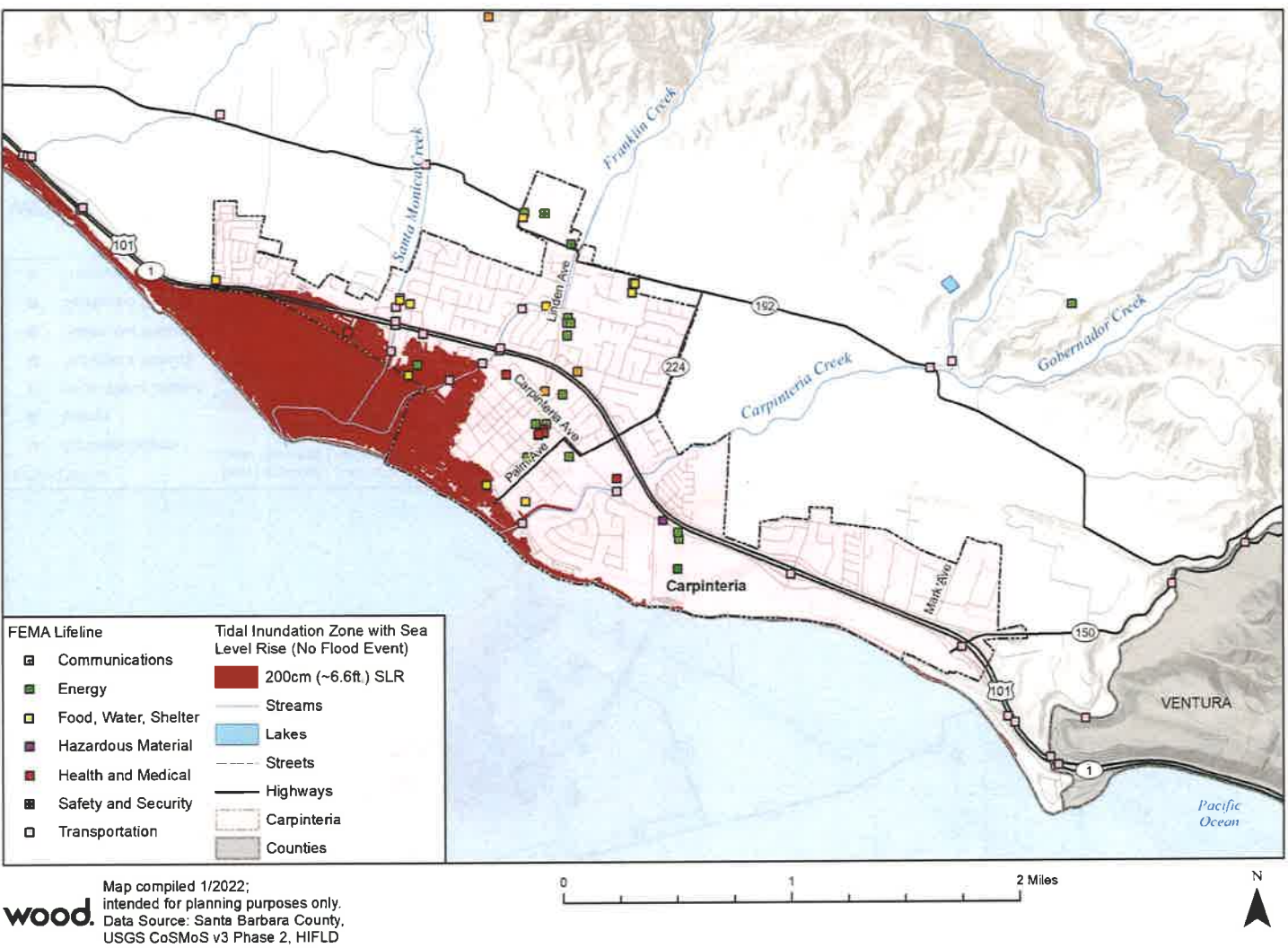
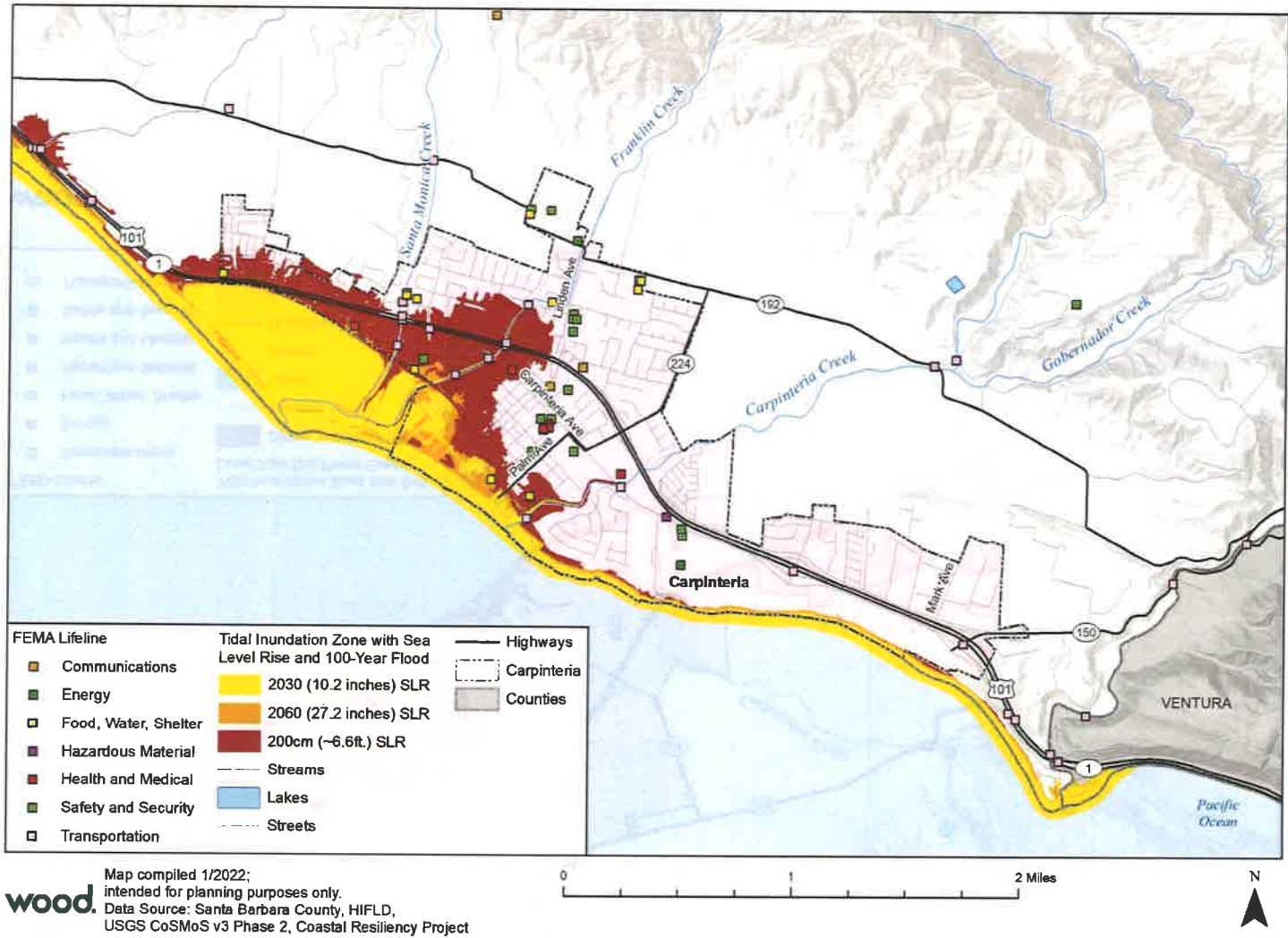


Figure 6-8. City of Carpinteria Critical Facilities and Sea Level Rise Projections Tidal Inundations: 100-Year Flood Event



However, this vulnerability assessment is based on long-term regional models that cannot reflect the mitigating effects of local conditions such as revetments, sand elevations, beach profiles, the distance of structures from the shoreline, and the construction of structures that may be able to better withstand coastal hazards. Damage from sea level rise can be substantially affected by location and elevation, the presence of hard structures or revetments, and intervening structures between the facility and the shoreline. For example, while the City of Carpinteria's 2019 SLRVAAP projects substantial flooding inland through the Carpinteria Salt Marsh, the model employed could not account for the presence of 16-foot-high rock revetments fronting most of the Marsh which constrict tidal influx and projected inland tidal flooding passage to the 100-foot-wide Santa Monica Creek ocean outlet. Similar modeling limitations may apply to the projected extent and depth of flooding of Carpinteria's Beach Neighborhood (City of Carpinteria 2019).

A sand retention wall originally constructed in 1977 fronts the Carpinteria Shores apartments, and small portions of revetment are located at the base of Casitas Pier and under the Carpinteria Bluffs. Tar Pits Park, Carpinteria State Beach, and a portion of San Miguel Campground also have a small amount of shoreline protection. The protective features at San Miguel Campground consist of materials used as part of the former burn dump site and were installed in fall 2013 under a Development Plan and Coastal Development Permits issued by the City. The City was also recently awarded grant funding to create the Dune and Shoreline Management Plan, which includes developing several options for a living shoreline. The purpose of this project is to plan for a living shoreline dune system that will protect the shoreline and landward infrastructure against coastal hazards and future sea level rise.

While there are currently minimal shoreline revetments within the City, the City experiences some impacts to Carpinteria City Beach at Ash Avenue as a result of the Sandyland Revetment. In particular, an erosion hotspot has been identified at Ash Avenue located at the end of the Sandyland Revetment within the City jurisdiction. Presently, approximately 10 to 15 feet (>1 percent) of the approximately 2,800-foot-long rock revetment is placed on the City Beach within City jurisdiction. This small segment interacts with waves during most high tides in the winter. This wave and revetment interaction causes accelerating erosion and is increasing the alongshore current velocities and scour potential along the revetment on Carpinteria City Beach (City of Carpinteria 2019).

The County's model shows that while none of the City's critical facilities are at risk of becoming periodically or more frequently inundated and exposed to repeated damage by sea level rise by 2030, one facility (the American Medical Response Station 1) is at risk of damage by sea level rise by 2060 (Table 6-21) (see also, Section 6.3.6, *Coastal Hazards* of the 2022 MJHMP).

Table 6-21. City of Carpinteria Critical Facilities at Risk to Sea Level Rise

Year	FEMA Lifeline	Type	Critical Facility	Address	Total Value
2030	-	-	-	-	-
2060	Health and Medial	EMS Station	American Medical Response Station 1	4235 Carpinteria Ave	-

One of the City's most important infrastructure challenges associated with sea level rise is the need for efficient rapid drainage of storm water; however, the City's existing storm drain system lacks the elevation requirements necessary for a gravity-flow system to accommodate current and projected storm events. Within the Beach Neighborhood, some storm drains are located down-gradient from outfall locations, at a lower elevation than necessary for gravity flow, which is a problem that becomes exacerbated during high tide storm events when outfalls can be inundated. Presently, the existing infrastructure is not always able to accommodate all storm water flow, which can flood portions of the Beach Neighborhood and Downtown. As sea levels rise, greater portions of the system may not drain during high tides and during more of the tide cycle, which in turn may increase storm water flood depths and frequency. Culverts and pipes may also create back flows of ocean water into the neighborhoods. Ash Avenue and Linden Field experience tidal inundation with areas of ponded flood waters from rainfall event storm water runoff. For the City, the storm water infrastructure that is vulnerable to coastal hazards includes approximately 6 outlets, 3 outfalls, and 1 mile of storm drains, which would likely require a moderately sized storm water infrastructure installation. Additionally, storm water is not diverted to the Carpinteria Wastewater Treatment Plant for treatment and no pumps exist to convey storm water (City of Carpinteria 2019).

6.3.5 Pandemic/Public Health Emergency

The City of Carpinteria, as well as the state, nation, and the entire world, is vulnerable to outbreaks, epidemics, and pandemics caused by either newly emerging or existing diseases spread person to person, through a vector such as a mosquito, or both. A significant public health emergency can have a considerable impact on the population, the economy, and essential public services (e.g., fire and police protection, medical services, etc.).

Populations identified by the county as especially vulnerable to human health hazards include undocumented persons, senior citizens, senior citizens living alone, persons with existing chronic health conditions, persons experiencing homelessness, overcrowded households and neighborhoods, low-resourced ethnic minorities people of color, households in poverty, communities with a high-pollution burden (Santa Barbara County Planning and Development Department 2021). Undocumented or non-English speaking individuals may be less able to understand such pandemic-related instructions or receptive to responding to government outreach, while lower-income households may lack the means to comply with the direction. Trends of the COVID-19 pandemic further revealed vulnerable groups within Santa Barbara County population and how such public health emergencies have the potential to affect the local economy. For example, COVID-19 disproportionately impacted the county's Hispanic/Latino population. While Hispanics/Latinos accounted for 48 percent of Santa Barbara County's population they represented 59 percent of COVID-19 cases and 63 percent of hospitalizations (Santa Barbara County Public Health Department 2022). In contrast, Whites represented 17 percent of cases while accounting for 43 percent of the population (Santa Barbara County Public Health Department 2022). While Whites made up 43 percent of deaths, many of these deaths occurred at skilled nursing homes and other congregate care settings, which have been highly impacted by the pandemic. As described in Section 5.3.5, *Pandemic/Public Health Emergency*, the County Public Health Department tracks the number of cases in the City along with the South County unincorporated areas of Montecito and Summerland. This region has reported a total of 3,207 confirmed COVID-19 cases and 28 deaths (Santa Barbara County Public Health Department 2022).

The data found that working-age adults (18 to 49 years) had the highest proportion of cases, with 20 year-olds being the 10-year age group with the most common cases (Santa Barbara County Public Health Department 2022). Many of these younger adults likely make up a large proportion of students and workers in frontline occupations and highly exposed industries, putting them at greater risk of contracting the virus. The COVID-19 pandemic also presented a major strain on the Santa Barbara County healthcare system due to hospitalizations of primarily the 50-69 and 70+ year-olds age groups (33 percent and 30 percent, respectively, of hospitalizations countywide) (refer to Section 6.5.1 of the MJHMP).

The arrival of the COVID-19 pandemic led to unprecedented nationwide economic restrictions and shutdowns. According to the 2021 Carpinteria Valley Economic Profile, over 700 jobs were lost in the Carpinteria Valley labor market in 2020 due to the COVID-19 pandemic. By mid-2021, most of these jobs had been restored, and full reinstatement of the workforce is expected to be complete by mid-2022 (City of Carpinteria 2021a). During 2020, the most prominent job losses were observed in two industries – Information Services and Accommodation and Food Services (i.e., hotels, restaurants, caterers, and bars). The largest pandemic-related impact on employment in the Carpinteria Valley occurred in the hotels and restaurants. Job counts in Accommodation and Food Services declined sharply in 2020 as restaurants were forced to suspend in-person dining, bars were ordered to cease operations completely, hotels were subjected to a huge decline in demand, and caterers were impacted by the cancelation of live events. However, very few restaurants closed during the pandemic, and the Accommodation and Food Services sector began rapid recovery since the state opened up entirely in June 2021 (City of Carpinteria 2021a).

Additionally, as described in Section 5.3.22, the Carpinteria Valley Mosquito Abatement District monitors the estuary for mosquitoes during the rainy season and treats various sites to reduce or eliminate the native mosquito species, which can carry malaria (e.g., *Anopheles sp.*), or encephalitis (e.g., *Culex sp.*).

6.3.6 Energy Shortage & Resiliency

Energy disruptions are considered a form of lifeline system failure. Electricity service is also highly vulnerable because it is highly dependent on electrical transmission lines and substations functioning properly. Much of the City's electrical lines are located in areas at risk for hazards (e.g., in high fire risk and flood hazard areas). For example, most of the electrical transmission lines that serve the City run through the Santa Ynez Mountains, making them susceptible to service disruption in the event of a wildfire or landslide (Santa Barbara County Planning and Development Department 2021).

As described in Section 5.3.6, *Energy Shortage & Resiliency*, since the entire City is served by SCE, a major interruption of service in the South Coast planning region could result in all service within the City likely being denied. If this existing transmission network were to be disrupted, metered customers would face extended blackouts, preventing the use of critical services such as electric medical devices, traffic lights, retail businesses, grocery stores, gas stations, ATMs, and banks. Power outages and communication system failures can directly harm the economy, government operations, public safety, and hinder recovery efforts. Transportation may also be disrupted during a power outage for Amtrak as well as populations that use electric vehicles and therefore rely on electric vehicle charging stations.

Additionally, the City is vulnerable to power outages during PSPS, which would occur when Southern California Edison (SCE) shuts off the electric power to protect public safety during extreme weather conditions (refer to Section 6.3.8, *Extreme Heat/Freeze* and Section 6.3.19, *Windstorm*). In extreme heat conditions, increases in air conditioning use can stress and overload the grid, causing power outages and potential damage to electricity transmission lines and substations. During severe wind events, electricity transmission lines can be damaged or turned off by SCE, causing widespread power outages and hardships for City residents. During a PSPS, all customers serviced by an affected power line would have their power shut off, and such power outages could last multiple days depending on the severity of the weather and other factors (e.g., wildfire risk).

As climate change increases the frequency and intensity of related wildfire and weather hazards, energy disruptions are likely to occur more frequently and last longer. Predicted increases in heatwaves, as well as increasingly severe winter storms, would put greater strain on SCE energy facilities throughout the City.

6.3.7 Drought & Water Shortage

Prolonged droughts can deplete regional surface water storage and decrease groundwater recharge, affecting two primary water sources for the Carpinteria Valley Water District (CVWD), the potable water purveyor for the Carpinteria community. Locally, drought can impact water reservoirs included in the Cachuma Project, particularly Lake Cachuma, from which CVWD receives the majority of its surface water supplies. As of November 9, 2021, Cachuma Reservoir, a key water supply for the entire South Coast, was reported to be at 48.1 percent capacity (refer to Table 5-6 of the MJHMP) (County Flood Control 2021).

Droughts can impact the level of water supplies that the City has for drinking water, fire-fighting purposes, and the agriculture industry. Income-constrained communities within the City may struggle to pay for increased water utility bills that may occur during drought or a continuing climate crisis (Santa Barbara County Planning and Development Department 2021).

Drought can also have many secondary impacts. For example, drought is a major contributor to increased wildfire hazards, in that it creates a greater propensity for fire starts and larger, more prolonged conflagrations fueled by excessively dry vegetation, along with reduced water supply for firefighting purposes. See Section 6.3.10, *Wildfire* for greater detail on vulnerability to wildfire risk. During droughts, overdraft (when groundwater recharge cannot keep up with groundwater extraction) of the Carpinteria Groundwater Basin can occur. While sustained groundwater overdraft is related to long-term trends in the balance between groundwater withdrawals and recharge, droughts increase demand on groundwater basins while decreasing or even eliminating recharges and replenishment, sometimes for multiple years. Such droughts can delay the recovery of groundwater basins even during wet years and cause problems such as declines in water quality, drying of surface creeks and wetlands, etc. As described in Section 5.3.7, *Drought & Water Shortage*, the Carpinteria Groundwater Basin is identified as High or Medium priority basins subject to critical conditions of overdraft (refer to Figure 5-6 of the MJHMP; California Department of Water Resources [DWR] 2021a). Groundwater overdraft often leads to subsidence, the lowering of the land-surface elevation (see Section 6.3.18, *Geologic Hazards*). Drought can also prevent dams and wastewater infrastructure from functioning properly. Without rainfall and river flow during periods of drought, beach sediments are not replenished, making beaches smaller and more

vulnerable to coastal hazards related to sea level rise (refer to Section 6.3.4, *Coastal Hazards*) (USGS 2017).

Climate change has the potential to make drought events more common in the City of Carpinteria (DWR 2021c). Extreme heat creates conditions more conducive for the evaporation of moisture from the ground, increasing the possibility of drought and affecting both CVWD's local surface water supplies and groundwater recharge. As described in Section 5.3.7, *Drought & Water Shortages*, changing precipitation patterns are anticipated to increase the severity of episodic severe storms; however, droughts would likely last longer and happen more frequently because of more variability in precipitation extremes (Santa Barbara County Planning and Development Department 2021).

As described in Section 5.3.7, *Drought & Water Shortage*, CVWD uses a six-stage rationing plan during declared water supply shortages that include voluntary and mandatory rationing, depending on the causes, severity, and anticipated duration of the shortage (refer to Table 5-5). To address potential water shortages in the future, CVWD is planning for future additional water supplies such as potable reuse via the Carpinteria Advanced Purification Project (CAPP). The CAPP will produce advanced treated recycled water that will be injected into the Carpinteria Groundwater Basin to be stored and later extracted to meet potable demands. The CAPP is expected to begin delivering water in 2026, and produce approximately 1,000 acre-feet per year (AFY) of reliable, drought-proof local supply.

6.3.8 Extreme Heat/Freeze

As described in Section 5.3.8, *Extreme Heat/Freeze*, coastal communities, such as the City, have lower temperatures on average compared to communities in the inland areas of the county and could be less at risk to extreme temperatures. Although temperatures are lower in coastal areas, it is still dangerous when temperatures are higher than usual because people are potentially less acclimatized to high temperatures if they occur and may not have the resources to cope with extreme temperatures (Santa Barbara County Planning and Development Department 2021). For example, people may be less aware of the behaviors that can reduce exposure (e.g., reduce activity level or go to an air-conditioned location) or reduce physiologic stress (e.g., appropriate hydration), and the built environment may not be designed for extreme heat or freeze conditions (e.g., homes, workplaces, and institutions are less often equipped with air conditioning or it is inadequate for extreme or prolonged heat events). Even in areas equipped with air conditioning, the increased use of air conditioners during heat waves (or heaters during extreme cold events) may overload demands for electricity and lead to power outages, which presents health concerns to individuals outside in the temperatures. Electrical power outages may impact response capabilities or care capabilities for hospitals and clinics in the City. Critical infrastructure such as water pumping stations that rely on public utility systems could also be overloaded and may result in impacts during extreme heat events.

While extreme heat rarely damages buildings, both extreme heat and freeze can cause damage to utility and transportation infrastructure. Water infrastructure is at risk from freezing during extreme cold events, including line breaks and frozen valve gates affecting the water distribution system. The City wraps pipes before freezing temperature events to help prevent damage. Both

extreme heat and freeze can also impact transportation conditions through increased wear and stress on asphalt roads and bridges. Exposed populations may be at risk while waiting for public transportation, particularly when combined with wind-chill, and some vehicles may not start, which impacts the commute of the workforce and, in worst-case scenarios, the movement of emergency services personnel.

The elderly, children, people in poor physical health, and the homeless are also vulnerable to exposure. However, any populations working or recreating outdoors during periods of extreme cold or heat are exposed, including otherwise young and healthy adults and homeless populations. Extreme heat poses the greatest danger for Carpinteria Valley's outdoor laborers who support the City's agriculture economy. Exertional heat illness also occurs in the following industries and occupations: construction, firefighting, warehousing, delivery, and service work.

Although infrequent in the City, prolonged freezing temperatures can damage or destroy crops, affecting the economy and agricultural jobs in Carpinteria Valley. Freezing temperatures occurring during winter and spring growing seasons can cause extensive crop damage, impacting farmers and potentially causing significant increases in food prices to the consumer due to shortages. Freezing spells are likely to become less frequent as climate temperatures increase.

6.3.9 Dam Failure

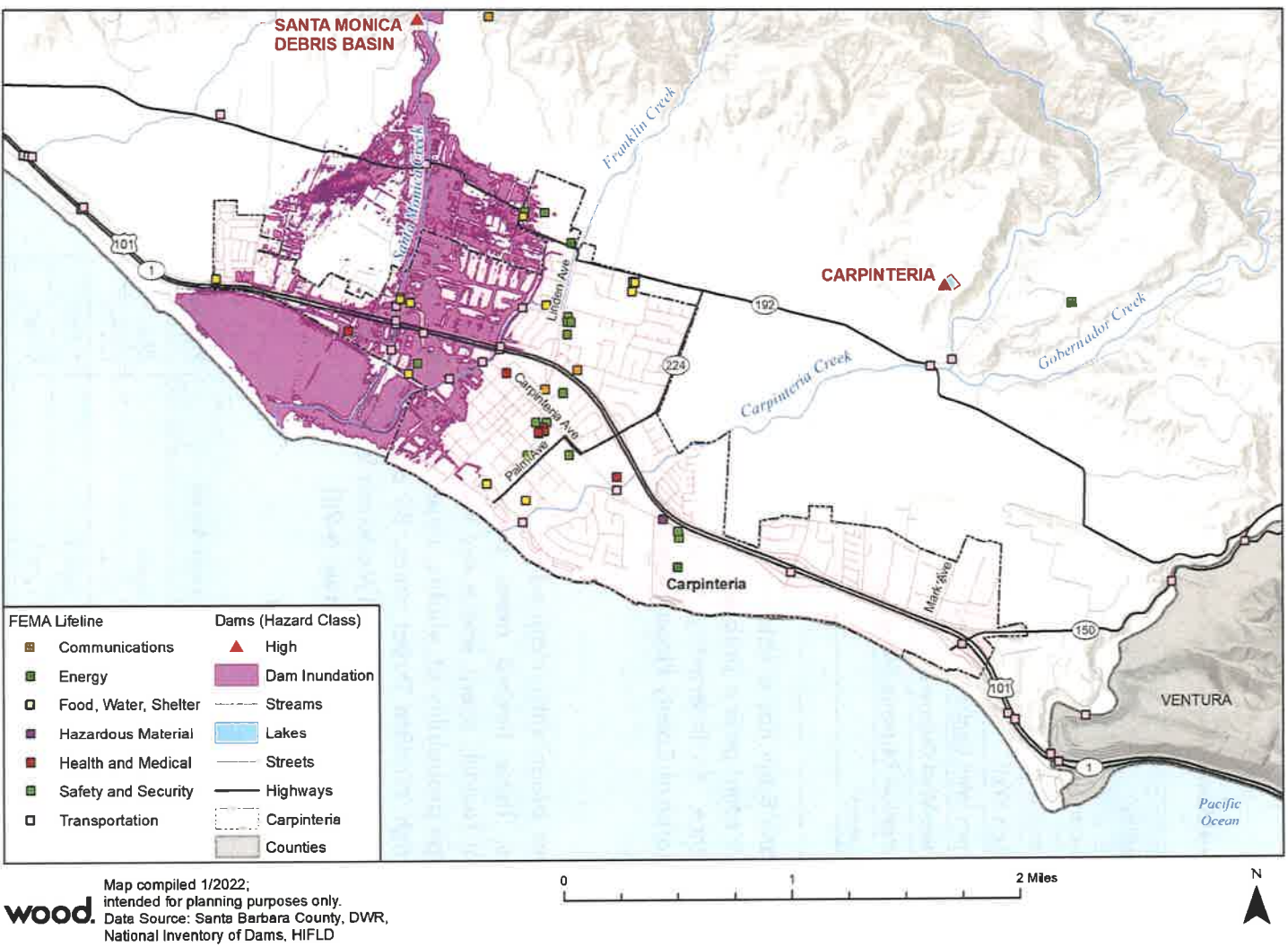
Vulnerability to dam failures is confined to the areas and populations subject to inundation downstream of the facility. As described in Section 5.3.9, *Dam Failure*, there are two dams in the City of Carpinteria: Santa Monica Debris Basin and Carpinteria Dam. Based on dam inundation data from the County, DWR, and National Inventory of Dams, failure of Santa Monica Debris Basin would inundate portions of the City, as well as Highway 101 and SR-192, with little evacuation time (Figure 6-9).

The City could be affected by dam failure from the Santa Monica Debris Basin/Dam, located on Santa Monica Creek, 2.3 miles north of the ocean. Any critical asset located under the dam in an inundation area would be susceptible to the impacts of a dam failure. Of particular risk would be roads and bridges that could be vulnerable to washouts, further complicating response and recovery opportunities by cutting off impacted areas. The City of Carpinteria area has 358 parcels, which are home to 3 residents and are valued at \$156,637,957 within the dam inundation zone for the Santa Monica Debris Basin (Table 6-22).

Table 6-22. City of Carpinteria at Risk to Dam Inundation Hazard

Improved Parcel Count	Improved Value	Estimated Content Value	Total Value	Population
358	\$103,183,093	\$53,454,864	\$156,637,957	3

Figure 6-9. City of Carpinteria Critical Facilities and Dam Failure Inundation Areas



As listed in Table 6-23, there are nine critical facilities within the dam inundation zones. These facilities include the CVWD Maintenance Building and Headquarters Well, a sewage pump station, a medical station, Aliso Elementary School, and two bridges (Figure 6-9; see also, Section 6.6.3, *Dam Failure of the 2022 MJHMP*). All of these facilities would be affected by a failure of the Santa Monica Debris Basin.

Table 6-23. City of Carpinteria Critical Facilities at Risk to Dam Inundation Hazard

Type	Critical Facility	Dam Name	Total Value
Utilities	Water District Maintenance Building	Santa Monica Debris Basin	\$1,500,000
Utilities	Sewage Pump Station 2	Santa Monica Debris Basin	\$6,457,908
Utilities	Headquarters Well	Santa Monica Debris Basin	-
Utilities	Headquarters Well Control Building	Santa Monica Debris Basin	-
Utilities	Headquarters Well Enclosure	Santa Monica Debris Basin	-
EMS Station	American Medical Response Station 1	Santa Monica Debris Basin	-
Education	Aliso Elementary	Santa Monica Debris Basin	-
Bridge	2 Bridges	Santa Monica Debris Basin	-

The Santa Monica Debris Basin has a history of becoming plugged with debris. While debris is cleaned out regularly, it could pose a problem if storms arrive in rapid succession without time for the required maintenance. An Emergency Action Plan for the Santa Monica Debris Basin is maintained by Santa Barbara County Flood Control (City of Carpinteria 2014).

6.3.10 Wildfire

The county has extensive areas within mapped Fire Hazard Severity Zones and Wildland-Urban Interface (WUI) areas. These hazard areas generate vulnerability for life and structures, particularly within rural foothills areas where dry vegetation, steep slopes, and difficult access combine to create a high probability of wildfire. Based on these maps, the City has 1 acre (0.07 percent) within Very High Wildfire Threat areas, 35 acres (2.12 percent) within High Wildfire Threat areas, 148 acres (9.04 percent) within Moderate Wildfire Threat areas, and 8 acres (0.49 percent) within Low Wildfire Threat areas (Table 6-24).

Table 6-24. City of Carpinteria Fire Threat

Threat Level	Fire Threat Acres	Total Acres	Percent
Extreme Wildfire Threat	None	None	0%
Very High Wildfire Threat	1	1,643	0.07%
High Wildfire Threat	35	1,643	2.12%
Moderate Wildfire Threat	148	1,643	9.04%
Low Wildfire Threat	8	1,643	0.49%

Most of these areas are residential with limited vulnerabilities in commercial and agricultural areas. There are 47 residential properties and one industrial property located in High fire threat zones in the City of Carpinteria. Additionally, 80 residential, two agricultural, and one commercial properties in the City of Carpinteria are located in Moderate fire threat zones. These vulnerable areas are home to 425 residents and are valued at \$88,753,343. None of the City's critical facilities fall within wildfire threat areas (see also, Section 6.3.1, *Wildfire of the 2022 MJHMP*).

Figure 6-10 depicts the location of the City's critical facilities relative to Fire Hazard Severity Zones. Figure 6-11 depicts critical facilities and WUI Zones within the City. Figure 6-12 depicts critical facilities and Fire Threat within the City.

Further, as indicated by Figure 4-1 of the MJHMP, emergency access and evacuation can be constrained in hillside neighborhoods and rural communities where limited ingress and egress can slow and prevent the efficient movement of people and vehicles. This is particularly true in denser communities with larger populations served by narrow local roads. During an evacuation, additional residents would depend on the existing roadway network to flee and emergency responders would have additional residents to protect and serve. Highway 101 is the only freeway evacuation route in the City of Carpinteria. Casitas Pass and Santa Monica Road lead north to Foothill Road, which serves as an alternate evacuation highway if Highway 101 closes from mudslide or fire disasters.

In the event of a wildfire, real-time emergency and disaster information for large-scale incidents is provided on the County's Ready Santa Barbara County website (see also, Chapter 4, *Community Profile and Capability Assessment of the MJHMP*). However, access to this information requires an accessible and reliable internet connection and/or service provider. Further, during immediately threatening events, the Carpinteria-Summerland Fire Protection District (CSFPD) and Santa Barbara County Sheriff's Office may send emergency alerts and press release information through its Nixle alert system. Such systems are only effective if City residents are already signed up to receive alerts. This leaves populations with limited resources, existing social or economic disparities, language and communication barriers, and distrust of government programs, staff, and officials vulnerable.

Figure 6-10. Critical Facilities in Fire Hazard Severity Zones

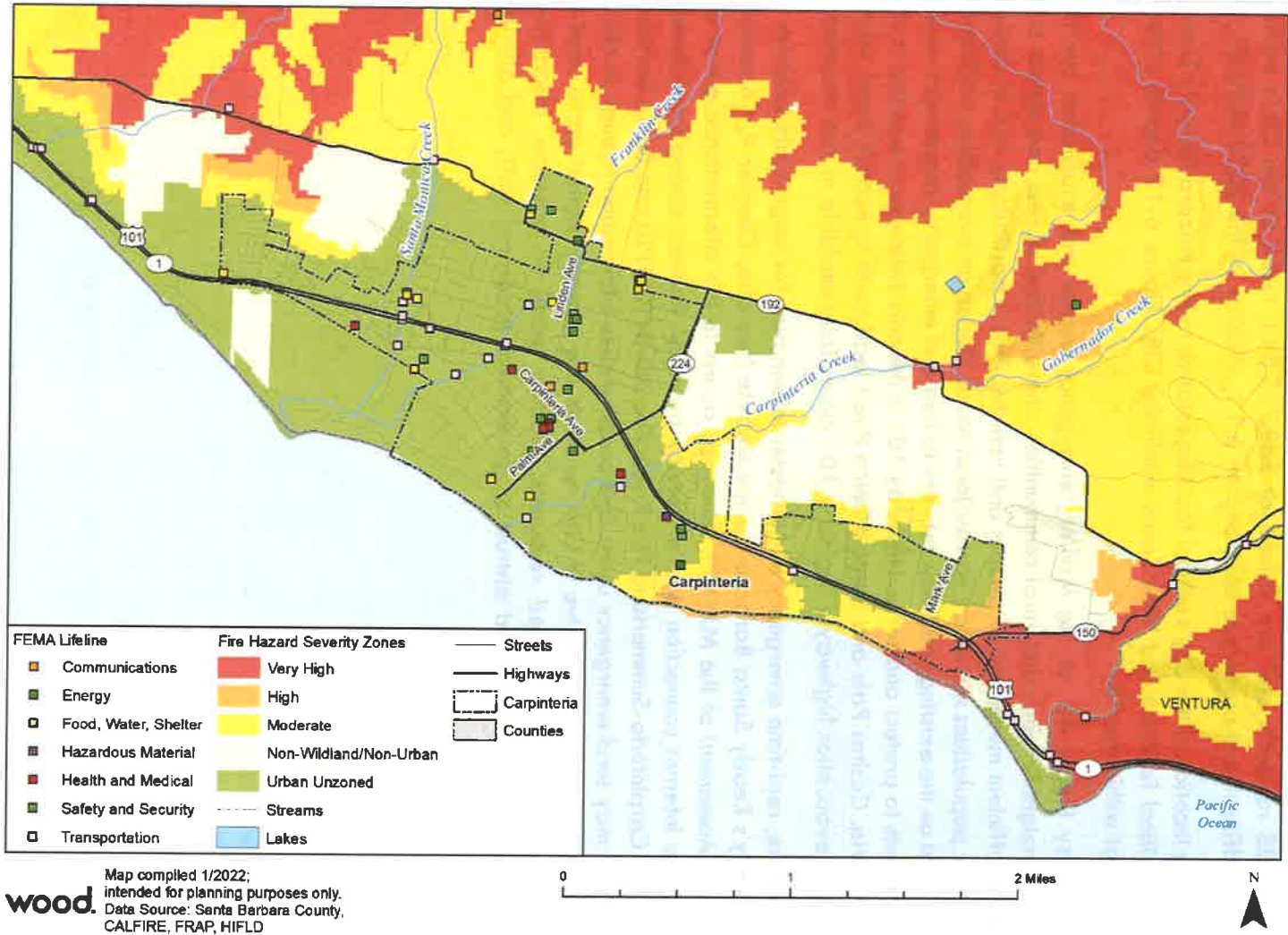


Figure 6-1 1. Critical Facilities in Wildland Urban Interface (WUI)

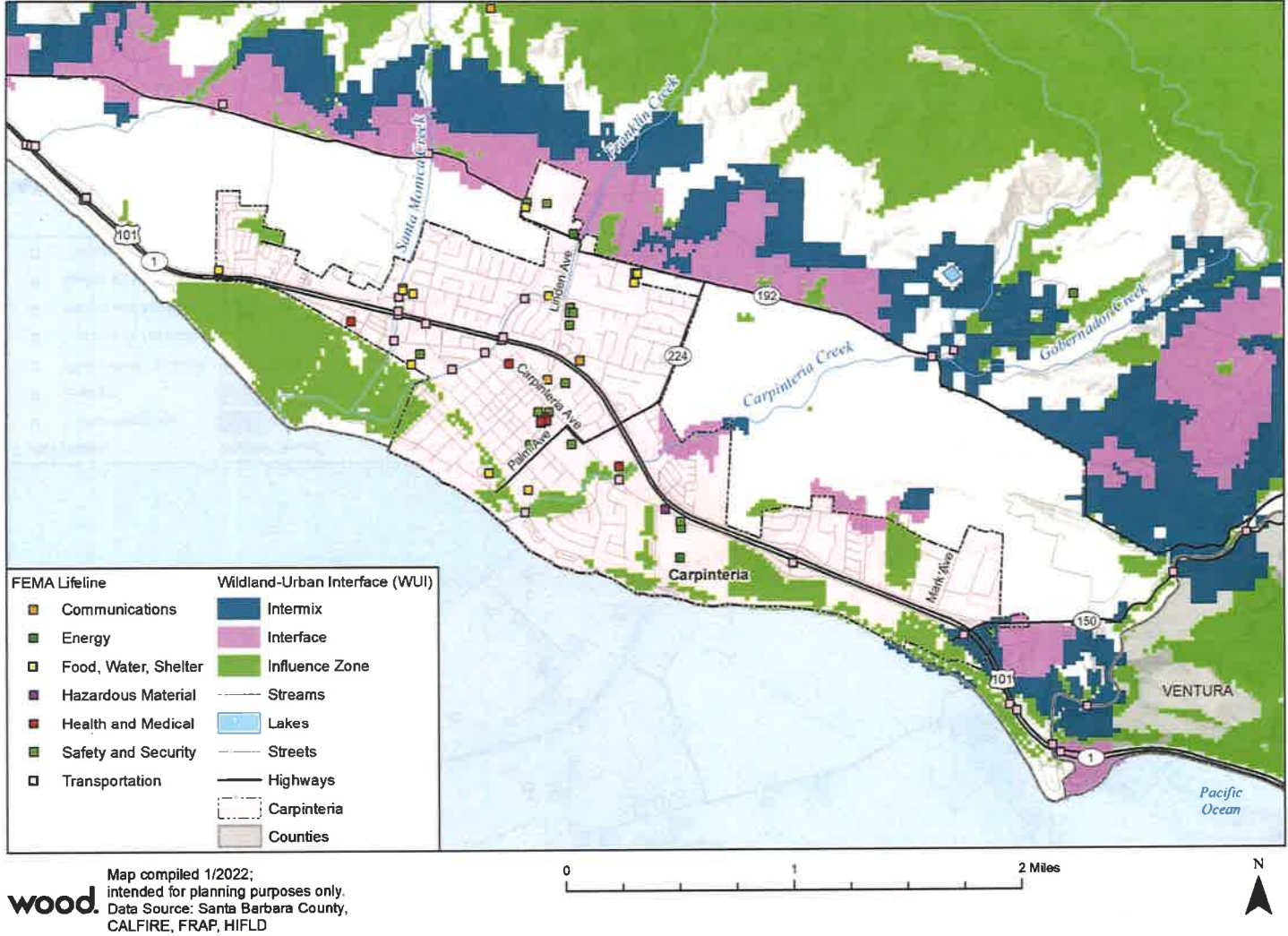
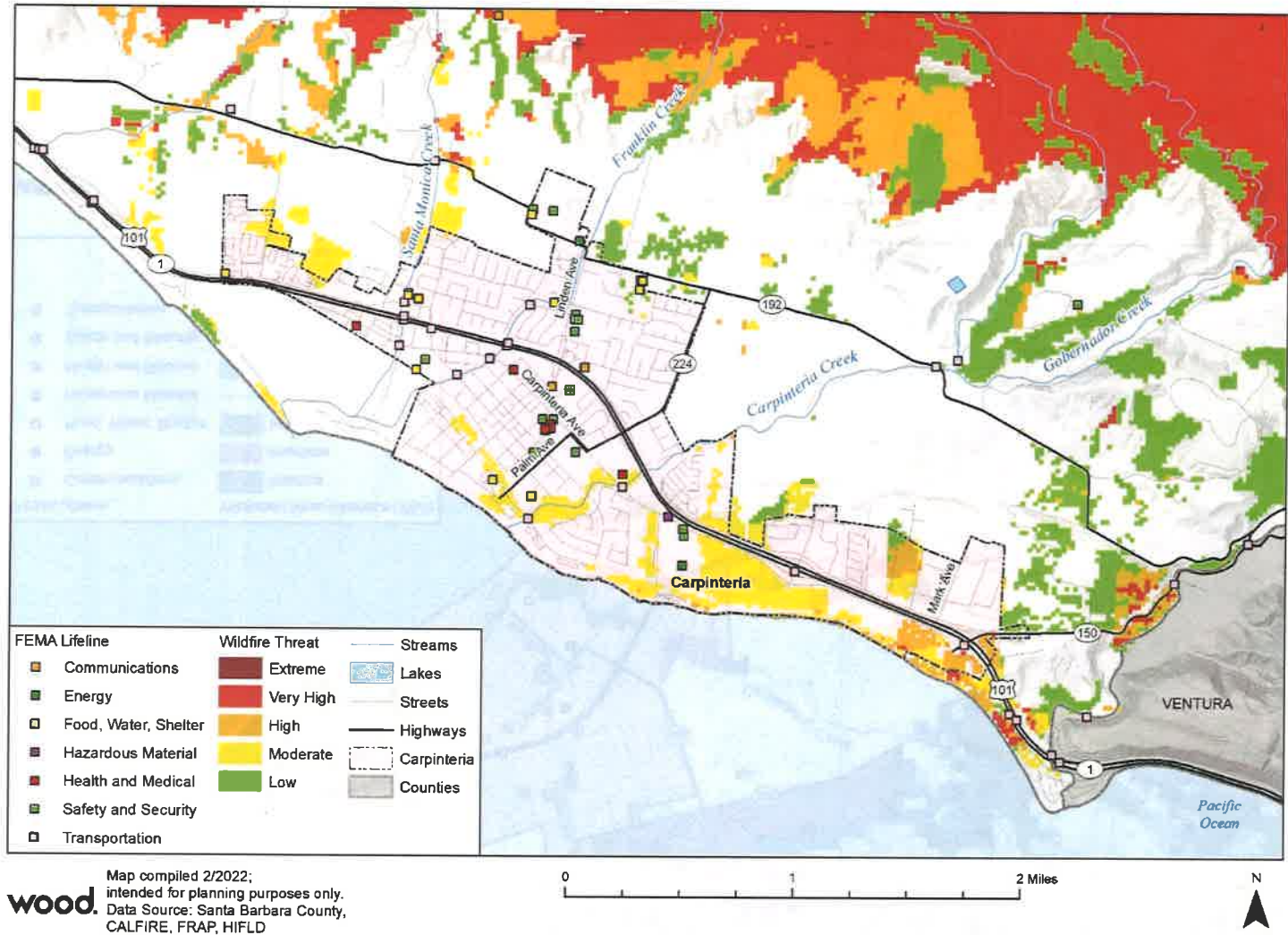


Figure 6-12. Critical Facilities in Fire Threat Zones



6.3.11 Tsunami

The University of Southern California Tsunami Research Group has modeled areas in Santa Barbara County that could potentially be inundated in the event of a tsunami. This model is based on potential earthquake sources and hypothetical extreme undersea, near-shore landslide sources were mapped and used to profile maximum potential exposure. The data was mapped by the California Geological Survey and California Office of Emergency Services (Cal OES) for Tsunami Evacuation Planning (Figure 6-13). As shown in this figure, much of the City's coastline and beaches are considered within tsunami hazard areas and threaten critical facilities and infrastructure within the City.

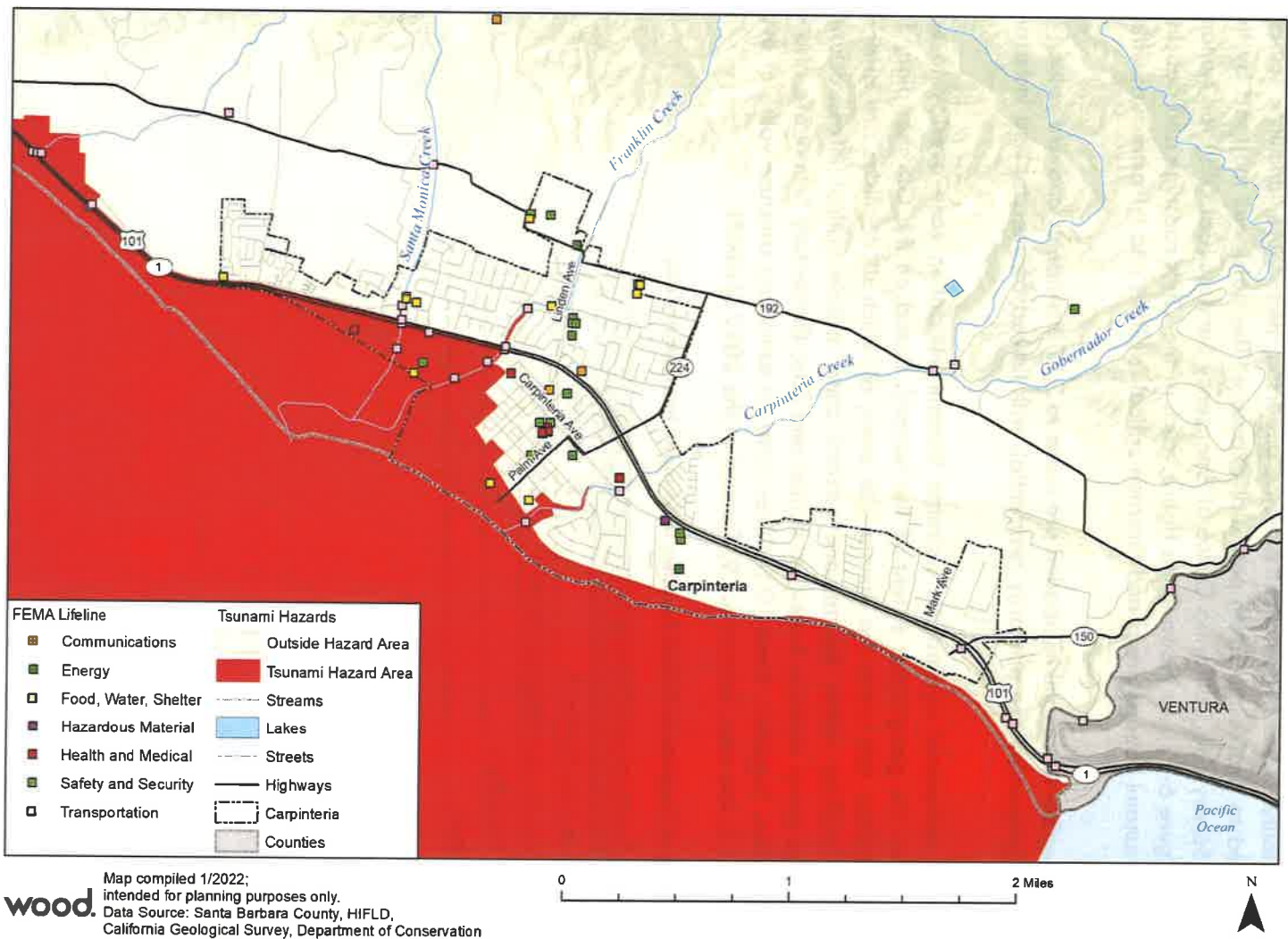
Areas of the City vulnerable to tsunami inundation are home to 2,332 residents and are valued at \$405,364,480. These properties are primarily residential, with limited commercial and industrial uses.

Critical facilities were compared against the extreme tsunami inundation zone overlay to see whether they fall within the geographic extent of the hazard. Based on the GIS mapping, 10 Carpinteria critical facilities fall within the tsunami risk area, of which six facilities are bridges (Table 6-25). Other facilities within the tsunami hazard zone include critical infrastructures, specifically, two sewage pump stations. A medical station and Aliso Elementary School are also at risk for tsunami inundation. Together, these 10 facilities have an estimated structure value of over \$9.9 million (Figure 6-13; see also, Section 6.3.9, *Tsunami* of the 2022 MJHMP).

Table 6-25. City of Carpinteria Critical Facilities in Tsunami Inundation Zone

Type	Name	Total Value
Utilities	Sewage Pump Station 2	\$1,500,000
EMS Station	American Medical Response Station 1	\$6,457,908
Education	Aliso Elementary	-
Bridge	6 Bridges	-

Figure 6-13. City of Carpinteria Critical Facilities and Tsunami Inundation Areas



6.3.12 Cyber Threat

In the event of a significant cyber-attack event, there could be a considerable impact on the population, built environment, lifeline infrastructure, environment, and the economy. A cyber threat can infiltrate many institutions including banking, medical, education, government, military, and communication and infrastructure systems. Cyber-attacks generated toward large corporations can negatively affect the economy. Attacks geared toward critical infrastructure and hospitals can result in the loss of life and the loss of basic needs, such as power and water, to the general public. Cyber-attacks can also lead to the loss of operational capacity.

The county provides the public with online guidance to avoid cyber risks and cyber-attacks on personal information, such as keeping software applications and operating systems up to date and limiting the personal information you share online (Ready 2021). Humans are the weakest link in a chain of cyber security; it remains difficult to continuously monitor and manage human/operator vulnerability. However, to address this weakness it is suggested that the City continues or develops a security training program which all employees are required to complete or renew annually.

6.3.13 Natural Gas Pipeline Rupture

No history of major natural gas pipeline or storage facility incidents have occurred in the City; although a minor rupture has occurred along the 20-inch high-pressure gas transmission line (600 pounds per square inch [psi]). It can be assumed that any facility near a natural gas transmission pipeline is at risk. This risk is heightened if the facility is also located in an area of high seismicity, where multiple gas line failures and resulting fires can be expected (Cal OES 2018).

Compounding the potential risk is the age and gradual deterioration of the gas transmission system due to natural causes. Significant failure, including pipe breaks and explosions, can result in loss of life, injury, property damage, and environmental impacts. Causes of and contributors to pipeline failures include construction errors, material defects, internal and external corrosion, operational errors, control system malfunctions, outside force damage, subsidence, and seismicity. Growth in population, urbanization, and land development near transmission pipelines, together with the addition of new facilities to meet new demands, may increase the likelihood of pipeline damage due to human activity and the exposure of people and property to pipeline failures (Cal OES 2018).

As described in Section 5.3.13, gas odorization facilities in the City, including the Carpinteria Natural Gas Odorant and Metering Facility and Pitas Point Facility, are no longer operating and are planned for decommissioning and removal by the Southern California Gas Company (SoCal Gas) in the next 10 years.

6.3.14 Oil Spill

As described in Section 5.3.14, oil spills can be caused by people making mistakes or being careless, by equipment breaking down, by natural disasters, and by deliberate acts of terrorism, vandals, or illegal dumpers. Depending on the origin, size, and duration of the release, an oil spill can have serious impacts on air and water quality, public health, plant and animal habitat, and biological resources. Spill clean-up and remediation activities may cost millions of dollars and impacts can last for years (Cal OES 2018).

Since the close of operations at the Carpinteria Oil and Gas Processing Facility in 2017, the risk of onshore oil spill in the City has been significantly reduced. However, oil spills originating from offshore oil platforms can create devastating and significant impacts on the economy and natural environment of the City. During an oil spill, the oil floats on saltwater and often floats on freshwater. Depending on the type of oil, oil can sink in freshwater but usually, oil spreads out across a large area. Onshore oil spills result in similar impacts to surface waters, habitats, and wildlife. The environmental impacts from oil spills contribute to short- and long-term impacts on economic activities in areas affected by oil spills. Tourism may decline in the City, resulting in economic hardship on individuals that are dependent on those industries for their livelihood and on the economic health of the community. Oil spills may also impact recreational uses such as camping, non-commercial fishing, and beach visits (Cal OES 2018).

Wetlands, marshes, and other sensitive habitats, such as the Carpinteria Salt Marsh and the Carpinteria Seal Sanctuary, are especially at risk for long-term significant impacts of oil spills. Marshes and wetlands provide critical habitat to a diverse range of species, including migratory birds and endangered plants and animals. Once oil enters a marsh below sediment levels it becomes near impossible to remove and has longstanding impacts on wildlife and ecosystems.

The California Department of Fish and Wildlife (CDFW) Office of Spill Prevention and Response (Oiled Wildlife Division) treats countless thousands of oiled birds and other wildlife annually (Cal OES 2018).

6.3.15 Train Accident

As described in Section 5.3.15, trains running through the City, and near Highway 101 in some areas, carry commuters as well as commodities, such as hazardous materials and fuel (including oil). Train accidents are generally localized, and the incidents result in limited impacts at the community level. However, a hazardous material incident on rails or roadways in the City has the potential to damage and destroy habitat and built structures, harm people and wildlife, and shut down both rail and highway transportation routes where the rail line and Highway 101 are nearby. Secondary impacts related to train accidents may include the shutdown of rail transportation and associated effects on commuting, transportation of goods, and the regional economy.

The risk of train accidents in the City is limited to areas immediately surrounding Amtrak's Pacific Surfliner and Coast Starlight routes. Within the City, both of these routes hug the Pacific Coastline. The routes also run proximate to Highway 101 at the northwest and southeast corners of the City. As described in Section 6.3.4, *Coastal Hazards*, the railroad alignment along the Carpinteria Bluffs is highly vulnerable to coastal erosion. For example, with approximately 5 feet of sea level rise,

up to 1.4 miles of the UPRR could be damaged. This vulnerability may lead to pressure to repair existing seawalls or armor a significant portion of the City's shoreline, which could further impact coastal access, beach habitats, and sand supply. Coastal flooding could also impact the railroad in other parts of the City north of the Carpinteria Salt Marsh and in the City's Downtown core. Disruption of the railroad could have substantial economic impacts on the region (City of Carpinteria 2019).

6.3.16 Landslide

As described in Section 5.3.16, *Landslides*, landslides are most common on steep slopes made of loose soil and other material such as those found in North County and the South Coast, but they can also happen on shallower slopes. Landslide susceptibility areas and the location of critical facilities are depicted in Figure 6-14.

Table 6-26 below summarizes the total exposure of properties in areas of the City at risk for landslide hazards. As shown therein, the City has 132 improved parcels valued at \$128,827,530 and a population of approximately 318 at risk of landslide hazards. The majority of these properties are located at the base of the foothills just south of the Santa Ynez Mountains.

Table 6-26. City of Carpinteria at Risk to Landslide Hazard

Total Improved Parcel Count	Total Value	Population
132	\$128,827,530	318

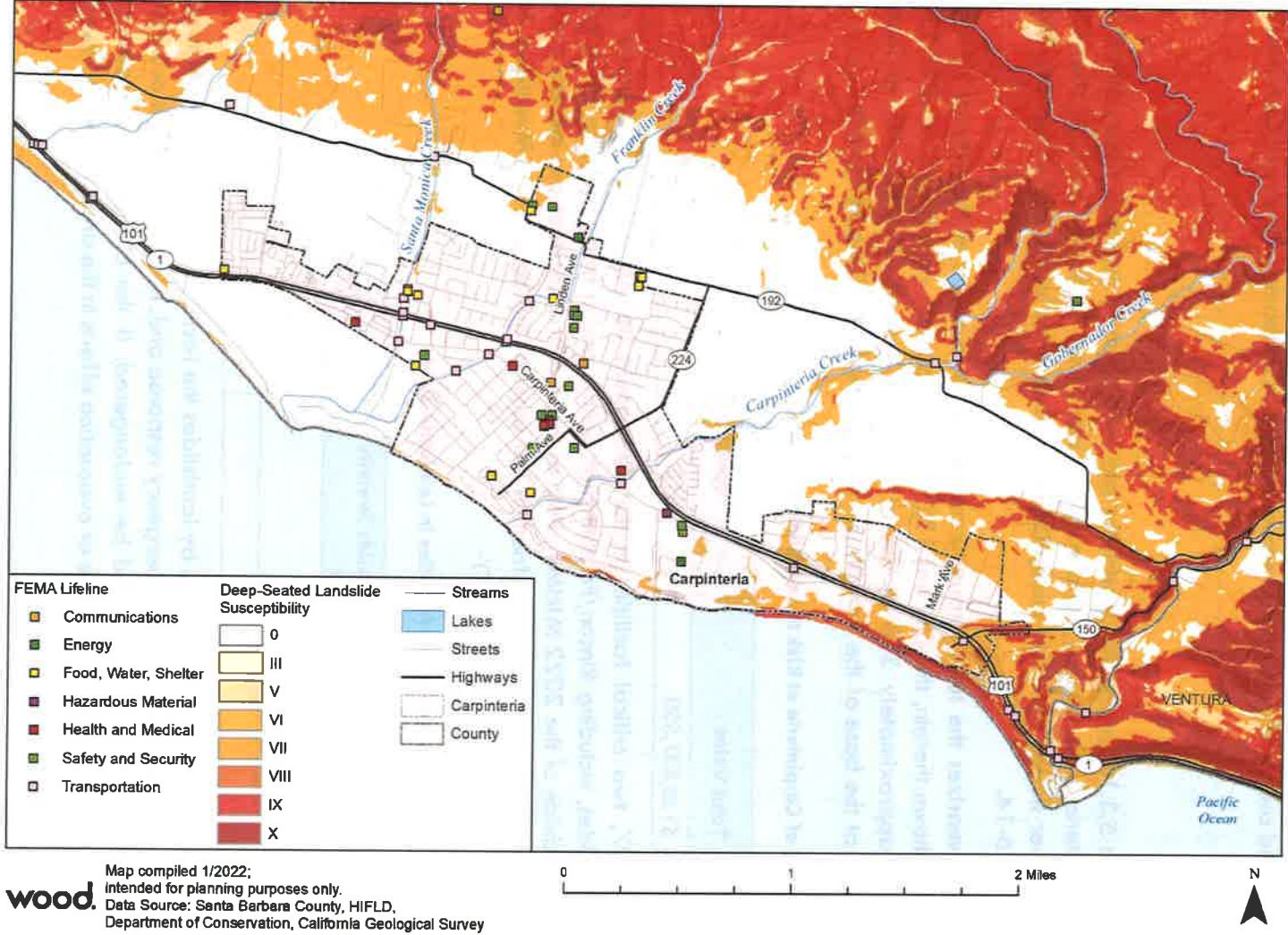
As listed in Table 6-27, two critical facilities in the City would be vulnerable to damage or destruction from landslides, including Rincon/Foothill High School and a bridge (Figure 6-14; see also, Section 6.3.7, *Landslide* of the 2022 MJHMP). Both of these critical facilities are located in the northern portion of the City at the base of the foothills just south of the Santa Ynez Mountains. All facilities not shown fall into the low-risk category.

Table 6-27. City of Carpinteria Critical Facilities in Landslide Zones

Type	Critical Facility	Landslide Severity Class	Total Value
Education	Rincon/Foothill High School	7	\$210,720
Bridge	Bridge	7	-

If the Rincon/Foothill High School was damaged by landslides the facility would be unable to serve as a temporary community shelter to support emergency response and, if damaged while occupied by faculty, staff, or students, human life could be endangered. If the bridge is damaged by landslides, fire and emergency medical response or evacuation efforts in the area may be delayed.

Figure 6-14. City of Carpinteria Critical Facilities and Landslide Incidence



6.3.17 Hazardous Materials Release

As described in Section 5.3.17, *Hazardous Materials Release*, the release of hazardous materials into the environment can cause a multitude of problems for the population, built environment, lifeline infrastructure, environment, and the economy. The impact of a fixed hazardous facility, such as a chemical processing facility is typically localized to the property where the incident occurs. The impact of a small spill (i.e., liquid spill) may also be limited to the extent of the spill and remediated if needed.

While hazardous material incidents could take place anywhere across the City and could be unpredictable, higher risk areas include transportation-related infrastructure, such as roadways and railways, as well as areas within a half-mile in either direction of designated hazardous materials routes or hazardous waste treatment, storage, and disposal facilities. The locations and identity of facilities that store hazardous materials are reported to local and federal governments. Many facilities have their own hazardous materials guides and response plans, including transportation companies that transport hazardous materials. As shown in Figure 5-13, hazardous material sites in the City include the former Camarillo Auto Repair and former Carpinteria Oil and Gas Facility. However, because both these facilities are no longer operating, the risk of a hazardous material incident that could result in the release of hazardous materials affecting surrounding communities is low.

Hazardous material incidents can cause long-term traffic delays and road closures resulting in major delays in the movement of goods and services. These incidents would be more severe if they result in traffic delays on road closures on any of the designated truck routes or hazardous materials routes in the City, such as Highway 101. The primary economic impact of hazardous material incidents results in lost business, delayed deliveries, property damage, and potential contamination. Large and publicized hazardous material-related events can deter tourists and recreationists too. In addition, agricultural farm workers are most vulnerable to pesticide exposure and other hazardous material incidents associated with the agricultural operation.

Communities can be at risk if a chemical is used unsafely or released in harmful amounts into the environment. For example, a toxic spill or a release of an airborne chemical near a populated area can lead to significant evacuations and have a high potential for loss of life.

6.3.18 Geologic Hazards

As described in Section 5.3.18, *Geologic Hazards*, geologic hazards in the City include land subsidence, inland erosion, and expansive soils. However, instances of erosion within the City are primarily limited to coastal erosion along the exposed sea cliffs of the City. Vulnerabilities to coastal erosion are described in Section 6.3.4, *Coastal Hazards*. Earthquake-induced liquefaction vulnerabilities are discussed in Section 6.3.3, *Liquefaction (Earthquake)*. Therefore, the discussion below is limited to vulnerabilities from expansive soils and land subsidence. While these hazards often result in severe property damage, they typically do not present risks to human life.

While expansive soils are present in the City and areas of potentially highly expansive soil are limited to the western portion of the City and the El Estero salt marsh to the south, expansive soils are not identified as a major hazard. Policies outlined in the General Plan describe development

on areas identified as having a high potential for expansive soils require recommendations by a qualified geotechnical engineer to be integrated into project design (City of Carpinteria 2003).

As described in Section 5.3.18, *Geologic Hazards*, no vertical displacement (subsidence) has been measured for the Carpinteria Groundwater Basin, which underlies the City of Carpinteria. The lack of detailed data on land subsidence in the City makes it difficult to quantify potential losses. Most subsidence instances result in relatively minor damage and settling of buildings. Linear infrastructure (e.g., roads and bridges, water and sewer lines, pipelines) tends to have the most risk to land subsidence.

Typically, there is little impact on the natural environment from land subsidence. However, subsidence events can disrupt and alter the flow of surface or underground water, an impact that may not be noticed until long after the fact. However, the City's General Plan and Local Coastal Plan identify the potential for subsidence in the City is considered minimal, as no recognized subsidence has occurred within the City due to either groundwater or soil extraction (City of Carpinteria 2003).

Severe land subsidence can also reduce the future capacity of aquifers. For example, land subsidence is caused by loss of support underground, which can result from an overdraft of groundwater supplies (National Oceanic and Atmospheric Administration [NOAA] 2021b). Furthermore, soil compaction resulting from subsidence can permanently reduce aquifer capacity, impacting water supplies long into the future. Therefore, increased water pumping resulting from new development or increased agricultural production has the potential to increase the frequency and severity of subsidence. Increased efforts to monitor and manage groundwater pumping, increased accuracy of mapping, and emphasis on appropriate grading and ground compaction during development would help alleviate vulnerability for future development in unknown areas of risk. Further discussion of water storage loss can be found in Section 6.3.7, *Drought & Water Shortage*.

6.3.19 Windstorm

Severe winds, especially sundowner winds, can directly impact the City by damaging or destroying buildings, knocking over trees, and damaging power lines and electrical equipment (Santa Barbara County Planning and Development Department 2021). Secondary impacts of damage caused by wind events often result from damage to communication, transportation, or medical infrastructure. During severe wind events in and near the City, electricity transmission lines can be damaged or turned off by SCE, causing widespread power outages and hardships for City residents. Severe winds, particularly on steep slopes, can also damage communication facilities (Santa Barbara County Planning and Development Department 2021). Downed power and communications transmission lines, coupled with disruptions to transportation, create difficulties in reporting and responding to emergencies.

High winds can also cause severe indirect impacts by sparking wildfires and spreading them quickly over the terrain (Santa Barbara County Planning and Development Department 2021). The effects of wildfire on population, built environment, lifeline infrastructure, and the economy in the City of Carpinteria are further discussed in Section 6.3.10, *Wildfire*. Windstorms can also damage or destroy crops, affecting the economy and agricultural jobs in the Carpinteria Valley.

Vulnerable groups of the community are especially exposed to the indirect impacts of high winds, particularly the loss of electrical power. These populations include the elderly or disabled, especially those with medical needs and treatments dependent on electricity. Nursing homes, community-based residential facilities, and other special needs housing facilities are also vulnerable if electrical outages are prolonged since backup power generally operates only minimal functions for a short period.

6.3.20 Civil Disturbance

As described in Section 5.3.20, *Civil Disturbance*, the county has been historically vulnerable to some degree of civil disturbance unrest, particularly within the densely populated college community of Isla Vista and within larger cities surrounding the City of Carpinteria. However, there is no history of significant civil disturbance incidents in the City. Recently, the City has seen a rise in protests and demonstrations for social change (e.g., anti-racism, anti-vaccines for children), indicating that this type of civil disturbance may occur in the future. While these protests themselves are peaceful, they can be followed by sporadic post-demonstration vandalism (e.g., spray-painting buildings) (The Independent 2020).

Serious civil disturbances can be triggered by national or international events, or potentially local events that cause high levels of community concern. Based on historical occurrences, the City of Carpinteria's vulnerability to the potential for such civil disturbances is low.

Climate change may also result in increased civil disturbance over competition for natural resources. In this county, climate change-induced water shortages may increase competition for water between urban and agricultural users or between farming and natural resources preservation interests, although civil disturbances for such competition have not historically occurred.

6.3.21 Terrorism

In the unlikelihood of a significant terrorism event, there could be a considerable impact on the population, built environment, lifeline infrastructure, environment, and the economy. Terrorism can occur throughout the entire county but due to its intended purpose would most likely happen in more populous urban areas where more devastation and panic would ensue, such as the City of Santa Barbara, Isla Vista, or the City of Santa Maria. Military operations at Vandenberg Space Force Base (SFB) could be a target for terrorism, though unlikely given the location of the SFB in a remote coastal location over 100 miles north of the Los Angeles metropolitan area. Therefore, the City has a low likelihood of being targeted for terrorism.

6.3.22 Invasive Species

All of the City of Carpinteria, including wildlands, are vulnerable to invasive plant species. The City supports dozens of non-native species, with different potential to increase the vulnerability of native ecosystems, farmland, and even urban environments. Invasive plant species can increase maintenance costs for agriculture, homes, and roads. The City's natural environment is vulnerable to the uncontrolled spread of invasive plant species, which could reduce biodiversity, increase fire risk, and result in crop loss. For example, eucalyptus trees are non-native to California yet occur along the Carpinteria Creek riparian corridor and throughout the county. However, these trees are highly

flammable and can worsen the spread and severity of wildfire events. As described in Section 5.3.22, *Invasive Species*, the City of Carpinteria monitors and manages invasive plant species along the riparian corridors of creeks within the City as part of the Creeks Preservation Program.

Although not currently an issue, the City's marine environments may become vulnerable to, invasive species due to commercial shipping causing the introduction of non-indigenous species to the Santa Barbara Channel. Biofouling (i.e., the colonization of submerged surfaces by microorganisms) can affect submerged or wetted hard surfaces in the City, such as the Casitas Pier. Rapid reproduction can negatively disrupt an ecosystem in a short amount of time. Once these mussels are introduced into a waterway, there is no way to fully eradicate the species. To date, there are no indications that the City's waters, including Carpinteria, Santa Monica, and Franklin creeks, have been exposed to quagga or zebra mussels, and early detection monitoring has detected no mussels. Close monitoring of marine and lake vessels is performed in the county to prevent the colonization of marine invasive species in the county's water bodies.

6.3.23 Agricultural Pests

Agricultural losses occur on an annual basis and are usually associated with severe weather events, including heavy rains, floods, freeze. The State of California Multi-Hazard Mitigation Plan attributes most of the agricultural disasters statewide to drought, freeze, and insect infestations. Other agricultural hazards include fires, crop and livestock disease, noxious weeds, and contamination of animal food and water supplies.

A widespread infestation of crops could severely impact the economic base of the City and its communities employed by the agriculture industry. While agricultural production in the county can enhance the economy and improve human health and ensure stable food prices, certain habitats established for irrigation and agricultural output can also threaten human health by increasing the risk of vector-borne diseases (e.g., mosquitos, etc.). Jobs could be negatively impacted during an agriculture emergency. Critical facilities in the City would not be directly impacted by agricultural pests or diseases; however, the City's farms and the associated food processing facilities would be directly impacted economically by long-term disruptions in the food supply associated with crop losses due to agricultural pests and disease.

As further described in Section 6.5.5 of the MJHMP, rising temperatures and drought conditions due to climate change could also lead to increases in the occurrence and transport of pathogens in agricultural environments, which would increase the risk of food contamination and direct human exposure to pathogens and toxins (U.S. Global Change Research Program 2016).

The County of Santa Barbara's Pest Exclusion Program acts as the first line of defense to prevent pests and diseases that are potentially devastating to crops and livestock from becoming established. Incoming plant material is inspected at mail carriers, nurseries, retailers, and homes for pests (County of Santa Barbara Agricultural Commissioner's Office 2020). Pesticides, herbicides, and antibiotics can also help crops resist pests and diseases and new cultivars of crops that are heat and drought-resistant can be planted. However, this may be expensive for farm owners and there may be hesitancy from the community.

7.0 MITIGATION PLAN

7.1 MITIGATION GOALS AND OBJECTIVES

As a key part of the 2022 Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) Update, Mitigation Advisory Committee (MAC) members reviewed the goals and objectives from the 2017 plan and made the following adjustments to better reflect current conditions, community inputs, and agency concerns. The City of Carpinteria adopted the same mitigation goals for the Local Hazard Mitigation Plan (LHMP) as updated for the 2022 MJHMP update. The updated goals and objectives of this plan are:

Goal 1: Ensure future development is resilient to known hazards.

Objective 1.A: Ensure development in known hazardous areas is limited or incorporates hazard-resistant design based on applicable plans, development standards, regulations, and programs.

Objective 1.B: Educate developers and decision-makers on design and construction techniques to minimize damage from hazards.

Goal 2: Protect people and community assets from hazards, including critical facilities, infrastructure, water, and public facilities.

Objective 2.A: Enhance the ability of community assets, particularly critical facilities, to withstand hazards.

Objective 2.B: Use best available science and technology to better protect life and property.

Objective 2.C: Upgrade and replace aging critical facilities and infrastructure.

Objective 2.D: Ensure mitigation actions encompass vulnerable and disadvantaged communities to promote social equity.

Goal 3: Actively promote understanding, support, and funding for hazard mitigation by participating agencies and the public.

Objective 3.A: Engage, inform, and educate the public on tools and resources to improve community resilience to hazards, reduce vulnerability, and increase awareness and support of hazard mitigation activities.

Objective 3.B: Ensure effective outreach and communications to vulnerable and disadvantaged communities.

Objective 3.C: Increase awareness and encourage incorporation of hazard mitigation principles and practice among public, private, and nonprofit sectors, including all participating agencies.

Objective 3.D: Ensure interagency coordination and joint partnerships with the County, cities, state, tribal, and federal governments.

Objective 3.E: Continuously improve the County's capability and efficiency at administering pre- and post-disaster mitigation programs, including providing technical support to cities and special districts and providing support for implementing local mitigation plans.

Objective 3.F: Monitor and publicize the effectiveness of mitigation actions implemented countywide.

Objective 3.G: Position the County and participating agencies to apply for and receive grant funding from FEMA and other sources.

Goal 4: Minimize the risks to life and property associated with urban and human-caused hazards.

Objective 4.A: Minimize risks from biological hazards, including disease, invasive species, and agricultural pests.

Objective 4.B: Be prepared and respond to urban hazards, including terrorism, cyber threats, and civil disturbance.

Objective 4.C: Minimize risks from energy production, including hazardous oil and gas activities.

Goal 5: Prepare for, adapt to, and recover from, the impacts of climate change and ensure regional resiliency.

Objective 5.A: Use the best available climate science to implement hazard mitigation strategies in response to climate change.

Objective 5.B: Identify, assess, and prepare for impacts of climate change.

Objective 5.C: Coordinate with the public, private, and nonprofit sectors to implement strategies to address regional hazards exacerbated by climate change.

Objective 5.D: Ensure climate change hazard mitigation addresses vulnerable and disadvantaged communities.

7.2 STATUS OF PREVIOUS MITIGATION ACTIONS

Since 2017, the City has incorporated the LHMP goals, objectives, and mitigation actions into its local plans and processes, including the General Plan Safety Element by reference, specific hazard planning efforts (e.g., Sea Level Rise Vulnerability Assessment and Adaptation Plan, General Plan/CLUP update), the City's grant pursuits, and capital improvement planning. Ongoing monitoring and evaluation of the LHMP by the City ensured mitigations are implemented and tracked. Key mitigation actions completed since 2017 include updating the Master Drainage Plan and Floodplain Management Ordinance and completing the Sea Level Rise Vulnerability Assessment and Adaptation Plan. The City is also underway with a comprehensive update of the General Plan/Coastal Land Use Plan, including the Safety Element.

During the planning process for the LHMP update, the City's Local Planning Team (LPT) reviewed the mitigation actions identified in the 2017 LHMP, which include several strategies brought forward from the 2011 LHMP, to determine the status of each mitigation action. These actions from the 2017 LHMP were revisited, re-evaluated, and in some cases re-prioritized for inclusion in the 2022 LHMP. All incomplete projects were reassessed by the LPT and, if deemed necessary, are included in the Mitigation Implementation Plan (Section 7.4). Table 7-1 provides a summary report for each mitigation action included in the former 2017 LHMP, including the current status (e.g., completed,

ongoing, not started, under construction) and whether the action has been included in the 2022 implementation plan provided in Section 7.4.

Table 7-1. Status of Previous Mitigation Actions

Project Number	Project Description	Comments	Status	In 2022 Plan?
EQ-1	Work with Venoco, Inc. to research Earthquake Related Risks at the Venoco Oil and Gas Processing Facility	Chevron is now in control of the property and the facility is shut down. Application to decommission the site has been submitted and is under review.	Cancelled	
EQ-2	Work with the Southern California Gas Company (SoCal Gas) and the California Public Utilities Commission (CPUC) to review gas pipeline safety documents and to conduct public outreach related to gas pipeline safety	While the Carpinteria Gas Odorant and Metering Facility was shut down in 2018, the City continues to coordinate with SoCal Gas and the CPUC to ensure gas pipeline safety until full decommissioning of the facility in 2023.	Ongoing	X
FLD-1	Update Master Drainage Plan	Completed in 2015.	Completed	
FLD-2	Update Floodplain Management Ordinance	Completed in 2015.	Completed	
FLD-3	Expand participation in the National Flood Insurance Program (NFIP) Community Rating System (CRS)	The City continues to work actively to expand its participation in the NFIP.	Ongoing	X
FLD-4	Carpinteria Avenue Bridge Replacement	Construction of this project has not begun; however, it is planned to be completed in 2026.	Not Started	X
FLD-5	Linden/Casitas Interchanges	Though the public infrastructure is deemed for public beneficial use as of September 2020, the City does not consider the project "complete" because the California Department of Transportation (Caltrans) has not yet fulfilled its conditions of approval for the Condition Use Permit/Coastal Development Permit.	In Progress	X
FLD-6	General Plan/Coastal Land Use Plan Update	Grant-funded program to include analysis of climate change impacts and development of policies addressing sea level rise, drought habitat changes, and increased weather-related hazards.	In Progress	X
GEN-1	Community Emergency Response Team (CERT) Training	While this program is ongoing, all CERT training has been halted due to the Covid-19 pandemic.	Ongoing	X
GEN-2	Create a disaster response supplies warehouse for emergency supplies at City Hall	The City will secure the location and update supplies and materials - budgetary restrictions may apply.	In Progress	X
GEN-3	Provide information to residents to increase community awareness of early warning systems	The City will provide information to residents on the County's "Aware & Prepare" alert system that was implemented in 2016.	Ongoing	X

Project Number	Project Description	Comments	Status	In 2022 Plan?
GEN-4	Conduct Critical Facility Audit	The updated list was completed in 2021. The City will continue to update as needed.	Ongoing	X
GEN-5	Update Comprehensive Emergency Response Plan	The City's updated Emergency Operations Plan was completed in 2014.	Ongoing	X
GEN-6	Conduct community disaster education programming related to general disaster preparedness	The City will conduct public outreach related to general disaster preparedness on an ongoing basis.	Ongoing	X
GEN-7	Host Annual Oil & Gas System Safety Review Group Meeting	These meetings between the City and Venoco personnel as well as other regulators such as APCD occurred between 2009 to 2017 and facilitated discussion of regulatory compliance matters associated with the operation of the Carpinteria Oil & Gas Processing Facility (CPF). Venoco's bankruptcy occurred as part of a broader reduction of oil and gas production in the region and the Interagency Decommissioning Working Group (IDWG), led by Bureau of Safety and Environmental Enforcement and Bureau of Ocean Energy Management, was formed in response to this reduction of assets on federal leases in the Santa Barbara Channel. The IDWG facilitates interagency coordination concerning decommissioning of offshore oil platforms and pipelines in the Santa Barbara Channel. Chevron took over the CPF for the purpose of decommissioning because, as the legacy operator, Chevron retains environmental liability. Once decommissioning is complete, these meetings may wind down and/or shift emphasis to other coordination issues.	In Progress	X
GEN-8	Participate in County Drought Task Force	Multi-jurisdictional drought task force to assess vulnerabilities and monitor drought conditions, water supply.	Ongoing	X
WDF-3	Perform a Comprehensive Evaluation of all Wildfire Hazard Reduction Programs	Programs are driven by federal grant money and are ongoing in various phases based on funding.	Ongoing	X
WDF-4	Firewise Community Planning and Prevention Techniques	Completed in 2012.	Completed	

7.3 PRIORITIZATION PROCESS

Per the Disaster Mitigation Act (DMA) of 2000 requirements, the LHMP update used a cost-benefit methodology in determining action priority; however, this was not quantitative analysis. Once the available mitigation actions were identified by City staff, stakeholders, and the public, each action was evaluated for cost-benefit considerations to assist in prioritizing each measure. The priority for implementing mitigation recommendations depends upon the overall cost-effectiveness of the recommendation when considering monetary and non-monetary costs and benefits associated with

each action. Additionally, the following questions would be considered when developing the Cost-Benefit Review:

- How many people will benefit from the action?
- How large an area is impacted?
- How critical are the facilities that benefit from the action?
- Environmentally, does it make sense to do this project for the overall community?

The cost-benefit considerations are included in the Mitigation Priority and Performance summary tables below each mitigation action presented in Section 7.4, *Mitigation Implementation Plan*. Based on these cost-benefit considerations determined by the LPT, the relative priority rank (High, Medium, and Low) is also included in the Mitigation Priority and Performance summary tables below. The general category guidelines are listed below:

- **High** – Benefits are perceived to exceed costs without further study or evaluation
- **Medium** – Benefits are perceived to exceed costs but may require further study or evaluation before implementation
- **Low** – Benefits and costs evaluation requires additional evaluation before implementation

7.4 MITIGATION IMPLEMENTATION PLAN

This Mitigation Implementation Plan was developed to present the recommendations developed by the LPT for how the City can reduce the vulnerability of people, property, infrastructure, and natural and cultural resources to future disaster losses. Over time the implementation of these projects will be tracked as a measure of demonstrated progress on meeting the plan's goals.

The Mitigation Implementation Plan summarizes who is responsible for implementing each of the prioritized actions as well as when and how the actions will be implemented. Each action summary also considers the benefit-cost of the action to meet the regulatory requirements of the DMA. The Mitigation Implementation Plan identifies the updated mitigation actions for the City of Carpinteria. Actions specific to the County and other participating agencies are detailed in the 2022 MJHMP Update and other jurisdictional annexes, respectively.

It is important to note that the City has numerous existing, detailed action descriptions, which include benefit-cost estimates, in other planning documents, such as general plan elements, community wildfire protection plans, and capital improvement budgets and reports. These actions are considered to be part of this plan, and the details, to avoid duplication, should be referenced in their source document (see also, Chapter 4.0, *Capability Assessment*). The City also realizes that new needs and priorities may arise as a result of a disaster or other circumstances and reserves the right to support new actions, as necessary, as long as they conform to the overall goals of this plan.

2022-1. Review and Conduct Public Outreach Related to Gas Pipeline Safety

The City shall continue to work with the Southern California Gas Company (SoCal Gas) and the California Public Utilities Commission (CPUC) to review high-pressure gas pipeline safety documents

and to conduct public outreach related to gas pipeline safety. The City shall focus on key areas of public concern.

Mitigation Priority and Performance	
Priority	Low
Hazards Mitigated	Earthquake, Energy Shortage & Resiliency, Natural Gas Pipeline Rupture
Estimated Timeline	Ongoing
Estimated Cost/Funding Source	\$1,000 annually/General fund for staff salaries, CPUC grants
Responsible Agency/Department	Public Works Department
Cost-Benefit Consideration	While it would require time and planning with SoCal Gas and the CPUC to review high-pressure gas pipelines and conduct associated public outreach, this action would ensure gas pipeline safety to avoid potential pipeline rupture or leaks.
Comments	This mitigation action is adapted from EQ-2 included as part of the 2017 LHMP.

2022-2. Expand Participation in the National Flood Insurance Program (NFIP) Community Rating System (CRS)

The City shall continue to work actively to expand its participation in the NFIP CRS. The CRS is a voluntary incentive program that recognizes and encourages community floodplain management practices that exceed the minimum requirements of the NFIP. In CRS communities, flood insurance premium rates are discounted to reflect the reduced flood risk resulting from the community's efforts that address the three goals of the program:

1. Reduce and avoid flood damage to insurable property
2. Strengthen and support the insurance aspects of the National Flood Insurance Program
3. Foster comprehensive floodplain management

Mitigation Priority and Performance	
Priority	Low
Hazards Mitigated	Flood, Coastal Hazards (Sea Level Rise)
Estimated Timeline	Ongoing
Estimated Cost/Funding Source	\$5,000/General fund for staff salaries
Responsible Agency/Department	Public Works Department
Cost-Benefit Consideration	While this action does not directly mitigate existing flood hazards in the City, it is an ongoing action that supports community-wide floodplain management practices and reduces flood insurance premium rates in the City.
Comments	This mitigation action is adapted from FLD-3 included as part of the 2017 LHMP.

2022-3. Carpinteria Avenue Bridge Replacement

The existing bridge deck at Carpinteria Avenue is severely deteriorated and has inadequate hydraulic capacity under the bridge for flood flows. The purpose of the project is to remove the

structurally deficient bridge and replace it with a bridge designed to meet current structural, geometric and hydraulic standards.

Mitigation Priority and Performance	
Priority	High
Hazards Mitigated	Earthquake, Flood, Coastal Hazards
Estimated Timeline	2026
Estimated Cost/Funding Source	\$14 million/Federal Highway Bridge Program, Local highway, interchanges, and bridges development impact fees
Responsible Agency/Department	Public Works Department
Cost-Benefit Consideration	While construction of the bridge would cost money, it is required to ensure the bridge meets all safety requirements during heavy rain.
Comments	This mitigation action is adapted from FLD-4 included as part of the 2017 LHMP.

2022-4. Linden/Casitas Interchanges

The Highway 101: Linden and Casitas Pass Project is a combination of local circulation improvements and key bridge replacements that prepare for future Highway 101 widening. The roadway extensions, bike lanes, and sidewalk improvements make it easier for residents to use local streets for in-town trips. The longer overcrossings, new bridges, and safer on and off-ramp connections all prepare for the future addition of a carpool lane on Highway 101. Though the public infrastructure is deemed for public beneficial use as of September 2020, the City does not consider the project “complete” because the California Department of Transportation (Caltrans) has not yet fulfilled its conditions of approval for the Condition Use Permit/Coastal Development Permit. The City shall continue to coordinate with Caltrans to fulfill its conditions of approval.

Mitigation Priority and Performance	
Priority	High
Hazards Mitigated	Earthquake, Flood, Coastal Hazards
Estimated Timeline	2022
Estimated Cost/Funding Source	\$60 million/Federal Highway Bridge Program, Local highway, interchanges, and bridges development impact fees
Responsible Agency/Department	Public Works Department, Caltrans, Santa Barbara County Association of Governments (SBCAG)
Cost-Benefit Consideration	This action will make local travel easier in Carpinteria.
Comments	This mitigation action is adapted from FLD-5 included as part of the 2017 LHMP.

2022-5. General Plan/Coastal Land Use Plan (GP/CLUP) Update

The City shall continue to work on this grant-funded program to update the 2003 combined GP/CLUP document. There will be two new elements of the General Plan: 1) the Climate Change and Resiliency Element, which will be based on the City’s Sea Level Rise Vulnerability Assessment and Adaptation Plan (SLRVAAP), and 2) the Healthy Community Element, a multi-disciplinary element that focuses on public health.

Mitigation Priority and Performance	
Priority	High
Hazards Mitigated	All Hazards
Estimated Timeline	2023
Estimated Cost/Funding Source	\$1 million/California Coastal Commission grant, General fund for staff salaries
Responsible Agency/Department	Community Development Department (CDD)
Cost-Benefit Consideration	While the mandatory GP/CLUP Update would cost money, this action is partially grant-funded and would provide the City with a long-term guidance document to plan for future development, policies, and programs.
Comments	This planning process was halted due to the COVID-19 pandemic. This mitigation action is adapted from FLD-6 included as part of the 2017 LHMP.

2022-6. Community Emergency Response Team (CERT) Training

The Carpinteria-Summerland Fire Protection District (CSFPD) supports and assists the City of Carpinteria and the County of Santa Barbara with CERT Training.

Mitigation Priority and Performance	
Priority	High
Hazards Mitigated	All Hazards
Estimated Timeline	Ongoing
Estimated Cost/Funding Source	\$2,500/ General fund for time and materials, FEMA Building Resilient Infrastructure and Communities Grant
Responsible Agency/Department	CSFPD
Cost-Benefit Consideration	CERT provides City residents with emergency preparedness training to prevent property damage, injuries, and fatalities during hazardous events.
Comments	While this program is ongoing, all CERT training has been halted due to the Covid-19 pandemic. This mitigation action is adapted from GEN-1 included as part of the 2017 LHMP. Training is expected to resume in 2022

2022-7. Listos Training

Listos is a grass-roots disaster preparedness program that partners with community leaders, jurisdictions, non-profits, faith-based organizations, schools, and other community institutions to provide disaster preparedness information to the Spanish-speaking community. With a basic understanding of Incident Command Structure, Listos can instruct the participants in the command structure of First Responders, ensuring communication between Listos graduates and firefighters and police in the event of an emergency. The California Office of Emergency Services (Cal OES) recently announced that funding is available for peer-to-peer education and outreach activities designed to build readiness and protect lives in communities too often overlooked by traditional emergency management programs, such as Listos. The City shall obtain Cal OES grant funding provide local Listos Training to support emergency preparedness within the Spanish-speaking community.

Mitigation Priority and Performance	
Priority	High

Mitigation Priority and Performance	
Hazards Mitigated	All Hazards
Estimated Timeline	Ongoing
Estimated Cost/Funding Source	\$25,000/Cal OES Listos Grant
Responsible Agency/Department	Public Works Department, County Flood Control District
Cost-Benefit Consideration	While Listos training would cost money, this training would be covered by the Cal OES Listos Grant and would provide emergency preparedness education to the Spanish-speaking community of Carpinteria, which are often overlooked and not able to participate in CERT training.
Comments	This mitigation action is sourced from the 2019 SLRVAAP.

2022-8. Emergency Response Supplies Warehouse at City Hall

The City's emergency supplies have been stored in the dedicated CERT trailer and a separate closet in City Hall since the recent renovation of City Hall. The City shall secure the location of a supply warehouse within City Hall. The City shall consolidate and organize existing supplies in this new warehouse location and then update with new supplies and materials, as needed.

Mitigation Priority and Performance	
Priority	High
Hazards Mitigated	All Hazards
Estimated Timeline	2023
Estimated Cost/Funding Source	\$15,000/General fund for staff salaries
Responsible Agency/Department	Emergency Services Division
Cost-Benefit Consideration	Creation of an emergency response supplies warehouse would require time and planning by City staff; however, it would benefit the City to have all emergency supplies organized in one designated location.
Comments	This mitigation action is adapted from GEN-2 included as part of the 2017 LHMP. Budgetary restrictions may apply.

2022-9. Increase Community Awareness of Early Warning Systems

The City shall increase community awareness of early warning systems by providing residents information on County alert systems. The City has provided early warning systems information in the Emergency Operations Plan and at community disaster education presentations through *Don't Panic! Prepare!* since 2008. The City shall continue to utilize every opportunity to register residents at ReadySBC.org, the County's existing alert system. Additionally, the City is developing a social media campaign on an ongoing basis to include educational information about emergency warnings and orders.

Mitigation Priority and Performance	
Priority	High
Hazards Mitigated	All Hazards
Estimated Timeline	Ongoing
Estimated Cost/Funding Source	\$5,000/General fund for staff salaries
Responsible Agency/Department	Emergency Services Division

Mitigation Priority and Performance	
Cost-Benefit Consideration	Early warning systems are the best way to alert residents of hazardous events and the best response when they occur. Encouraging residents to register for the County's alert system requires little cost and planning.
Comments	This mitigation action is adapted from GEN-3 included as part of the 2017 LHMP.

2022-10. Conduct Critical Facility Audit

The City's Critical Facilities list was updated in preparation for this LHMP in 2021. The City shall collect and maintain accurate and detailed critical facility information to ensure the next LHMP update can include a more accurate risk assessment. Data that should be collected for critical facilities should include structural system, the number of stories, year of construction, seismic code used for design, building square footage, construction materials, building replacement value, and content replacement value. This should also be done for schools. A review of each participating agency's critical facilities list shall occur annually and be confirmed by emergency management staff.

Mitigation Priority and Performance	
Priority	Medium
Hazards Mitigated	All Hazards
Estimated Timeline	Ongoing
Estimated Cost/Funding Source	\$2,000 annually/General fund for staff salaries
Responsible Agency/Department	Emergency Services Division
Cost-Benefit Consideration	This action will require time and planning by City staff; however, an updated critical facilities list would ensure the next LHMP update can include a more accurate risk assessment.
Comments	This mitigation action is adapted from GEN-4 included as part of the 2017 LHMP.

2022-11. Update Comprehensive Emergency Operations Plan

The City's most recent Emergency Operations Plan was updated in 2015. The City shall update the Emergency Operations Plan based on the capabilities, hazards, and vulnerabilities identified in this LHMP.

Mitigation Priority and Performance	
Priority	High
Hazards Mitigated	All Hazards
Estimated Timeline	2023
Estimated Cost/Funding Source	\$50,000/General fund for staff salaries
Responsible Agency/Department	Emergency Services Division
Cost-Benefit Consideration	While the Emergency Operations Plan update would require time and planning, the plan would benefit the City by outlining the planned courses of action for each City department should a hazardous event occur.

Mitigation Priority and Performance	
Comments	This mitigation action is adapted from GEN-5 included as part of the 2017 LHMP.

2022-12. Community Disaster Education Programming

Don't Panic! Prepare! is a public education and awareness program run by the City's Emergency Services Division, which is designed to increase emergency preparedness at home, work, and school for City residents. The program features free customizable emergency preparedness training for residents in coordination with community partners. The City shall continue to conduct public outreach related to general disaster preparedness on an ongoing basis.

Mitigation Priority and Performance	
Priority	Medium
Hazards Mitigated	All Hazards
Estimated Timeline	Ongoing
Estimated Cost/Funding Source	\$7,000/General fund for staff salaries
Responsible Agency/Department	Emergency Services Division
Cost-Benefit Consideration	This public education and awareness program is an ongoing program that requires little maintenance costs and provides helpful emergency preparedness information to City residents.
Comments	This mitigation action is adapted from GEN-6 included as part of the 2017 LHMP.

2022-13. Participate in County Drought Task Force

The County's Drought Task Force has been established "to seek countywide solutions to the current drought situation, and to provide the best advice possible to local decision-makers." The County identifies mitigation action 2022-91 in the MJHMP to maintain the Drought Task Force to 1) Assess vulnerability to drought risk; 2) Monitor drought conditions; 3) Monitor water supply; 4) Plan for drought; 5) Develop related mitigation projects and programs. The City shall continue to participate in the multi-jurisdictional drought task force to assess vulnerabilities and monitor drought conditions and water supply.

Mitigation Priority and Performance	
Priority	Medium
Hazards Mitigated	Drought & Water Shortage, Agricultural Pests
Estimated Timeline	Ongoing
Estimated Cost/Funding Source	\$1,000 - \$10,000 annually/FEMA Building Resilient Infrastructure and Communities Grant, FEMA Emergency Management Program Grant, General Fund
Responsible Agency/Department	County Executive Office (CEO) / Environmental Program Manager
Cost-Benefit Consideration	Participation in the County's Drought Task Force requires time and planning; however, this would allow the City to stay informed on regional drought conditions and water supply.
Comments	This mitigation action is adapted from GEN-8 included as part of the 2017 LHMP.

2022-14. Comprehensive Evaluation of all Wildfire Hazard Reduction Programs

The Community Wildfire Protection Plan is a community-based plan that assesses the community's exposure and vulnerabilities to wildfire threats, serves to guide the community in an effort to reduce the wildfire threat. The plan also provides an opportunity for federal funding to help fund implementation of the plan. This Community Wildfire Protection Plan was developed through a collaborative process involving the CSFPD, surrounding fire agencies, County officials, County, state, and federal land management agencies, and community members. It meets the Community Wildfire Protection Plan requirements set forth in the federal Healthy Forests Restoration Act.

Mitigation Priority and Performance	
Priority	High
Hazards Mitigated	Wildfire
Estimated Timeline	Ongoing/Every 10 years
Estimated Cost/Funding Source	\$150,000/Federal vegetation management funds/grants
Responsible Agency/Department	CSFPD
Cost-Benefit Consideration	This Community Wildfire Protection Plan provides a science and engineering-based assessment of the wildfire threat in the wildland-urban interface (WUI) of the CSFPD.
Comments	This mitigation action is adapted from WDF-3 included as part of the 2017 LHMP. The City of Carpinteria (Dave Durlinger) signed off on the Community Wildfire Protection Plan Update in August 2021.

2022-15. Create Solar and Storage Permitting Procedures

The City shall update residential and small commercial ordinances for combined solar and storage systems to go beyond Assembly Bill (AB) 2188 and AB 546 regulations. To do this, the City must:

1. Implement electronic submission for energy storage permitting; and
2. Update Carpinteria Municipal Code Section 15.29 – Solar Energy Permitting to streamline permitting for larger sized systems, up to anywhere between large residential (<20 kilowatts [kW]) to small commercial systems (<100 kW), with a checklist of planning and zoning requirements that must be, and typically are, met to make projects eligible for the streamlining.

Other potential methods to streamline permitting beyond current requirements are listed below:

1. Enable online permit submissions and over-the-counter permits for larger systems;
2. Pilot solar design software for solar developers that only creates designs that are already permit approved; and
3. Enable virtual safety inspections for solar installations.

Mitigation Priority and Performance	
Priority	Low
Hazards Mitigated	Energy Shortage & Resiliency
Estimated Timeline	2024

Mitigation Priority and Performance	
Estimated Cost/Funding Source	\$30,000 annually/General fund for staff salaries, FEMA Hazard Mitigation Grant, FEMA Building Resilient Infrastructure and Communities Grant, PG&E Better Together Resilient Communities Grant Program
Responsible Agency/Department	CDD, Public Works Department
Cost-Benefit Consideration	This action would require time and planning but would help the City become a desirable area for solar installers to operate.
Comments	This mitigation action is adapted from Strategy 5.1.1 included as part of the 2019 Strategic Energy Plan (SEP).

2022-16. Commercial Building Energy Benchmarks

While state-wide building codes are aimed at making new construction more energy-efficient, energy benchmarking is aimed at reducing the energy use of already constructed buildings. Energy benchmarking involves a comparison of how much energy buildings use, normally specified per square foot so that it applies to buildings of different sizes. Depending on the implementation, it can be either voluntary or mandatory. The City shall institute energy benchmarks for large commercial buildings to encourage commercial building owners to undertake energy projects.

Mitigation Priority and Performance	
Priority	Low
Hazards Mitigated	Energy Shortage & Resiliency
Estimated Timeline	Ongoing
Estimated Cost/Funding Source	\$45,000 - \$65,000 annually/General fund for staff salaries
Responsible Agency/Department	CDD, Public Works Department
Cost-Benefit Consideration	This action would require time and administrative work; however, energy benchmarking would reduce the energy use of existing large commercial buildings that comprise a large amount of the City's energy use.
Comments	This mitigation action is adapted from Strategy 5.1.2 included as part of the 2019 SEP.

2022-17. Backup Inverter Program

This program aims to promote backup inverters to bridge the gap between the low up-front costs and high emissions of a backup generator and the high up-front costs and lack of emissions from battery storage. The City would need to avoid pushing a specific vendor or solution, but if the City releases a Request for Offers for vendors to provide solutions, they may receive more applicants.

The City shall conduct research on possible solutions and vendors for backup power supplies to create a draft Request for Offers with a request for solar and backup inverter standard offers, with specifications including the amount of backup power and cost.

Mitigation Priority and Performance	
Priority	Low
Hazards Mitigated	Energy Shortage & Resiliency
Estimated Timeline	2025-2027

Mitigation Priority and Performance	
Estimated Cost/Funding Source	\$25,000 annually/General fund for staff salaries, FEMA Building Resilient Infrastructure and Communities Grant, PG&E Better Together Resilient Communities Grant Program
Responsible Agency/Department	Public Works Department
Cost-Benefit Consideration	Implementation of a backup inverter program would require research and planning. Backup inverters provide a small amount of power from solar panels while they are active, but as with solar panels without batteries, do not provide power during the night.
Comments	This mitigation action is adapted from Strategy 5.2.1 included as part of the 2019 SEP.

2022-18. Diversify Funding Streams

The City shall diversify its funding streams using one or more of the following proposed methods:

1. Aggressively pursue new federal, state, and private foundation funding sources;
2. Continue to work closely with the CPUC and Southern California Edison (SCE) to maximize the City's share of existing renewable program funding; and
3. Partner with other nearby regional governments to create energy programs.

The City shall continue to work with the CPUC and SCE both to maximize its intake from a utility funding stream that may decrease and to receive CPUC funding that would otherwise go to utilities to administer local programs.

Mitigation Priority and Performance	
Priority	Medium
Hazards Mitigated	Energy Shortage & Resiliency
Estimated Timeline	Ongoing
Estimated Cost/Funding Source	\$10,000 - \$15,000 annually/General fund for staff salaries, CPUC funding
Responsible Agency/Department	Public Works Department, CPUC, SCE
Cost-Benefit Consideration	While diversifying funding streams would require planning and coordination with other agencies, this action would ensure the City has a stable funding stream that is not dependent on any one source.
Comments	This mitigation action is adapted from Strategy 5.3.3 included as part of the 2019 SEP.

2022-19. Energy Assurance Plan

The City shall create and implement an energy assurance plan to ensure electrical reliability at critical facilities. Energy assurance planning is an important step in improving the robustness, security, and reliability of energy infrastructure by creating plans to protect key sites so that they continue to operate in the event of any disaster or electricity outage. This will increase the reliability of critical services such as water distribution. Energy Assurance Plans are therefore a key step in building a resilient, local electricity grid. The City has already taken several key steps towards assurance planning by conducting an Emergency Action Plan and this LHMP.

To develop a strong Energy Assurance Plan, the City shall:

1. Use results from Emergency Action Plan to identify the City-owned buildings and facilities that are most critical from a resiliency perspective, such as sites used as Emergency Operations Centers (EOCs) or community gathering spots;
2. Evaluate each critical site, including its current level of emergency preparation from an energy perspective and the renewable energy potential present; and
3. Evaluate opportunities to supplement diesel generators with battery storage.

Mitigation Priority and Performance	
Priority	Medium
Hazards Mitigated	Energy Shortage & Resiliency
Estimated Timeline	Ongoing
Estimated Cost/Funding Source	\$106,000/General fund for staff salaries
Responsible Agency/Department	Public Works Department
Cost-Benefit Consideration	While energy assurance planning would require time, planning, and labor costs for the City, it would allow key sites (e.g., medical, fire departments, water distribution, etc.) to continue to operate in the event of any disaster or electricity outage.
Comments	This mitigation action is adapted from Strategy 5.4.1 included as part of the 2019 SEP.

2022-20. Winter Storm Berm Program

The winter storm berm is a protection device that buffers landward assets from coastal storm damage during the winter storm season. Since 1983, the City has implemented an annual Winter Storm Berm Program to protect beachfront properties along the Carpinteria City Beach from wave action and related flooding during the winter storm season. A sand berm is erected annually and is in place for approximately three months out of the year during the winter storm season, (typically late November until early March the following year), based on storm predictions and beach conditions. This ongoing measure reduces the probability of damage to development and infrastructure.

Mitigation Priority and Performance	
Priority	High
Hazards Mitigated	Flood, Coastal Hazards
Estimated Timeline	Ongoing
Estimated Cost/Funding Source	\$35,500 annually/General fund and assessment district comprising beachfront property owners
Responsible Agency/Department	California Coastal Commission, ACOE, Central Coast Regional Water Quality Control Board, Parks & Recreation Department, Public Works Department
Cost-Benefit Consideration	The California Coastal Commission is the primary responsible agency for this action. This program benefits the City by protecting beachfront properties along the Carpinteria City Beach from wave action and coastal flooding during the winter storm season, a high priority hazard for the City.
Comments	This mitigation action is sourced from the 2019 SLRVAAP.

2022-21. Storm Damage and Shoreline Protection Feasibility Study

An independent study is currently being prepared by Army Corps of Engineers (ACOE) that could result in a funding opportunity for an adaptation project. As a result of long-term erosion of City beaches, ACOE is working with the City to prepare a Storm Damage and Shoreline Protection Feasibility Study that will identify a range of possible measures to address coastal erosion. Analyzing an approximate 0.25-mile section of shoreline between Ash Avenue and Linden Avenue, this Feasibility Study investigates vulnerabilities to structures that may be directly affected by existing shoreline erosion and wave attack during severe storms. Additionally, the Feasibility Study aims to preserve and enhance the biological environment by restoring nesting, feeding, and resting areas for species dependent on sandy beaches.

Mitigation Priority and Performance	
Priority	High
Hazards Mitigated	Coastal Hazards
Estimated Timeline	Ongoing
Estimated Cost/Funding Source	\$2,700,000/General fund for staff salaries, ACOE funding, Federal grants
Responsible Agency/Department	ACOE, USFWS, California Coastal Commission, California State Lands Commission, CDFW, Central Coast Regional Water Quality Control Board, County of Santa Barbara, Public Works Department
Cost-Benefit Consideration	The majority of this action would be funded by federal grant funds. This study would also benefit the City by investigating the City's vulnerabilities to existing shoreline erosion and wave attack during severe storms, a high priority hazard for the City.
Comments	This mitigation action is sourced from the 2019 SLRVAAP.

2022-22. Living Shoreline

Historically, the City's western one mile of shoreline supported a large dune field that buffered low-lying areas from wave attack and flooding. The former dune system has been eroded over the last 90 years, largely due to human impacts (or influences), and the dune system has not recovered. Improving shoreline resiliency to reduce hazards from coastal flooding and erosion from large storm events may include the development of a stabilized (e.g., cobble-based) dune complex that would function as a "living shoreline." The City initiated the living shoreline planning process in the fall of 2020 and prepared the Dune and Shoreline Management Plan as of February 2022. The City shall pursue funding and partnerships, including with the County, State Parks, and Beach Erosion Authority for Clean Oceans and Nourishment (BEACON).

Mitigation Priority and Performance	
Priority	Medium
Hazards Mitigated	Coastal Hazards
Estimated Timeline	2023
Estimated Cost/Funding Source	\$9 million - \$12 million, \$100,000 annually for maintenance/ACOE Project Partnership Agreement, 2019-2020 Caltrans Adaptation Planning grant, other state grants
Responsible Agency/Department	ACOE, USFWS, California Coastal Commission, California State Lands Commission, CDFW, Central Coast Regional Water Quality Control Board, California State Parks, Caltrans, Public Works Department

Mitigation Priority and Performance	
Cost-Benefit Consideration	While the Living Shoreline and associated studies/analyses would require planning and cost money, this action would buffer low-lying areas of the City from wave attack and flooding, which would protect infrastructure and prevent future costs associated with infrastructure and building repair.
Comments	This mitigation action is sourced from the 2019 SLRVAAP. This action was presented to City Council in February 2022, and the Council continued the item with a request for additional information. The additional information for this project will be presented to City Council in April 2022. A detailed cost-benefit analysis is the next recommended step for this project.

2022-23. Coastal Regional Sediment Management Plan Update and Sediment Management Program

The maintenance of a wide and sandy beach provides widespread economic and recreational benefits for nearby communities. Fifty years after the debris basin installations, the loss of natural beach cobble quantities is visible on Carpinteria City Beach. The City should revise the Coastal Regional Sediment Management Plan in order to consider exporting sediment onto Carpinteria City Beach for re-nourishment and coastal resiliency. This effort should be in coordination with BEACON, the Santa Barbara County Flood Control & Water Conservation District, and UCSB Natural Reserve System. The Coastal Regional Sediment Management Plan, as adopted by BEACON in 2009, includes information about sand supplied to the Santa Barbara Littoral Cell between Point Conception and Point Mugu as well as an understanding of erosion hot spots and shoreline protection. The revised Coastal Regional Sediment Management Plan should consider adaptation strategies that export sediment from the watershed to sandy beaches in order to mimic historical natural processes and improve coastline resiliency within existing funding levels. Adaptation strategies should include changing the approach of local debris basin cleanout activities and the deposition of these materials within the watershed as well as the transport to Carpinteria City Beach or other adjacent coastlines depending on the extent of sediment transport, sediment quality and quantity, and potential regional benefits. Consideration of mud placements in Carpinteria Salt Marsh should also be investigated in order to increase sediment discharge from the marsh which would ultimately elevate the marsh to keep pace with sea level rise and result in increased sediment transport along the coastline. BEACON is currently working to develop a regional opportunistic sediment placement program for the Coastal Regional Sediment Management Plan. The sediment placement program would focus on ensuring sediment reaches local beaches through the natural sediment transport process. The sediment placement would also establish a program of pre-permitted coastal locations (i.e., receiver sites) within the BEACON region where materials from sediment basins could be opportunistically deposited to augment existing sand supplies. That program would address sediment transportation and deposition approaches including trucking routes, deposition locations, dredging techniques, and transportation management in order to minimize adverse effects to the Carpinteria community including the City's infrastructure. The City emphasizes the use of hydraulic dredging rather than desilting, dewatering, and trucking because of its reduced impact to the City's infrastructure as well as to beach access. The City should coordinate with BEACON and the Santa Barbara County Flood Control & Water Conservation District in order to facilitate the implementation of the sediment management program and establish sediment removal permits and protocols.

The City shall conduct the following tasks to implement a successful shoreline sediment management program:

- Coordinate with BEACON in order to develop a flexible regional opportunistic sediment placement program that identifies specific placement or receiver locations in and upcoast of the City for appropriate sediment sizes.
- Address appropriate methods for sediment disposal.
- Incorporate recommendations from the City's Sea Level Rise Vulnerability Assessment and Adaptation Plan and the Dune and Shoreline Management Plan.
- Streamline regulatory approvals with extended permit duration (e.g., 20 years).
- Prioritize retention of sediment for local use and beach nourishment and avoid exporting debris basin sediments out of the watershed.
- Create sustainable local, state, and federal funding programs.

Mitigation Priority and Performance	
Priority	High
Hazards Mitigated	Flood, Mudflow & Debris Flow, Coastal Hazards, Dam Failure
Estimated Timeline	Ongoing
Estimated Cost/Funding Source	\$743,000 - \$6 million annually/FEMA Hazard/Pre-Disaster Mitigation Grant, FEMA Building Resilient Infrastructure and Communities Grant, Department of Water Resources Grants, Department of Boating and Waterways Grants
Responsible Agency/Department	BEACON member agencies, ACOE, USFWS, California Coastal Commission, California State Lands Commission, CDFW, Central Coast Regional Water Quality Control Board, California State Parks, Caltrans, County of Santa Barbara, Parks & Recreation Department, Public Works Department
Cost-Benefit Consideration	This action would ensure efficient management and use of sediment resources within the City and County to improve coastline resiliency within existing funding levels.
Comments	This mitigation action is sourced from the 2019 SLRVAAP.

2022-24. Storm Drain Master Plan and Improvements

To address the stormwater infrastructure deficiencies during high tide, the City shall update the Storm Drain Master Plan as needed. As part of the Storm Drain Master Plan, the City shall investigate the use of stormwater pumps and/or lift stations (pumps) to move water out of the Beach Neighborhood. The range of options for consideration should also include potential tide gates, mud flaps, and creek alterations that could be utilized as preventative measures before stormwater or tidal effects can reach the storm drain systems (e.g., inlets, outfalls). The investigation should be focused along inland portions of Ash Avenue and Linden Field, which experience tidal inundation with areas of ponded floodwaters from rainfall event stormwater runoff. As tidal inundation increases with sea level rise, even without heavy rainfall or runoff events, the use of pumps to move water out of the lower-elevation areas could be investigated. The use of pumps is moderately adaptable, as the pumping capacity could be increased or improved over time when the pumps need to be replaced. As the necessary volume of water to be pumped increases, operational and maintenance costs would likely escalate over time. Additional challenges for the operation of

stormwater pump systems can include accommodating the large amounts of fibrous material and solids that often accompany stormwater.

Accommodation for storm drain improvements shall be integrated into the City's Capital Improvements Program. The action item would have the intent of improving stormwater runoff, reducing tidal inundation, and accommodating larger volumes of storm or tidal water that have the potential to inundate vulnerable areas of the City. Examination of precedent stormwater infrastructure projects that have included the installation or replacement of stormwater pumps, lift stations, and associated maintenance results in a variety of associated costs.

Mitigation Priority and Performance	
Priority	Medium
Hazards Mitigated	Flood, Coastal Hazards (Sea Level Rise)
Estimated Timeline	Ongoing
Estimated Cost/Funding Source	\$4 million/Pre-Disaster Mitigation Grant, FEMA Flood Mitigation Assistance Grant, CalOES 404 Grant
Responsible Agency/Department	California Coastal Commission, California State Lands Commission, Caltrans, County Flood Control District, Public Works Department
Cost-Benefit Consideration	While a Storm Drain Master Plan Update could cost money for planning, it would help identify stormwater management and storm drain improvements for the Beach Neighborhood, protecting this neighborhood from flooding and sea level rise.
Comments	This mitigation action is sourced from the 2019 SLRVAAP.

2022-25. Coastal Adaptation Overlay

The City shall implement a Coastal Adaptation Overlay to address land use and infrastructure vulnerabilities that could become at risk from coastal hazards affected by projected sea level rise. Overlay zoning is a regulatory tool that places a special zone district over an existing base zone with additional regulations and incentives. The overlay zone identifies special provisions in addition to or instead of the base zone given special circumstances to promote planning for orderly development and to provide protection of the public's health, safety, and general welfare.

Implementation of a Coastal Adaptation Overlay Zone could address potential risks to private property, reduce liability for the City, and accomplish multiple adaptation objectives. For example, an overlay zone would define the nature, intensity, scale, uses, and location of suitable development within projected hazard areas. Based on the projected time of exposure, siting and construction standards may be applied including, but not limited to, increased setbacks, relaxed building heights, limitations on habitable first floors, and use of flexible construction methods (e.g., movable foundations) based upon site-specific technical studies. An important aspect of this overlay is that it may be able to provide more flexibility in design and/or use than is currently permitted by the base zone regulations. Standards for increased heights or mixed uses could also be incorporated into the overlay zone to respond to changing sea level rise conditions. As determined necessary and appropriate, the Coastal Adaptation Overlay Zone could also provide a framework to transition at-risk development away from coastal hazards and/or could implement the concepts of managed retreat over time, by including standards for gradual relocation of development away from the increasingly hazardous surf and coastal flooding areas.

The boundaries of a Coastal Adaptation Overlay Zone shall correspond to the best available science of projections of hazards and shall be reviewed periodically (e.g., every 5 to 10 years) to incorporate the emerging scientific understanding of sea level rise and coastal hazards, as well as regional approaches to adaptation planning.

The Coastal Adaptation Overlay Zone shall define policy considerations and establish required processes triggered by actions. Such requirements may include:

- Provision of a Notice to Property Owner at the time of transfer of real property to future buyers within the Coastal Adaptation Overlay Zone of coastal hazard-related development requirements. Such requirements could include, but are not limited to, building coverage, height, raised floors, or other adopted strategies. This disclosure would also inform interested buyers of potential hazards (e.g., erosion, flooding, inundation, possible intrusion onto public trust lands, etc.) as a result of climate-induced impacts, such as sea level rise.
- Submittal of site-specific Coastal Hazard and Sea Level Rise reports as part of a Coastal Development Permit application. The reports would evaluate specific risks for proposed structural development or exterior expansions of habitable space in an existing development, identify design requirements to ensure compliance with health and safety codes, and estimate the life expectancy of the development. Authority to implement necessary development requirements (e.g., increased base floor elevations, building heights, development setbacks, use of perimeter foundations, etc.) within the Coastal Overlay Zone would be based on findings of the Coastal Hazard and Sea Level Rise reports and/or compliance with planning and building codes for new structural development, including additions to habitable space.
- An indemnification agreement between the City and prospective applicants acknowledging coastal hazard risks and owner-assumption of damages resulting from development proposed in the Coastal Adaptation Overlay Zone.
- The City's Capital Improvement Program could include a provision to investigate and identify eligible roads within the Coastal Adaptation Overlay Zone that could be elevated or relocated. This study would also identify priority road segments, schedules, and methods (e.g., additional pavement improvements during established road resurfacing activities).
- The City and residents could consider the creation or modification of an assessment district to address costs of special public services or improvements. Consistent with Coastal Commission guidance, the Coastal Adaptation Overlay may establish a prohibition of seawalls and hard armoring on the City and State Beaches.
- The planned/expected life of development and redevelopment could be standardized. The following table is provided as a recommended life of development based on state guidance and other jurisdictional policy approaches. Coastal Development Permits may be required to include analysis of the effects of sea level rise and coastal hazards, identify and incorporate adaptation strategies into the project, and discuss the adaptive capacity of the development as part of the application process.

Mitigation Priority and Performance	
Priority	Medium
Hazards Mitigated	Coastal Hazards
Estimated Timeline	2023-2024
Estimated Cost/Funding Source	\$1 million/Grant funds and/or general fund for staff salaries
Responsible Agency/Department	CDD, California Coastal Commission, California State Parks, Carpinteria Unified School District (CUSD)
Cost-Benefit Consideration	The overlay would provide the City with a planning tool to analyze the effects of sea level rise, guide future development planning, and address vulnerabilities.
Comments	This mitigation action is sourced from the 2019 SLRVAAP.

2022-26. FEMA's Repetitive Loss Program

Before implementation of a repetitive loss program, the City shall continue to monitor triggers such as storm frequency and sea level rise and evaluate the effectiveness of this measure with consideration to social, economic, and environmental effects. If coastal hazards continue to increase, the City shall consider a repetitive loss program that allows properties subject to repetitive loss to be downsized, moved away from the shoreline, or in extreme cases with frequent and severe damages, may even grant the City, State, or other public agency the right of first refusal to purchase the property and restrict for open space uses. Any such program shall be designed to be consistent with FEMA's repetitive loss program. Per the California Coastal Commission Draft Residential Adaptation Guidelines (2018), the City could choose to adopt a policy within the GP/CLUP Update that provides a mechanism for such a program to be developed when necessary and appropriate based on the increase of coastal hazards.

Mitigation Priority and Performance	
Priority	Medium
Hazards Mitigated	Flood, Coastal Hazards
Estimated Timeline	2025
Estimated Cost/Funding Source	\$1 million/FEMA Hazard/Pre-Disaster Mitigation Grant
Responsible Agency/Department	Environment and Sustainability Division, Emergency Services Division, FEMA, Cal OES, California Coastal Commission
Cost-Benefit Consideration	The RL program would benefit repetitive property damage and risks to residents at the 18 properties in Carpinteria with multiple claims against the NFIP (refer to Section 6.3.1, Flood).
Comments	This mitigation action is sourced from the 2019 SLRVAAP.

2022-27. Protection of Union Pacific Railroad (UPRR) Corridor

The UPRR railroad corridor runs south of Highway 101 and through the City. At its closest, the corridor is approximately 290 feet landward of the mean high water tideline along the Carpinteria Bluffs. UPRR intends to construct an additional railroad track at the Carpinteria Station by 2023. A 0.4-mile segment of the track will be elevated on a platform, and a pedestrian underpass will be constructed. Efforts to expand and raise the track are intended to increase pedestrian safety and

expand train service in the region. Despite the inclusion of an underpass, this track elevation provides an opportunity to address storm-based flooding vulnerabilities.

The City would pursue opportunities to coordinate with the Los Angeles – San Diego – San Luis Obispo (LOSSAN) Rail Corridor Agency and other regional jurisdictions to maintain and improve this important transportation corridor. By establishing effective partnerships with these agencies, the City could ensure that a well-designed adaptation approach for the railroad synergistically protects important infrastructure such as recreational trails, downtown development, and residential neighborhoods.

Mitigation Priority and Performance	
Priority	Low
Hazards Mitigated	Flood, Coastal Hazards (Sea Level Rise), Train Accident
Estimated Timeline	2023 and ongoing
Estimated Cost/Funding Source	\$1 million/LOSSAN Rail Corridor Agency
Responsible Agency/Department	UPRR, Public Works Department
Cost-Benefit Consideration	This action would protect the UPRR, an important means of transportation and evacuation in the City, from coastal flooding; however, this action is a low priority since LOSSAN Rail Corridor Agency is the primary responsible agency for this action and sea level rise/coastal flooding on the LOSSAN rail corridor is not an immediate concern.
Comments	This mitigation action is sourced from the 2019 SLRVAAP.

2022-28. Protection of Highway 101

Since Highway 101 is subject to flooding with approximately 5 feet of sea level rise, significant coordination and collaboration between Caltrans and the City would be required to ensure protection from coastal hazards, particularly flooding. The City has been awarded funding from Caltrans under the 2017-2018 Adaptation Planning Grant Program for additional analysis of sea level rise impacts to transportation infrastructure with the City, impacts to vulnerable populations within the City, and the identification of adaptation strategies to build resiliency within the transportation network. In the long term, this may include capital improvements to improve drainage and conveyance beneath the Highway 101 corridor, elevating the segment of Highway 101 that is vulnerable to flooding impacts, or identifying alternative routes in case of closures. The City shall continue to coordinate with Caltrans to efficiently facilitate such adaptation measures.

Mitigation Priority and Performance	
Priority	Low
Hazards Mitigated	Flood, Coastal Hazards (Sea Level Rise)
Estimated Timeline	2023 and ongoing
Estimated Cost/Funding Source	\$100,000/ Caltrans Adaptation Planning Grant Program, general fund for staff salaries
Responsible Agency/Department	Caltrans, CDD, Public Works Department
Cost-Benefit Consideration	This action would protect Highway 101, the primary evacuation route in the City, from coastal flooding; however, this action is a low priority since Caltrans is the primary responsible agency for this action and sea level rise and coastal flooding on Highway 101 is not an immediate concern.

Mitigation Priority and Performance	
Comments	This mitigation action is sourced from the 2019 SLRVAAP.

2022-29. Carpinteria Sanitary District Wastewater Treatment Plant

To protect the Wastewater Treatment Plant from coastal flooding and inundation with sea level rise, the City shall continue to coordinate with the Carpinteria Sanitary District to identify and develop mid- to long-term improvements to reduce coastal hazard risks, including installation of a fortified flood control wall along Carpinteria Creek, additional elevation and setbacks of any new facilities, and installation of backflow protection devices. The City shall continue to coordinate with the Carpinteria Sanitary District regarding findings of the SLRVAAP to consider future sea level rise hazards.

Mitigation Priority and Performance	
Priority	Medium
Hazards Mitigated	Flood, Coastal Hazards (Sea Level Rise)
Estimated Timeline	Ongoing
Estimated Cost/Funding Source	\$100,000/FEMA Hazard/Pre-Disaster Mitigation Grant
Responsible Agency/Department	Public Works Department, CDD, Emergency Services Division, Carpinteria Sanitary District
Cost-Benefit Consideration	The Wastewater Treatment Plant would be vulnerable to coastal flooding and inundation with approximately 5 feet of sea level rise. Coordination with the Carpinteria Sanitary District would help identify potential capital improvements that will build resiliency.
Comments	This mitigation action is sourced from the 2019 SLRVAAP.

2022-30. Sandyland Revetment

Alteration, relocation, or removal of the Sandyland Revetment could reduce the erosion hotspot that primarily affects a small portion of the City Beach and Beach Neighborhood. As Sandyland Cove is largely within Santa Barbara County, any alterations to the revetment would need to be processed by the County in coordination with the City, in addition to the California Coastal Commission and Sandyland Cove Homeowners Association. However, alteration of the revetment may result in significant changes and may expose homes to wave attack or damage or potentially increase flooding in areas adjacent to the Carpinteria Salt Marsh. Therefore, the City shall coordinate with the County Public Works Department to prepare a study of the potential effects of alteration, relocation, or removal of the Sandyland Revetment.

Mitigation Priority and Performance	
Priority	Low
Hazards Mitigated	Flood, Coastal Hazards (Sea Level Rise)
Estimated Timeline	2025
Estimated Cost/Funding Source	\$100,000/County funds
Responsible Agency/Department	CDD, Public Works Department, County Flood Control District
Cost-Benefit Consideration	An impact study for alteration, relocation, or removal of the Sandyland Revetment would be costly and require time and planning.

Mitigation Priority and Performance	
Comments	This mitigation action is sourced from the 2019 SLRVAAP.

8.0 PLAN MAINTENANCE

The City of Carpinteria (City) and its departments have been continually implementing mitigation actions and monitoring their effectiveness since the last update of the Local Hazard Mitigation Plan (LHMP) in 2017. Since the last LHMP in 2017, the LPT has monitored, evaluated, and updated the plan on a continuing and as-needed basis. The City was very successful in implementing the 2017 mitigation actions as noted in Table 7-1. The remaining mitigation actions outlined in the 2017 LHMP are ongoing at the time of this 2022 update. Some deferred projects from 2011 were completed successfully, while others are ongoing or still pending. This section sets forth the intended process for monitoring and maintaining the 2022 LHMP.

8.1 MONITORING, EVALUATING, AND UPDATING THE PLAN

The City of Carpinteria will be responsible for ensuring that this LHMP is monitored on an ongoing basis. The City will convene Carpinteria's Local Planning Team (LPT) representatives on an annual basis to review progress on the LHMP. As noted in Chapter 7.0, *Mitigation Plan*, the City's LPT representatives will report on efforts to integrate the hazard mitigation plan into local plans, programs, and policies at the annual LPT plan review meeting. Additionally, actions identified in the LHMP will be tracked and discussed during other regular City department meetings.

The City will also ensure that as new hazard information is discovered or produced, the LPT will review and determine the appropriateness of incorporation. As part of this effort, as major disasters and other significant events affect the City of Carpinteria, the LPT will be convened to review and assess the LHMP. Additionally, LPT members will be ensuring that lessons learned from the LHMP planning process are incorporated and/or leveraged in other plans and planning efforts.

The City will continue to participate in the countywide Mitigation Advisory Committee (MAC) and attend the annual meeting organized by the County Office of Emergency Management (OEM) to discuss items to be updated/added in future revisions of this plan. The City will follow the procedures to monitor, review, and update this LHMP per Santa Barbara County as outlined in Chapter 8 of the Multi-Jurisdictional Hazard Mitigation Plan (MJHMP). The City acknowledges it is important to review the plan regularly and update it every five years per the Disaster Mitigation Act Requirements as well as other State of California requirements.

8.2 IMPLEMENTATION THROUGH EXISTING PLANS AND PROGRAMS

The City implements the LHMP through existing plans, programs, and procedures, as detailed in Section 4.0, *Capability Assessment*. This LHMP provides a baseline of information on the hazards impacting the City and the existing institutions, plans, policies and ordinances that help to implement the LHMP (e.g., General Plan, building codes, floodplain management ordinance). The General Plan and the LHMP annex are complementary documents that work together to achieve the goal of reducing risk exposure to the City's citizens. An update to a general plan may trigger an update to the hazard mitigation plan. Implementation responsibilities of mitigation actions is integrated into

the operational functions of the responsibility parties identified, including responsibility for seeking funding needed for implementation.

The City incorporates the LHMP by reference into its General Plan Safety Element. Under AB 2140, the City may adopt its current, FEMA-approved LHMP into the Safety Element of the General Plan. This adoption makes the City eligible to be considered for part or all of its local-share costs on eligible Public Assistance funding to be provided by the state through the California Disaster Assistance Act (CDAA) (see Section 2.0, *Plan Purpose and Authority* for the adopting resolutions). The LHMP has also been prepared to support the City's Sea Level Rise Vulnerability Assessment and Adaption Plan to address changing coastal hazards over time, including coastal sediment management and shoreline protection. The Floodplain Management Ordinance applies in concert with the City's zoning ordinance and building codes to reduce flooding hazards from land use. The LHMP includes several mitigations addressing critical infrastructure to support the City's efforts to reduce improve resilience to natural hazards, including wildfire and coastal flooding.

The information contained within this LHMP, including results from the Vulnerability Assessment and the Mitigation Strategy, will be used by the City to help inform updates and the development of local plans, programs, and policies. The Engineering Division may utilize the hazard information when implementing the City's Community Investment Program and the Planning and Building Divisions may utilize the hazard information when reviewing a site plan or other type of development applications. The City may utilize the hazard information when developing and implementing the City's capital improvement programs and the Planning and Building Divisions may utilize the hazard information when reviewing a site plan or other type of development applications. The City's budget process and CIP are updated to include hazard mitigation actions.

8.3 ONGOING PUBLIC OUTREACH AND ENGAGEMENT

The public will continue to be involved whenever the plan is updated and as appropriate during the monitoring and evaluation process. Before the adoption of updates, the City will provide the opportunity for the public to comment on the updates. A public notice will be published before the meeting to announce the comment period and meeting logistics. Moreover, the City will engage stakeholders in community emergency planning. As described in Section 3.4, *Public Outreach and Engagement*, the public outreach strategy used during development of the current update will provide a framework for public engagement through the plan maintenance process. It can be adapted for ongoing public outreach as determined to be feasible by the MAC and the LPT.

8.4 POINT OF CONTACT

Comments or suggestions regarding this plan may be submitted at any time to Olivia Uribe-Mutal, Emergency Services Program Manager using the following information:

Olivia Uribe-Mutal, Emergency Services Program Manager

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9.0 LIST OF ACRONYMS

°F	Fahrenheit
AB	Assembly Bill
ACOE	U.S. Army Corps of Engineers
AF	acre-feet
AFY	acre-feet per year
BEACON	Beach Erosion Authority for Clean Oceans and Nourishment
BFE	Base Flood Elevations
BMPs	best management practices
CAL FIRE	California Department of Forestry and Fire Protection
Cal OES	California Governor's Office of Emergency Services
Caltrans	California Department of Transportation
CAPP	Carpinteria Advanced Purification Project
CCCE	Central Coast Community Energy
CDC	Center for Disease Control
CDD	Carpinteria Community Development Department
CDFA	California Department of Food and Agriculture
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
CERT	Community Emergency Response Team
CFR	Code of Federal Regulations
City	City of Carpinteria
CLUP	Coastal Land Use Plan
County	Santa Barbara County
County Flood Control	Santa Barbara County Flood Control and Water Conservation District
COVID-19	Coronavirus
CPF	Carpinteria Oil and Gas Processing Facility
CPUC	California Public Utilities Commission
CSFPD	Carpinteria-Summerland Fire Protection District
CUPA	Certified Unified Program Agency
CUSD	Carpinteria Unified School District
CVWD	Carpinteria Valley Water District
DFIRM	Digital Flood Insurance Rate Map
DMA	Disaster Mitigation Act of 2000
DOT	U.S. Department of Transportation
DSOD	Division of Safety of Dams
DTSC	California Department of Toxic Substances Control
DWR	California Department of Water Resources
EMS	Emergency Medical Services
EOC	Emergency Operations Center
EPA	Environmental Protection Agency
FBI	Federal Bureau of Investigation

FEMA	Federal Emergency Management Agency
FIRM	Flood Insurance Rate Map
FMA	Flood Mitigation Assistance
FRAP	Fire and Resource Assessment Program
FY	Fiscal Year
GHG	greenhouse gas
GIS	Geographic Information Systems
GP/CLUP	General Plan/Coastal Land Use Plan
GSP	Groundwater Sustainability Plan
HMGP	Hazard Mitigation Grant Program
IUCN	International Union for Conservation of Nature
kV	kilovolt
kWh	kilowatt-hours
LHMP	Local Hazard Mitigation Plan
LOSSAN	Los Angeles-San Diego-San Luis Obispo
LPT	Local Planning Team
MAC	Mitigation Advisory Committee
MJHMP	Multi-Jurisdictional Hazard Mitigation Plan
NFIP	National Flood Insurance Program
NIH	National Institute of Environmental Health Services
NIOSH	National Institute for Occupational Safety and Health
NPDES	National Pollution Discharge Elimination System
OEM	County Office of Emergency Management
OES	Carpinteria Office of Emergency Services
OPC	Ocean Protection Council
OSHA	Occupational Safety and Health Administration
PDM	Pre-Disaster Mitigation
PG&E	Pacific Gas & Electric
POP	Public Outreach Plan
PRD	Parks and Recreation Department
psi	Pounds per square inch
PV	photovoltaic
RCRA	Resource Conservation and Recovery Act
RL	Repetitive Loss
SARS	Severe Acute Respiratory Syndrome
SARS-CoV	SARS-associated coronavirus
SB	Senate Bill
SBCAG	Santa Barbara County Association of Governments
SBMTD	Santa Barbara Metropolitan Transit District
SCE	Southern California Edison
SEP	Strategic Energy Plan
SFHA	Special Flood Hazard Areas

SLRVAAP	Sea Level Rise Vulnerability Assessment and Adaptation Plan
SoCal Gas	Southern California Gas Company
SoVI	social vulnerability index
SR-	State Route
SWP	State Water Project
UC	University of California
UCSB	University of California, Santa Barbara
U.S.	United States
UPRR	Union Pacific Railroad
USBR	U.S. Bureau of Reclamation
USDA	U.S. Department of Agriculture
USFWS	U.S. Fish and Wildlife Service
USGS	U.S. Geological Survey
Vandenberg SFB	Vandenberg Space Force Base
VCTC	Ventura County Transportation Commission
WHO	World Health Organization
WUI	Wildland-Urban Interface

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Attachment C

AB 2140 Fact Sheet



Assembly Bill 2140 (AB 2140) Fact Sheet

Information for Counties and Cities

What is AB 2140?

Passed in 2006, [Assembly Bill No. 2140 \(AB 2140\)](#) allows California counties and cities to be considered for additional state cost-share on eligible Public Assistance projects by adopting their current, FEMA-approved local hazard mitigation plans (LHMPs) into the Safety Element of their General Plan. This adoption, along with other requirements, makes the county or city eligible to be considered for part or all of its local-share costs on eligible Public Assistance projects to be provided by the state through the [California Disaster Assistance Act \(CDAA\)](#). For more information regarding Public Assistance, please visit [Cal OES Public Assistance Division](#).

How Can AB 2140 Help Counties, Cities, and Your Citizens?

For eligible Public Assistance projects, the typical local (non-federal) cost share is 25% of the total project cost. [CDAA](#) can allow the state to pay up to 18.75% of the non-federal share, that would otherwise fall upon the county or city, to pay for eligible Public Assistance projects once the legislature has passed a bill allowing additional state funding after a disaster occurs. Upon approval of the legislature, counties and cities that are AB 2140 compliant are also eligible to be considered for the remaining 6.25% local share to be funded by the state, essentially covering the entire local-share cost for eligible Public Assistance projects. Please note that funding is not guaranteed.

What Do You Need to Know?

- AB 2140 is **not** a requirement; it is an optional state incentive to help counties and cities become more resilient to natural hazards. Be sure to work with your planning department as the process proceeds.
- There are multiple steps that must be completed before Cal OES can issue a letter of AB 2140 compliance. These steps are listed in detail below in the section *What Are the Steps to Become AB 2140 Compliant?*
- Be aware that adopting the LHMP via a formal resolution is a federal requirement for FEMA to officially “approve” the LHMP and does not make your jurisdiction automatically AB 2140 compliant. AB 2140 is a state incentive which also requires adopting your LHMP into the Safety Element of your General Plan. However, both adoptions can take place at the same time using the same adoption resolution.
- AB 2140 compliance expires when the LHMP expires. You must re-adopt the LHMP itself **AND** adopt the LHMP into the Safety Element of your General Plan each time you update your LHMP in order to continue compliance.
- For multi-jurisdiction hazard mitigation plans (MJHMPs), the county and each city in the MJHMP must adopt its own specific annex into its own General Plan



Assembly Bill 2140 (AB 2140) Fact Sheet

Information for Counties and Cities

Safety Element. Annex jurisdictions are not covered under the county's adoption.

- Special districts are not eligible for AB 2140 compliance as they do not have General Plans.
- For additional information on General Plan and Safety Element requirements please contact the [California Office of Planning and Research \(OPR\)](#).

What Are the Steps to Become AB 2140 Compliant?

1. Complete and submit an LHMP to the Governor's Office of Emergency Services (Cal OES). A jurisdiction must have a current, FEMA-approved LHMP.
 - a. Cal OES will provide an initial review and, if applicable, request required revisions based on the [FEMA LHMP Guidance](#).
 - b. Once Cal OES has determined the plan has met all FEMA LHMP requirements, Cal OES will then forward the LHMP to FEMA for final review and approval.
 - c. For questions or assistance, please contact the Cal OES Local Mitigation Planning Unit at mitigationplanning@caloes.ca.gov.
2. LHMP adoption **AND** adoption into the Safety Element of the General Plan
 - a. Adopt the LHMP via a formal resolution following your jurisdiction's typical procedure once FEMA has issued "approvable pending adoption" (APA) status. Once FEMA receives a signed adoption resolution, they can then issue an official "approval" notice for your LHMP.
 - i. A sample adoption resolution for your LHMP is provided in [Appendix B of the FEMA LHMP Policy Guide](#).
 - b. At this time, you may also choose to adopt the LHMP into the Safety Element of your General Plan using the same resolution in order to meet a requirement of AB 2140 compliance (see step 3).
 - i. Within the Safety Element update adoption resolution, there must be language specific to adopting the LHMP into the Safety Element of the General Plan, and the resolution must be signed and approved before the LHMP expires. This adoption can occur at the same time the LHMP is adopted to comply with FEMA requirements, or it can occur after the LHMP is approved but before it expires after five years.
 - c. At any time during the life of an approved LHMP a jurisdiction may choose to adopt the LHMP into the Safety Element of their General Plan, however, when the LHMP expires, AB 2140 compliance will also expire.



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Information for Counties and Cities

3. Safety Element Language

- a. The local agency must include language specific to the LHMP within the Safety Element of their General Plan **and** make the LHMP easily accessible in its entirety as a weblink, appendices, or attachment (see step 4).
- b. Jurisdictions should follow their own internal procedures for Safety Element language, however, below is sample language that may be used:
 - i. "The Local Hazard Mitigation Plan (LHMP) for the [Add Jurisdiction Name] planning area was developed in accordance with the Disaster Mitigation Act of 2000 (DMA 2000) and followed FEMA's Local Hazard Mitigation Plan guidance. The LHMP incorporates a process where hazards are identified and profiled, the people and facilities at risk are analyzed, and mitigation actions are developed to reduce or eliminate hazard risk. The implementation of these mitigation actions, which include both short and long-term strategies, involve planning, policy changes, programs, projects, and other activities. (Add a web link or language directing to the LHMP attachment or appendix within the Safety Element. Discussed further in step #4 below.)"

4. LHMP Accessibility and Links

- a. The current, approved LHMP must be easily accessible and available to the public viewing the Safety Element. This requirement can be met by linking the LHMP electronically to the General Plan Safety Element or by including the LHMP in its entirety as an attachment or appendix in the Safety Element and referencing its location with the plan.
- b. Web links should be monitored so that they are in working condition and bring the viewer to the most recent approved version of the LHMP.

5. E-mail the link to the updated General Plan Safety Element web page along with the signed adoption resolution(s) to the Cal OES AB 2140 inbox ab2140@caloes.ca.gov for review and approval.



Assembly Bill 2140 (AB 2140) Fact Sheet

Information for Counties and Cities

Frequently Asked Questions

- Q: Who do I contact if I have additional questions regarding my LHMP or AB 2140 status?
- A: For questions regarding AB 2140 compliance please contact ab2140@caloes.ca.gov. For questions pertaining to your LHMP, please contact the Cal OES Local Hazard Mitigation Planning team at mitigationplanning@caloes.ca.gov.
- Q: If a county is AB 2140 compliant, are its cities automatically covered?
- A: No. Each county and city must:
1. Have either your own stand-alone LHMP or have an annex in a MJHMP.
 2. Have adopted your approved stand-alone LHMP or annex into your own General Plan Safety Element.
- Q: Can a jurisdiction obtain AB 2140 compliance before their LHMP is approvable pending adoption (APA) from FEMA?
- A: No. The LHMP must be either APA or officially "approved" by FEMA before you may adopt to obtain AB 2140 compliance.
- Q: Are special districts covered under their county's LHMP since they do not have their own general plan?
- A: No. Special districts are not qualified for additional cost share under AB 2140 because they do not have a General Plan.
- Q: If a county or city becomes AB 2140 compliant, does this compliance last forever?
- A: No. AB 2140 compliance expires on the day the LHMP expires. You must re-adopt your LHMP into your General Plan Safety Element each time you update your LHMP.
- Q: Once a county or city becomes AB 2140 compliant, are they guaranteed funding?
- A: No. You will be eligible to be considered for additional CDAA funding upon approval of the legislature. There is no guarantee of funding.
- Q: Can a city or county adopt their LHMP to obtain AB 2140 compliance at the same time they adopt their LHMP to fulfill the FEMA requirement when the LHMP is approvable pending adoption?
- A: Yes, this is a viable option. It is crucial, however, that Cal OES receives a copy of the adoption resolution to ensure compliance. Your jurisdiction is



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Information for Counties and Cities

not compliant until Cal OES has documentation and has issued a compliance letter.

Q: If the actual LHMP is added to the General Plan, but not within the Safety Element, is language still required in the Safety Element?

A: Yes, language specific to the LHMP and a web link, appendix, or language within the Safety Element that directs the public to the most current, approved LHMP in its entirety is required to be in the Safety Element.

AB 2140 Compliance Checklist

In order to issue a letter of AB 2140 compliance, Cal OES will review and verify that your jurisdiction has performed the following:

- ✓ Has a current, FEMA-approved or approvable pending adoption (APA) LHMP.
- ✓ Formally adopted the LHMP via resolution.
- ✓ Formally adopted the most current, approved LHMP into the Safety Element of your General Plan via resolution.
- ✓ Included language within the Safety Element of your General Plan that references your LHMP.
- ✓ Included a web link, appendix, or language within the Safety Element that directs the public to the most current, approved LHMP *in its entirety*.
- ✓ E-mailed the link to the updated General Plan Safety Element web page along with the signed, adoption resolution(s) to the Cal OES AB 2140 inbox ab2140@caloes.ca.gov for review and approval.

For AB 2140 Questions: ab2140@caloes.ca.gov

For LHMP Questions: mitigationplanning@caloes.ca.gov

For Public Assistance and CDAA Questions: DisasterRecovery@caloes.ca.gov

Attachment D

Draft CEQA Notice of Exemption

Notice of Exemption**Appendix E**

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk

County of: Santa Barbara

105 East Anapamu Street

Santa Barbara, CA 93011

From: (Public Agency): City of Carpinteria

5775 Carpinteria Ave

Carpinteria, CA 93013

(Address)

Project Title: 24-2308-GPA Amendment to Safety Element

Project Applicant: City of Carpinteria, Community Development Department

Project Location - Specific:

Citywide

Project Location - City: Carpinteria Project Location - County: Santa Barbara

Description of Nature, Purpose and Beneficiaries of Project:

Amendment to the Safety Element of the City of Carpinteria General Plan to incorporate in its entirety, the City's adopted Local Hazard Mitigation Plan (LHMP), pursuant to California (State) Assembly Bill (AB) 2140, thereby making the City eligible for additional State Public Assistance funding.

Name of Public Agency Approving Project: City of Carpinteria

Name of Person or Agency Carrying Out Project: City of Carpinteria, Community Development Department

Exempt Status: **(check one):**

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☒ Categorical Exemption. State type and section number: CEQA Guidelines Section 15308
- ☒ Statutory Exemptions. State code number: CEQA Guidelines Sec. 15061(b)(3) / PRC Sec. 21065

Reasons why project is exempt:

The proposed amendment is exempt from review under CEQA pursuant to CEQA Guidelines Section 15061(b)(3), which exempts projects that would have no potential for causing a significant impact on the environment. The language being added and amended in the Safety element incorporates the LHMP document into the General Plan document and does not in itself propose any change to the environment. Additionally, the General Plan amendment is categorically exempt from review under CEQA pursuant to CEQA Guidelines Section 15308, which exempts projects undertaken by a regulatory agency to implement certain procedures which maintain, restore, enhance, or protect the environment. The LHMP contains goals and objectives for not only responding to hazards and emergencies, but proactively mitigating harmful effects to the built and natural environment.

Lead Agency

Contact Person: Mindy Fogg Area Code/Telephone/Extension: 805-755-4408

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? ☐ Yes ☐ No

Signature: _____ Date: _____ Title: Principal Planner

☒ Signed by Lead Agency ☐ Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____

CITY OF CARPINTERIA

5775 Carpinteria Avenue
Carpinteria California 93013

ARCHITECTURAL REVIEW BOARD

Meeting Date August 15, 2024

ACTION MINUTES

The meeting was called to order at 5:31 p.m. by Vice Chair Blakemore

ROLL CALL

Boardmembers present: Amy Blakemore, Vice Chair
Richard Johnson
Richard Little

Boardmembers absent: Chair Stein and Boardmember O'Connor absent.

OTHERS PRESENT: Approximately 5 members of the public were in attendance.

PUBLIC COMMENT: None

PROJECT REVIEW

- 1) Project: Eugenia Sign Program, Project 24-2301-ARB/SIGN
Address: 1145 Eugenia Place
Applicant: Eric Newman, Dave's Signs, for Eugenia Spaces LLC, Owner
Planner: Marysol Smith

Request of Eric Newman, Dave's Signs, agent for Eugenia Spaces, LLC, owner, to consider Project 24-2301-ARB/SIGN for preliminary/final review of a sign program for an existing multi-tenant building. The property is a 1.59-acre parcel zoned Commercial Planned Development and shown as APN 003-162-011 addressed as 1145 Eugenia Place.

Ex Parte Communications Disclosure: None

Staff Comments:

Marysol Smith provided a presentation and described the existing sign design and the proposed comprehensive sign plan. Marysol noted that the existing sign was classified as a ground/monument sign that historically only featured the property address or only one tenant. Marysol clarified that the proposed project would result in approval of a Directory sign with specifications for individual tenant signs to be located on the existing ground sign structure.

Applicant Comments:

Eric Newman, applicant, was in attendance to answer any questions from the Boardmembers. No Boardmember questions were posed and Eric did not have anything to add to the information Marysol presented.

Public Comments:

Emailed comments from Patrick O'Connor were received expressing overall support for the sign program, and questions regarding the height of the monument sign and confirming other signs on the site are permitted. Mr. O'Connor also suggested confirming the property zoning, recent occupancy rate and whether the property can be designated for rezoning to mixed / residential use.

Boardmember Discussion:

Boardmember Little commented that he had no issue with the proposal to allow the use of the existing sign structure as a Directory sign with tenant names.

Boardmember Johnson commented that the project is fine and appreciated the subtle and sedate design of the proposed signage.

ACTION: Motion by Vice Chair Blakemore, seconded by Boardmember Johnson, to recommend preliminary and final approval as presented.

VOTE: 3-0

- 2) Project: Dish Wireless Telecommunications Facility,
Address: 24-2292-CUP/CDP/ARB
Applicant: 6267 Carpinteria Avenue
Planner: Brian Banks

Request of Harold Thomas Jr, MD7 Architecture, for Dish Wireless, LLC to consider Project 24-2292-CUP/CDP/ARB for preliminary review of a proposal for collocation of a new wireless telecommunications facility on an existing multi-story office building which currently hosts an existing Verizon Wireless facility. The request includes the installation of six (6) 8-foot wireless telecommunication antennas, twelve radios and associated rooftop equipment, and outdoor screening materials to visually shield the antennas. The equipment cabinets and ancillary equipment would be located behind an existing secondary rooftop mechanical screen. The proposed antenna screening enclosure would reach a height of 39 feet 4-inches. The property is a 3.73-acre parcel zoned Industrial Research Park (M-RP) and shown as APN 001-190-056, addressed as 6267 Carpinteria Avenue.

Ex Parte Communications Disclosure: None

Staff Comments:

Brian Banks provided a presentation and described the proposed project. Brian provided a detailed explanation of the project description and related elements, including the proposed antenna dimensions and locations on the building, proposed antenna screening elements, and associated equipment locations. Brian noted that the building currently hosts an existing Verizon Wireless facility and thus qualifies the project as a “collocation” site under the City’s wireless communications ordinance standards. Brian next presented photographs of the existing building and applicant-provided photosimulations of the appearance of the building with the proposed antenna screening elements on the rooftop installed. Next, Brian summarized the relevant criteria, development standards, and findings for approval of a wireless communication facility that would need to be met and asked the Board to comment on:

- Resultant increased height and mass of the proposed antenna screening architectural elements;
- Design and finish of the proposed screening elements; and
- Overall project compliance with the wireless communications development standards and applicable public view preservation policies.

Brian then answered several questions from the Board regarding the antenna locations, dimensions of the screening enclosures, and clarified the proposed equipment location and screening.

Applicant Comments:

Harold Thomas, agent for Dish Wireless, was in attendance and answered questions from the Board regarding the material used for the antenna screening and confirmed that the application of the color to match the existing building is possible. Harold answered questions from the Board regarding the ability to move the screening projections slightly back so the screening elements are not directly in line with the existing parapet wall.

Public Comments:

Emailed comments from Patrick O'Connor were received noting that the project would be a minimal impact solution for wireless coverage. The email also included several questions asking if other compatible architectural alternatives are available for the antenna screening, questions about the wireless coverage gap and related customer demand and/or a market value benefit to the applicant, what other locations were considered, if there is an economic incentive to the property owner or local tax revenue opportunity associated with the lease cost, if there is an obligation to allow the installation of a competing facility, and if there is any detrimental impact to existing services.

Boardmember Discussion:

Boardmember Johnson commented that these types of facilities are common around the City and are innocuous. He recommended that the applicant study pulling the antenna and enclosures back at least a few feet from the building edge to break the plane of the continuous fascia line of the building. Boardmember Johnson also suggested painting the screening element a slightly darker color than the body of the building to help minimize its appearance and suggested that adding more detailing would unnecessarily draw attention to the screening element.

Boardmember Little also suggested setting-back the screening projections from the wall without having the screening projection be taller than currently proposed.

ACTION: Motion by Vice Chair Blakemore, seconded by Boardmember Johnson to recommend preliminary approval to the Planning Commission with the condition that the applicant study the potential to push the projections back from the building face without increasing their height, and study using a darker paint color.

VOTE: 3-0

- 3) Project: 4745 Carpinteria Avenue Mixed Use Project,
Project 24-2285-CDP/ARB
Address: 4745 Carpinteria Avenue
Applicant: Edward DeVicente, DMHA Architecture
Planner: Brian Banks

Request of Edward DeVicente, DMHA Architecture, to consider Project 23-2221-DP/CDP/ARB for final review of redevelopment of the property at 4745 Carpinteria Avenue (currently occupied by Sun Coast Rentals) into a new three-story mixed-use (commercial / residential) development comprised of a 24-unit, 31,026 square foot apartment complex built around and

atop a ground-level 22,198 square foot concrete parking podium, and a 4,044 square foot two-story commercial building. The property is identified as APN 003-251-021, and addressed as 4745 Carpinteria Avenue.

Ex Parte Communications Disclosure: None

Staff Comments:

Brian Banks explained that while project was previously approved by the Planning Commission and ultimately approved by the City Council on appeal, the Board is still tasked with review of the adequacy of the final architectural, landscape, lighting, and color/material details and ensuring the project is consistent with the City Council's conditions of approval, including the Planning Commission's previous comments and conditions. Brian began his presentation with a brief history of the project and how the project has evolved since the ARB's first conceptual review of the project. Brian then recapped the relevant conditions of approval required by the Planning Commission and City Council related to the project design including:

- Stepping in the west-facing third floor units an additional three feet;
- Working with the Architectural Review Board (ARB) to address privacy and solar shading of interior courtyard areas and adjacent living areas;
- The prohibition on any roof-mounted satellite dishes or similar appurtenances on portions of the building above 30 feet in height; and
- Reducing the height of the three-story element of the project by 17 inches,

Brian then proceeded with a detailed presentation of the project plans and asked the project architect to provide any additional required information on the provided plan sheets as presented to the Board. As part of the presentation, Brian described how the Final plans have responded to the required conditions of the Planning Commission and Council, including a detailed discussion of the courtyard planter and solar shading elements. Brian summarized the presentation by asking the Board to comment on:

- Revisions in response to the City Council's comments and conditions of approval;
- Architectural detailing and materials;
- Proposed exterior light fixtures, including night-sky compliance; and
- Landscape and hardscape details.

Applicant Comments:

Michael Stroh, project architect, noted several project revisions beyond those required by the Planning Commission and City Council, including:

- Softening the Ninth Street vehicle driveway curve and pulling-back the vehicle entry gate by 14 feet to allow more space for vehicle queuing;
- Reorganizing the garage area parking slightly, resulting in one less compact space;
- Enlarging the Ninth Street pedestrian opening and stairway;
- Reconfiguring the front stair on the second floor to the commercial areas to create more room and related circulation pattern and solar access improvements;
- Pushing-back/recessing bedroom windows and related planter changes to address privacy within the interior courtyards; and
- Creating new bridges and "front porches" for the third-floor units and related shades over each unit's door.

Katie Klein, project landscape architect, provided a presentation of the landscape plans including how the courtyard plantings have evolved and specifically how the planters, species choices and potted plants were designed to provide privacy and separation for the second and third floor courtyard units. Katie concluded her presentation by describing the chosen hardscape materials and landscape lighting.

Michael Stroh then concluded the architectural presentation with an explanation of the architectural detailing and final colors, materials and lighting details, and wattages.

Public Comments:

Emailed comments from Patrick O'Connor were received with several questions and comments, including: the proposed solution to the courtyard solar shading and privacy; stating that the path to the inner units is circuitous and forces foot traffic close to neighboring units; comments regarding the lack of window color variation and door trim; questions regarding the exterior siding choice; comments regarding the ironwork for the stairs and railings being "flat"; comments regarding the Ninth Street setback being awkward; and the lack of detail in the previous City Council minutes regarding the project's through lot designation and nuanced discussion of the lot coverage and riparian setback.

An anonymous electronic comment in opposition to the project was received expressing concerns with the parking impacts on the residents of Ninth Street and mountain view obstruction.

An electronic comment in opposition to the project from Leticia Landeros, Carpinteria resident, was received expressing concerns with the parking impacts on the residents of Ninth Street and mountain view obstruction.

An anonymous electronic comment in opposition to the project was received expressing concerns with the Ninth Street driveway and traffic, and related pedestrian and cyclist safety concerns. The commenter further expressed concerns with the density of the project and the related strain on resources, roads, and public services.

Kathy Henry, Carpinteria resident, spoke at the meeting and provided a background on her long history of property ownership in Carpinteria and expressed concerns about the extremes of "cramming people in" to projects such as the subject project, and on the opposite end, so many residential units being used only occasionally. Ms. Henry wanted the Board to consider the "mess" of the current parking situation on Ninth Street.

Katherine Salant, (speaking as a private citizen), had several questions of the architect and landscape architect regarding the courtyard planter design, window recesses, and chosen plant species. After hearing the responses from the architect and landscape architect, Ms. Salant was happy to see that the Planning Commission conditions and comments were addressed.

Beth Anderson, resident of Arbor Trailer Park, spoke at the meeting and expressed appreciation to the City and the developer as to how the project has been updated in response to previous comments, especially as related to the Ninth Street neighbors, and while there are still impacts given the mass and scale of the project, the Arbor Trailer Park residents see the improvements in the project.

Boardmember Discussion:

Vice Chair Blakemore had questions of the landscape architect regarding the tree protection fencing and indicated that the fencing should be durable and sufficient to withstand the long construction process.

Boardmember Little commented that from the beginning, he was concerned with the massing, especially along the Ninth Street portion of the project. However, he noted that the applicant has done a good job in reducing the size and was amazed at the concessions the applicant has agreed to as part of the review process. He had several additional comments: 1) the proposed round seating stones could be flatter to allow more comfortable seating; 2) his personal experience with the proposed island morning glory vine specified on the landscape plan is that it is invasive/hard to control and could be replaced with another species (the project Landscape Architect clarified that the chosen species is native and likely not the same species Boardmember Little noted); 3) Boardmember Little really liked the Ninth Street presentation but was concerned that the Carpinteria Avenue side was a bit “boxy” and perhaps more vertical siding on certain elements would be better; 4) the axonometric plan view included in the final plans (sheet A901) was helpful to depict the long walkways which are a great idea; and 5) he continued to advocate for a more “beachy” presentation for the project along the Carpinteria Avenue frontage.

Boardmember Johnson commented that he does not like cable rail balconies and prefers a pony wall to provide privacy, but that is only a suggestion and not a requirement. He commented that the plan updates to create more open space between the buildings and within the corridors turned out very well.

Vice Chair Blakemore commented that as previously discussed, the tree protection fencing needs to be defined with the project arborist to ensure that it is durable and will protect the trees along the Franklin Creek portion of the project site (west side). She further commented that: 1) she really appreciated all of the accommodations the applicant has made; 2) the parking configuration within the project looks better and more useable; 3) the landscape plan is really well executed and the plant and hardscape choices work well together; 4) some of the gates on the balcony railings could be articulated in a different way to soften them (A201 elevation 03 - Ninth Street elevation); 5) she likes the revised Ninth Street opening; and 6) overall, the project has come a long way, looks great, and is “head and shoulders” above when the project was first reviewed.

ACTION: Motion by Boardmember Little, seconded by Vice Chair Blakemore, to recommend final approval to the Director with the condition that the applicant work with the project arborist to specify a durable tree fencing material to be detailed on the final building permit plans, and to continue to explore options to soften the look on the Carpinteria Avenue elevation.

VOTE: 3-0

OTHER BUSINESS: None

CONSENT CALENDAR:

4) Action Minutes of the Architectural Review Board Meeting of July 11, 2024.

ACTION: Motion by Vice Chair Blakemore, seconded by Boardmember Johnson, to approve the minutes as drafted.

VOTE: 3-0

MATTERS REFERRED BY THE PLANNING COMMISSION/CITY COUNCIL: None

MATTERS PRESENTED BY BOARDMEMBERS/STAFF:5521 Calle Ocho Addition/Remodel:

The following addition/remodel project was reviewed by the Board. Shawn Godkin, Architect, explained the details of the project to the ARB members:

- Demo existing rear covered patio and extend rear of residence in same location as patio (304 square feet).
- Extend existing hip roof to create a gable at each end of roof (no increase in height), and install composition shingle in charcoal gray color.
- Replace windows and doors on south elevation.
- Plaster existing CMU chimney to match residence plaster siding.
- Paint residence in a light tan color - Benjamin Moore #AF-35.
- Convert existing one-car garage to ADU (under separate permit, not reviewed by ARB).

The ARB provided the following comments:

- Being that the addition is not visible, the proposal is acceptable.
- Body color of residence should be no lighter than existing residence.
- Like to see overhead utility service lines placed underground, if possible

700 Linden Paint Color and Awning Revisions:

The following minor paint color changes were presented by the applicant's architect:

- Proposed paint plaster walls along Linden Avenue, the Plaza, and Cactus Lane on Butler Building - SW9168 Elephant Ear.
- Proposed paint metal elevation along the Plaza and Cactus Lane on Butler Building - SW6989 Domino.
- Proposed paint existing (yellow) 8th Street awnings Benjamin Moore Cedar Grove 444 (light green).

The ARB provided the following comments:

- The ARB was supportive of all the proposed changes.

ADJOURNMENT

Vice Chair Blakemore adjourned the meeting at 7:34 p.m. to the next scheduled meeting to be held at 5:30 pm on Thursday, September 12, 2024. Boardmember Johnson indicated that he will not to be in attendance.

Vice Chair, Architectural Review Board

ATTEST:

Secretary, Architectural Review Board

October 2024

October 2024							November 2024						
Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su
	1	2	3	4	5	6					1	2	3
7	8	9	10	11	12	13	4	5	6	7	8	9	10
14	15	16	17	18	19	20	11	12	13	14	15	16	17
21	22	23	24	25	26	27	18	19	20	21	22	23	24
28	29	30	31				25	26	27	28	29	30	

MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
Sep 30	Oct 1 6:00pm 7:00pm Meeting: Olivia Sorgman, Avocado Festival Event Manager - Ryan	2 5:00pm 7:00pm Fire District Board Meeting	3 8:30am 9:30am DTBAB Meeting (Side Conference Room) 2:00pm 3:00pm PW Dept Staff Meeting	4	5	6
7 5:30pm 9:00pm Planning Commission Meeting - TELEVISED	8 5:30pm 7:30pm School District Board Regular Mtg (TV)	9 5:30pm 8:30pm CANCELLED Water District Board Mtg - Televised (Council Chamber)	10 11:00am 12:00pm Interdepartmental Coordination 2:00pm 3:00pm PW Dept Staff Meeting	11	12 9:00am 11:00am Carpinteria Beautiful Meeting	13
14 3:00pm 8:00pm City Council Meeting - Televised	15 8:30am 10:00am Quarterly All Staff Meeting (Council Chamber) - Teresa Ilasin	16	17 2:00pm 3:00pm PW Dept Staff Meeting 3:00pm 4:30pm COSMAB (Council Chamber) 5:30pm 7:30pm ARB	18	19	20
21 5:30pm 7:00pm General Plan Update Committee Meeting 5:30 Start Time	22 5:30pm 7:30pm School District Board Regular Meeting (TV) (Council Chamber)	23 3:00pm 5:00pm Harbor Seal Advisory Board (Council Chamber) 5:30pm 8:30pm Water District Board	24 2:00pm 3:00pm PW Dept Staff Meeting (Council Chamber) - 5:30pm 8:00pm ARB (Tentative)	25	26 9:30am 10:30am Canceled: Interdepartmental Coordination Meeting (Council Chamber)	27
28 3:00pm 8:00pm City Council Meeting - Televised	29	30	31 2:00pm 3:00pm PW Dept Staff Meeting (Council Chamber) - 5:30pm 7:30pm ARB (Council Chamber)	Nov 1	2	3

City of Carpinteria
Planning Activity Summary

September 2024

- | | | | |
|-----------------------------|--------------------|---------------------------|------------------------|
| 1. In 30-day review process | 5. Schedule for PC | 9. Schedule for final ARB | 13. BP issued |
| 2. Incomplete | 6. PC approved | 10. Final ARB Approval | 14. Under construction |
| 3. Schedule for ARB | 7. Schedule for CC | 11. Schedule for CCC | 15. C of O issued |
| 4. Director's Decision | 8. CC Approved | 12. In plan check | |

Last Edited 10/1/2024

Project #	Owner / Applicant	Address	Street	Project Description	Activity	Planner	Status	Code Violation
24-2313-CUP/CDP	Carpinteria Valley Water District	Various		Carpinteria Advanced Purification Project (CAPP)	Submitted 9/09/24. Under review	Brian	1	
24-2311-CDP/ADU	Carrie Kirchner	1505	Casitas Pass Road	New detached 899sf ADU.	Submitted 9/4/2024. Under review.	Syndi	1	
24-2310-CON	City Ventures	6380	Via Real	117 new townhomes (with 15 affordable units)	Submitted 8/9/2024. Under review.	Syndi	1	
24-2306-DP/CDP/ARB	Jeffrey Becker, Seaside Apartment Investors, LLC	141-155	Holly Avenue	New landscaping & exterior paint colors for 4 apartment buildings (Driftwood Apts.)	Submitted 7/24/2024. Incomplete 8/15/2024. Resubmittal 8/28/2024. To ARB for Prelim/Final review w/ conditions 9/26/2024. Awaiting revised plans.	Syndi	1	
24-2304-SIGN	Santa Barbara Signs for OneLegacy	4180	Via Real	Wall mounted sign, 3 dimensional letters, non-illuminated.	Submitted 7/19/2024. Under review, incomplete.	Marysol	1	
24-2303-DP/CDP/ARB	701 Linden LLC	701	Linden	Palms Restaurant Renovation	Submitted 7/15/24. Under review. Incomplete 8/14/24. Scheduled for ARB.	Brian	2	
24-2302-DPR/CDP	Ebbink/Little Dom's	686	Linden Ave	Private parklet	Submitted 7/03/24. Under review. Incomplete 7/23/24.	Brian	2	
24-2287-CDP/ARB	Samatha Anderson	5444	Cameo Road	Extensive int/ext remodel and 747sf of additions to existing SFD	Submitted 3/26/2024. Incomplete 4/18/2024.	Syndi	2	
23-2234-DP/CDP/ARB	Peter Coeler	4934	Dorrance Way	New 2-story duplex, demo existing SFD	Submitted 7/13/2023. Incomplete 8/11/2023. Resubmitted 12/1/23. Incomplete 12/27/23. Resubmitted 6/10/24. Incomplete 7/10/24.	Brian	2	
23-2233-DP/CDP/ARB	Peter Coeler	4949	Dorrance Way	New 2-story duplex, demo existing SFD	Submitted 7/13/2023. Incomplete 8/11/2023. Resubmitted 12/1/23. Incomplete 12/27/23. Resubmitted 6/10/24. Incomplete 7/10/24.	Brian	2	
23-2232-DP/CDP/ARB	Peter Coeler	333	Linden Avenue	New 2-story duplex on a vacant lot	Submitted 7/13/2023. Incomplete 8/10/2023. Resubmitted 3/15/24, under review. Incomplete 4/15/24.	Brian	2	
23-2215-SIGN	Neon Plus Signs / Fancy Floors	1015	Casitas Pass Road	1 wall electric channel letter sign and 1 hanging sign	Submitted 3/23/2023. Incomplete. Resubmittal 4/26/2022. Incomplete. 7/31/2023. Incomplete 8/2/2023.	Marysol	2	
21-2099-CUP	Family Baptist Church	5026	Foothill Road	New portable classrooms for elementary school	Submitted 3/15/2021. Incomplete 4/13/2021. Resubmitted 5/26/2021. Incomplete 6/24/2021. Prelim ARB 6/17/2021, continued to 7/1/2021 with comments. Project on hold per applicants.	Marysol	2	
20-2073-SIGN	Ramiro Vega	830	Maple Avenue	New illuminated sign (as-built)	Submitted 11/6/2020. Incomplete 12/3/2020. Pending resubmittal.	Marysol	2	yes
20-2033-SIGN	Yummy Yogurt	1005	Casitas Pass Road	New sign	Submitted 2/7/2020. Incomplete 3/6/2020. Resubmitted 4/10/2020. Under review. Pending resubmittal.	Marysol	2	Yes
19-2018-FENCE	Ernesto Verburgt	4516	El Carro Lane	7 foot side yard fence (resulting from grade difference)	Submitted 10/25/2019. Incomplete. Partial resubmittal 12/10/2019. Building Permit in plan check. Awaiting solution for last incompleteness item.	Marysol	2	

15-1783-SIGN/FENCE	Arbor Trailer Park	4677	Carpinteria Avenue (Ninth Street)	New frontage fences and signage	Submitted 08/05/15. Need survey from PW. Incomplete 08/17/15. See Matt M for PW status.	Marysol	2	Yes
24-2307-FENCE/ARB	Holly Minear & Hans Almgren	1455	Camellia Circle	New 3.75'-8' tall fence & gates	Submitted 7/26/2024. Complete 8/13/2024. Tentatively scheduled for ARB on 10/17/2024.	Syndi	3	Yes
24-2301-SIGN	CB & G Sign Solutions, Inc. for property owner	1145	Eugenia Place	New sign program for the property	Submitted 6/27/2024. Schedule for ARB 8/15/2024	Marysol	3	
24-2281-DP/CDP/ARB	City of Carpinteria	Franklin	Creek Trail	Landscaping & hardscape improvements to trail b/t Carpinteria Avenue & Seventh Street	Submitted 2/26/2024. Incomplete 3/27/2024. Resubmittal 7/31/2024. 2nd Incomplete 8/30/2024. Tentatively scheduled for ARB 10/17/2024.	Syndi	3	
23-2269-CDP/ARB	George & Marijo De Mattos	413	Calle Dia	290sf bedroom & kitchen addition and 900sf remodel, & new driveway	Submitted 12/7/2023. Incomplete 1/5/2024. Resubmitted 5/2/2024. Complete 5/14/2024. ARB review on hold per architect.	Syndi	3	
23-2254-DP/CUP/CDP/ARB	499 Linden Managers LLC	499 & 399	Linden Avenue	New 36-room two-story hotel with roof deck and new 83-space parking lot	Submitted 9/13/2023. Incomplete 10/13/2023. Resubmittal 5/9/24, under review. Incomplete 6/7/24. Resubmitted 7/18/24. Under review. Complete 8/15/24, schedule for ARB.	Brian	3	
23-2246-ARB/CDP	Carrie Kirchner	1505	Casitas Pass Road	Remodel/addition	Submitted 8/18/2023. Incomplete 9/14/2023. Resubmitted 10/19/2023. Complete 11/17/2023. Schedule for Prelim ARB 02/29/2024. Pending resubmittal.	Marysol	3	
23-2207-DP/LCPA/TPM/CDP	Carp Bluff, LLC	5669 & 5885	Carpinteria Avenue	New 99-room resort and 41-unit apartment building.	Submitted 2/3/2023. Incomplete 3/3/2023. Resubmitted 7/19/2023. 2nd Incomplete 8/18/2023. Resubmittal 10/12/2023. 3rd Incomplete 11/8/2023. Resubmittal 11/16/2023. Complete 11/21/2023. To ARB on 1/25/2024 for prelim review-continued with comments. RFP for EIR out for bids on 5/20/2024. Three bids received. Project on hold per agent.	Syndi	3	
24-2312-TUP	Howard School	5050	El Carro Lane	Location of preschool-8th grade to continue at St. Joseph Church for the period of 1 year.	Submitted 9/5/2024. Director Approved 9/30/2024.	Marysol	4	
24-2305-DPR/CDP	Noormand and Sons, Inc.	5205	Carpinteria Ave	Private parklet	Submitted 7/23/24. Under review. Complete 8/14/24. Pending Director approval.	Brian	4	
24-2298-TUP	Reality Church	5315	Foothill Road	TUP for Reality Church at Girls, Inc.	Submitted 6/13/24. Under review, Director decision pending additional information. TUP approved 9/26/24, appeal period expires 10/08/24.	Brian	4	
24-2294-CDP/ADU	Jeffrey Krumm	126	Ash Avenue	As-built conversion of 297sf storage room to an ADU	Submitted 5/8/2024. Director approval 6/7/2024. Coastal Commission appeal period ended 7/9/2024.	Syndi	4	Yes

24-2293-CDP/ADU	Jeffrey Krumm	126	Ash Avenue	As-built conversion of 297sf storage room to an ADU	Submitted 5/8/2024. Director approval 6/7/2024. Coastal Commission appeal period ended 7/9/2024.	Syndi	4	Yes
24-2282-CDP/ADU	Mark Rolph	4715	Aragon Drive	New 749sf ADU attached above (e) garage.	Submitted 2/26/2024. Incomplete 3/27/2024. Resubmitted 3/28/2024. Director approved 4/26/2024.	Syndi	4	
24-2278-CDP/ADU	Saticoy Development, LLC	4253	Carpinteria Avenue	New 609sf detached ADU	Submitted 2/7/2024. Director approved 3/6/2024.	Syndi	4	
23-2217-CUPR	AT&T Wireless	850	Linden (adj)	AT&T small cell wireless facility co-located on an SCE streetlight pole within the public right-of-way.	Submitted 3/24/2023. Complete 5/31/23. Director approval 8/29/23.	Brian	4	
23-2216-CUPR	AT&T Wireless	323	Elm Avenue (adj)	AT&T small cell wireless facility co-located on an SCE streetlight pole within the public right-of-way.	Submitted 3/24/2023. Complete 5/31/23. Director approval 8/29/23.	Brian	4	
23-2209-CDP/ARB	Mark & Megan Pfaff	5559	Calle Arena	New 2,631 sf 2-story SFD with a 401sf attached 2-car garage.	Submitted 2/8/2023. Incomplete 3/10/2023. Resubmittal 4/13/2023. Incomplete #2 5/12/2023. Resubmittal 5/24/2023. Complete 6/22/2023. To ARB on 8/17/2023 for prelim review-continued with comments. Resubmittal 4/18/2024. Cont'd prelim review at ARB on 7/11/2024. Director approval 9/17/2024. FLAN to CCC 10/1/2024.	Syndi	4	
22-2182-ARB/CDP	Mark Rolph	4715	Aragon Drive	1,375sf two-story addition to (e) SFD	Submitted 9/6/2022. Incomplete 10/6/2022. Resubmittal 11/6/2022. 2nd Incomplete 12/7/2022. Resubmittal 12/12/2022. Complete 1/3/2023. Prelim review at ARB on 2/16/2023. Continued prelim review at ARB on 5/25/2023. Director approval 6/20/2023. TEX requested 4/9/2024 and approved on 5/7/2024; new expiration date is 6/20/2025.	Syndi	4	
22-2145-ARB/CDP	Heather & Sean Findley	864	Arbol Verde Street	Garage conversion to living space and 567sf addition with new garage and foyer.	Submitted 3/15/2022. Incomplete 4/14/2022. Resubmittal 5/24/2024. 2nd Incomplete 6/24/2024. Resubmittal 8/1/2024. Complete 8/2/2024. Director approval 8/19/2024.	Syndi	4	

21-2116-ARB	Motel 6	5550	Carpinteria Avenue	Lighting and landscaping	Submitted 7/14/2021. Incomplete 8/12/2021. Resubmitted 11/10/2021. Incomplete 12/9/2021. Resubmittal 12/20/2021. Incomplete 1/19/2022. Pending Resubmittal. ARB 4/28/2022. Director approved 7/5/22. Coastal Commission Appeal period ends 8/4/2022. Property ownership has changed. New property owner has been informed on next steps to clear violation 04/25/2023. New project team preparing resubmittal starting 5/2023. In progress.	Marysol	4	
21-2112-LCPA	City of Carpinteria		Citywide	Downtown Design Overlay Program	RRM Drafting DDO amendments. Edits and comments to Ch 14 resubmitted to RRM.	Nick/RRM	4	Yes
19-1986-LCPA	City of Carpinteria		Citywide	Development Design and Housing Regulation Changes	See 21-2112 for Downtown Overlay.	Nick/Mindy	4	
24-2308-GPA	City of Carpinteria		Citywide	Amend Safety Element to be compliant with AB 2140	Scheduled for October 7 PC hearing.	Mindy/Megan	5	
24-2300-CDP/VAR	City of Carpinteria Pubic Works	5775	Carpinteria Ave	Equipment Carport	Submitted 6/20/24. Complete 07/17/24. Scheduled for PC 10/7/24.	Brian	5	
24-2292-CUP	Dish Wireless	6267	Carpinteria Avenue	(N) Wireless Facility	Submitted 4/11/24. Incomplete 5/2/24. Resubmitted 7/05/24. Complete 7/10/24, preliminary ARB 8/15/24. Schedule for PC.	Brian	5	
24-2279-LCPA/ORD	City of Carpinteria		Citywide	Housing Element rezones and associated Title 14 amendments	Scheduled for November 4 PC hearing. Includes Obj. Design Standards and new Mixed-Use zone district.	Mindy/Megan	5	
23-2248-CUPR	St. Joseph Catholic Church	1532	Linden Avenue	CUP revision to allow for an elementary school	Submitted 8/30/2022. Incomplete 9/28/2023. Resubmitted 11/2/2023. Complete. Review in progress.	Marysol	5	
21-2128-DP/CDP	Chevron	5675	Carpinteria Avenue	Decommissioning and Remediation of the Carpinteria Oil and Gas Processing Facilities	Submitted 10/25/2021. Labels Submitted 11/10/21. Complete 3/8/22. NOP Issued 8/1/2022. IS comment period extended to 9/30/2022. Draft EIR comment period underway until 1/31/24. ERC meeting held 12/18/23. Proposed Final EIR underway.	Nick/Luis	5	
16-1810-LCPA	City of Carpinteria		Citywide	General Plan/Coastal Land Use Plan Update	kick off meeting April 27, 2016. Ongoing through 2024. GPUC reconvened 3.18.24. GPUC Meetings ongoing.	Nick/WSP	5	
05-1210-ZTA/LCPA	City of Carpinteria		Citywide	Zoning Code Update	Kick-off meeting 4/20/05. Joint Study Session 5/16/05. All administrative draft chapters delivered 5/12/06. Ongoing through 2024.	Nick	5	
23-2264-TPM/CDP	Eberling-VanDerKar TPM/CDP	435	Concha Loma Drive	Two Way Lot Split	Submitted 11/30/23. Incomplete 12/27/23. Resubmitted 4/19/24, under review. Complete 5/13/24, scheduled for PC 9/03/24. PC approved 9/03/24. FLAN sent 9/16/24.	Brian	6	

23-2251-CUP	Jeffrey and Lori Runnfeldt / Ray Ames	1025	Cindy Lane	Automobile storage.	Submitted 9/08/2023. Incomplete 10/05/2023. Resubmitted 3/14/24. Incomplete 4/15/24. Complete 5/1/24. Scheduled for PC 7/01/24. PC approved, waiting for Bldg. permit submittal. Bldg. permit submitted 9/30/24, in plan check.	Brian	6	Yes
22-2194-DP/CDP	City of Carpinteria	5775	Carpinteria Avenue	New 1,500sf storage building	Submitted 10/12/2022. Incomplete 11/9/2022. Resubmittal 11/29/2022. Complete 12/28/2022. To ARB for prelim/final on 1/26/2023. Approved by PC on 5/1/2023.	Syndi	6	
22-2183-ARB/CDP	Tyler Mayer	5557	Calle Arena	Addition to SFD	Submitted 9/12/2022. On hold pending project redesign. Resubmittal 12/14/2022. Incomplete 1/11/2023. Resubmittal 5/26/2023. 2nd Incomplete 6/23/2023. Resubmittal 7/27/2023. 3rd Incomplete 8/15/2023. Resubmittal 8/25/2023. Complete 8/28/2023. To ARB on 9/14/2023 for prelim review-continued with comments. Resubmittal 2/26/2024. To ARB for cont'd prelim review on 5/16/2024. Approved by PC on 8/5/2024.	Syndi	6	
20-2072-CUP/CDP	Ben Paul	4652	Fourth Street	Exterior and interior remodel of two existing detached dwelling (as-built).	Submitted 10/20/2020. Incomplete 11/19/2020. Resubmittal 01/08/2021. Prelim/Final ARB 01/14/2021. Incomplete 2/4/2021. Resubmittal 3/8/2021. Complete 3/25/2021. Planning Commission 6/7/2021. Approved. Pending Building Permit submittal.	Marysol	6	yes
18-1926-DP/CDP	Steadfast Grand Vida II	5464	Carpinteria Ave	Phase II Assisted Living Facility expansion	Submitted 7/12/18. Incomplete 8/10/18. Resubmitted 1/28/19; incomplete 3/7/19. Resubmitted 3/21/19; incomplete 4/18/19. Resubmitted 6/11/19; complete 7/11/19. To prelim ARB 10/17/19; continued to ARB 12/12/19. Prelim ARB approval 12/12/19. To PC 1/6/2020-approved. To ARB for in-progress review 1/30/2020. TEX requested 5/26/2020. TEX approved by PC on 8/3/2020. Approval expires 1/16/2024. 2nd COVID-19 TEX extends expiration date to 1/16/2025.	Syndi	6	

16-1822-DP/CDP	Via Real Hotel	4110	Via Real	New 110-room hotel	Submitted 4-19-16. Incomplete 5-18-16. Resubmittal 7/14/16. Incomplete 8/11/16. Resubmittal 9-12-16. Incomplete 10/11/16. Resubmitted 10/31/16. Complete 11/30/16. Prelim ARB 12/15/16, cont'd to future meeting. In-progress ARB review 2/16/17. Prelim ARB approval 3/30/17. Env. review underway. Reviewed updated biological/wetland reports; CCC determined creek regulations apply. Site visit w/ CCC 6/8. Revised project submitted 7/24/19; under review. Revised preliminary ARB review 8/29/19; continued to 11/21/19 ARB meeting. Revised prelim ARB approval 11/21/19. Draft MND released for 30-day public comment period 10/15/22. ERC recommended approval of MND 11/1/22 to PC. Proposed Final MND underway. PC approved 4/3/23. CCC appeal period ends 5/2/23. Awaiting Building Permit submittal.	Brian	6	
14-1722-TPM/CDP	Godfrey	1056	Eugenia Place	Subdivide (e) mixed use building into three condominiums	Submitted 6/19/14. Incomplete 7/17/14. Resubmitted 10/20/14. Complete 10/29/14. PC approved 11/3/14. FLAN sent 11/18/14.	Nick	6	
23-2243-DP/CUP/TPM/CDP/ARB	RPG Carpinteria, LLC	6380	Via Real	New mixed-use with 159 apartments, 6,718sf of office space, and a 2,224sf café/deli	Submitted 8/2/2023. Incomplete 9/1/2023. Resubmittal 11/22/2023. 2nd Incomplete 12/22/2023. Resubmittal 1/11/2024. Complete 2/8/2024. To ARB for prelim review on 4/11/2024. CC/PC/ARB concept review on 6/18/2024.	Syndi	7	
21-2111-LCPA	City of Carpinteria		Citywide	Density Bonus Program	PC rec'd approval 6/3/24. On hold while State legislative session wraps up.	Nick/Mindy/Megan	7	

19-2015-CUP/CDP	City of Carpinteria		Carpinteria Ave	Construct Carpinteria Rincon Trail	Submitted 10/17/19. AB52 Notification 10/29/19. Release of public draft MND 11/1/19. To ERC 11/14/19. PC acceptance & certification of MND 1/6/20. Appeal of PC filed 1/15/20. Appeal set aside. NOP Released for EIR 10/30/20. NOP Scoping Hearing 11/17/20. NOP Scoping Period closed 11/30/20. Draft EIR released for 45-day review period 3/12/21. To ERC 4/13/21. DEIR commented period ended 4/26/21. ARB Prelim Approval 10/28/21. Proposed Final EIR published 1/3/22. PC approved 1/18/22. Appeals filed 1/28/22. City Council conceptually upheld appeals 3/28/22. Stakeholder outreach underway. CC selected Alt 3 to proceed 5/15/23. Back to CC Summer 2024.	Nick	7	
19-1982-MCA	City of Carpinteria		Citywide	Seismic Retrofitting of Soft-Story Buildings	Initiated by the City Council on 5/13/19. To City Council for first read on 1/13/2020. Public Workshop held 2/22/2020. Revised first read to CC 1/8/24. Staff to hold public workshop & then return to CC.	Dan / Nick	7	
23-2271-ORD	City of Carpinteria	Citywide		Multifamily Housing Smoking No-Smoking regulations	CC feedback 3/11/24 CC 1st read 6/24/24 CC 2nd read 7/8/24.	Megan/Mindy/ David	8	
23-2261-TUP	City of Carpinteria		Monte Vista Park	Off Leash dog park pilot program	Submitted 10/13/23. To PC for TUP approval 11/6/2023. CC approved standardized design on 2/12/24. Scheduled for 6 month TUP review at PC November 4 2024.	Megan	8	
22-2157-GPA	City of Carpinteria		Citywide	Housing Element Update	Kick off Meeting June 6, 2022. Discussion of strategies at PC 8/1/2022. Adopted by City Council on 4/10/23. Sent to HCD for Certification on 4/12/23. HCD deadline to respond is 6/11/2023. 6/30/2023 working on first revision since Adopted Element was submitted to HCD. Revised draft submitted to HCD 11/14/22; under review. CC re-adoption 1/22/24. Resubmitted to HCD for final certification 1/23/24.	Nick/Mindy	8	
22-2164-DPR/CDP	Parga Construction for The Spot	389	Linden Avenue	Patio Cover over steel structure and canvas shades	Submitted 6/23/2022. Incomplete 7/21/22. Resubmittal 12/22/2022. Incomplete 1/19/2023. ARB 3/16/2023. Pending resubmittal in response to comments. Resubmittal 7/17/2023. Director Approval 01/16/2024. Final ARB 02/29/2024. Pending Building Permit submittal.	Marysol	9	

17-1883-DP/CDP/TPM	Michael Haber	4716	Seventh St	remodel (E) SFD, construct carport, construct 2 (N) 2-story residential units, subdivide property for condominium purposes.	Submitted 6/22/17. Incomplete 7/20. Resubmitted 10/2/17. Incomplete 11/1/17. Resubmitted 1/11/18, under review. Prelim ARB approval 3/15/18. PC approved 6/4/18. FLAN sent to CCC 06/21/18. Submitted for Final ARB 11/20/20. Awaiting revised drawings. Final Parcel Map submitted for review 2/1/21. In BP plan check. 24-mo. time extension approved by PC 12/5/22.	Brian	9	
15-1781-DP/CDP	Bernardo Cruz	4675	Carpinteria Ave	Construct (N) 2-story mixed use building	Submitted 07/09/2015. Incomplete 8/06/15. Concept ARB review 03/29/20. Resubmittal 07/22/20. Incomplete 8/21/20. Resubmitted 2/8/21. Incomplete 3/8/21. Resubmitted 5/17/21. Prelim ARB Approved 9/16/21. PC approved 2/6/23. In-Progress ARB 6/29/23. Awaiting Final ARB plans.	Brian	9	
23-2266-SIGN	Jaeger Partners	888-892	Linden Ave	Overall Sign Plan	Submitted 10/30/23, Incomplete. Resubmitted 1/23/24. Preliminary ARB 2/15/24. Director approved 2/27/24. Final ARB 03/14/24.	Brian	10	
14-1719-CUP/CDP	City of Carpinteria		Carpinteria Ave Bridge	Replace Carpinteria Ave Bridge over Carpinteria Creek	NOP & Scoping Document released 7/3/14. Scoping Hearing 7/22/14. Project overview to PC 9/2/14. Project update to CC 11/10/14. ARB CON 2/12/15. EIR released for public comment 3/25/16. ERC 4-26-16. Public Comment Period closed 5-9-16. Prelim ARB approval 9/15/16. PC approved 11/7/16. Sent to CCC 11/18/16. PW completing 65% drawings 3/17. Utility relocation coordination underway 3/17. Construction easement acquisition underway Spring 2018. Entitlements expired, need CEQA Addendum to address CSD Siphon relocation. Final ARB 11/21/19. PC approval for reauthorization of CUP/CDP and acceptance of CEQA Addendum 6/01/20.	Nick	10	
23-2231-ORD/LCPA	City of Carpinteria		Citywide	ADU Ordinance amendments to address changes to state law.	Initiated by CC 08/28/23. PC rec'd approval 3/4/24. CC approved first reading 7/8/24. Submitted to Coastal Commission 8/13/24. Postponed from September '24 CCC agenda. On hold while CCC/HCD coordination is resolved.	Nick/Megan	11	

17-1896-LCPA/ORD	City of Carpinteria			Citywide commercial cannabis regulations	12/11/17 briefing to CC. 1/22/18 briefing to CC. 4/23/18 CC initiates Ord development. PC 10/1/18 cont'd. 11/5/18 PC recommended approval to CC. CC approved 1st reading 11/26/18. CCC Approved LCPA 2/7/19. Ordinance 2nd reading approved by CC 3/25/19. Consultant contract for licensing program awarded by CC 4/08/19. CCC acceptance of LCPA 5/9/19. Drafting of Licensing program underway.	Nick	11	
24-2297-DPR/CDP	Smigel/Sunburst Parklet	5080	Carpinteria Ave	Private parklet	Submitted 6/07/24. Under review. ARB Matters by Staff 7/11/24. Director approval 7/30/24. Waiting for Bldg permit submittal. Bldg permit submitted 9/20/24.	Brian	12	
24-2296-CDP/ADU	Maggie Camacho	1476	Haida	Convert 353sf and add 378sf to create an attached 731sf ADU	Submitted 5/22/2024. Incomplete 6/21/2024. Resubmittal 7/8/2024. Director approval 7/10/2024. BP#14479 submitted 8/29/2024.	Syndi	12	
24-2286-CDP/ADU	Aaron Johnson	4975	Sawyer Ave	New 747 sf detached ADU	Submitted 3/26/24. Under review. Incomplete 4/23/24. Resubmittal 5/22/24, under review. Complete 6/18/24. Director approved 7/23/24, waiting for Bldg. permit submittal. Bldg. permit submitted 9/30/24, in plan check.	Brian	12	
24-2285-CDP/ARB	Aaron Johnson	4975	Sawyer Ave	Demo unpermitted acc. Structures, new attached garage, new spa	Submitted 3/15/24. Under review. Incomplete 4/15/24. Resubmittal 5/28/24, under review. Complete 6/18/24, preliminary/final ARB 7/11/24. Director approved 7/23/24, waiting for Bldg. permit submittal. Bldg. permit submitted 9/30/24, in plan check.	Brian	12	Yes
24-2275-CDP/ADU	Mauricio & Angelina Rosales	4585	El Carro Lane	Convert (e) 634sf attached garage/workshop to an ADU	Submitted 2/6/2024. Incomplete 3/5/2024. Resubmitted 3/27/2024. Director approved 4/26/2024. BP#14301 submitted 5/7/2024.	Syndi	12	
24-2273-CDP/ADU	Rafael Hernandez	4954	Fifth Street	Convert (e) 496sf detached garage with a 110sf add'n to a 606sf ADU.	Submitted 1/9/2024. Incomplete 2/5/2024. Resubmittal 2/20/2024. Director approved 3/21/2024. BP#14270 submitted 4/4/2024.	Syndi	12	
23-2263-CUP	Sanchez Rebuild CUP	5091	Foothill Road	Rebuild Residence	Submitted 11/20/2023, under review. Incomplete 12/18/23. Complete 1/25/24. Scheduled for PC on 3/4/24. PC approved, waiting for Bldg. permit submittal. Bldg. permit submitted 9/26/24, in plan check.	Brian	12	
23-2262-CDP/ADU	Jonathan Paola	730	Olive Avenue	Convert (e) 957sf acc. bldg. to a 744sf ADU and 213sf craft room.	Submitted 11/6/2023. Incomplete 12/6/2023. Resubmittal 12/18/2023. Director approval 1/24/2024. BP#14364 submitted 6/27/2024. In plan check.	Syndi	12	

23-2259-CDP/ADU	Robert Burlison	5035	Seventh Street	New 325sf detached ADU	Submitted 10/11/2023. Incomplete 10/31/2023. Resubmittal 12/12/2023. Director approval 1/11/2024. BP#14287 submitted 4/23/2024.	Syndi	12	Yes
23-2258-CDP	Robert Burlison	5035	Seventh Street	New storage shed with electrical	Submitted 10/11/2023. Incomplete 10/31/2023. Resubmittal 12/12/2023. Complete 12/22/2023. Director approval 1/30/2024. BP#14281 submitted 4/17/2024.	Syndi	12	Yes
23-2249-CDP/ADU	Duana Dickman	1397	Vallecito Place	Convert (e) 554sf detached garage/studio to an ADU	Submitted 8/30/2023. Incomplete 9/29/2023. Resubmitted 10/11/2023. Director approval 10/19/2023. BP#14267 submitted 3/29/2024.	Syndi	12	Yes
23-2241-SIGN	Mollie's Italian Deli	1039	Casitas Pass Road	Acrylic wall mounted sign and a hanging blade sign	Submitted 8/1/2023. Corrections. Resubmittal under review. Approved 9/14/2023. Building Permit for one sign issued. Deferred building permit for second sign in plan check 01/22/2024. Building Permit ready for issuance, pending pickup 3/18/2024. Permit still pending pickup 09/30/2024.	Marysol	12	
23-2237-CUP/CDP/ARB	Brandon Bono & Lorraine Pulido	4788 & 4792	Dorrance Way	New 371sf 2nd-story addition to duplex & remodel	Submitted 7/21/2023. Incomplete 8/17/2023. Resubmittal 9/22/2023. Complete 10/17/2023. To ARB for prelim on 12/14/2023. Approved by PC on 4/1/2024. BP#14347 submitted 6/11/2024. Final ARB on 7/11/2024.	Syndi	12	
23-2236-ARB/CDP	Schlobohm	5030	Carpinteria Avenue	Facade improvements to the building	Submitted 7/18/2023. Incomplete 8/17/2023. Prelim/Final ARB 8/31/2023. Resubmittal 11/28/2023. Director Approved 03/29/2024. Building Permit in Plan Check, pending resubmittal.	Marysol	12	
23-2228-CDP/ARB	Emma Davis	5459	Shemara Street	New covered porch, new trellis over garage, garden wall, fence	Submitted 6/20/2023. Incomplete 7/20/2023. Resubmitted 8/31/2023. Complete 9/28/2023. P/F ARB 10/26/2023. Pending resubmittal. Director Approved 3/8/2024. Building Permit in plan check.	Marysol	12	

23-2221-DP/CDP	Justin Klentner	4745	Carpinteria Ave	Mixed Use development: 24 apartments & 4,304 sq. ft. commercial space. Applying State Density Bonus provisions.	Submitted 4/14/23. Incomplete 5/12/23. Conceptual ARB Review 5/25/23. Resubmittal 6/22/23. Incomplete 7/21/23. To Prelim ARB 8/31/23. Cont'd to Prelim ARB 10/26/23. Prelim ARB Approval 10/26/23. Awaiting submittal of final incomplete item. Complete 11/28/23. PC approved 2/5/24. CC appealed, schedule for CC. CC approved 3/26/24. Demo permit issued. Grading permit under review. Final ARB 8/15/24. Building permit in Plan Check review. Grading permit issued. Pre-Con meeting 9/26/24.	Brian	12	
23-2218-ARB/CDP	Joseph Cardenas	5401	Cameo Road	New 587 sf 2nd story addition, 460 sf garage conversion, new 587 sf garage.	Submitted 4/4/2023. Incomplete 5/3/2023. Complete 6/21/2023. ARB P/F 7/27/2023. Director approved 10/24/2023. Building Permit application submitted to plan check 10/26/2023. On hold at applicant's request 05/2024.	Marysol	12	
22-2192-CUPR/CDP	Dish Wireless	4558	Carpinteria Ave	(N) wireless communications facility collocation	Submitted 10/24/22. Incomplete 11/17/22. Resubmitted 12/16/22. Complete 1/04/23. Director Approved 1/09/23. BP submitted 1/20/23.	Brian	12	
22-2162-DP/CDP/ARB	John Howard	4818	Dorrance Way	New 1,895sf 2-story SFD and a detached 471sf garage with a 408sf workshop above.	Submitted 6/9/2022. Incomplete 7/8/2022. Resubmitted 9/8/2022. 2nd Incomplete 10/3/2022. Resubmittal 12/7/2022. Complete 12/28/2022. To ARB on 3/16/2023. Resubmittal 6/8/2023. To PC on 8/7/2023-continued due to lack of a quorum. Approved by PC on 9/5/2023. Final ARB on 5/16/2024. BP#14261 submitted 3/19/2024. TEX submitted on 8/27/2024, to PC on 10/7/2024.	Syndi	12	
21-2129-DPR/CDP	The Storage Place	6250	Via Real	New storage units (modular)	Submitted 10/27/2021. Incomplete 11/24/2021. Resubmitted 12/10/2021. Complete 1/4/2022. PC 3/7/2022. Building Permit in plan check. Plan check on hold at applicant's request.	Marysol	12	

21-2083-DP/TPM/CDP/ARB	Jerry & Lisa Zins	4905	Eighth Street	New condominium triplex	Submitted 1/13/2021. Incomplete 2/12/2021. Owners have decided to do condos instead of apts. Resubmitted 9/17/2021. 2nd Incomplete 10/11/2021. Revised duplex apt. project submitted 2/4/2022. Complete 3/7/2022. To ARB for prelim 4/28/2022. Revised plans for 3 condos submitted 6/27/2022. Revised plans submitted 8/30/2022. To ARB for cont'd prelim review on 9/15/2022. Revised plans submitted 11/15/2022. Approved by PC on 2/6/2023. PM to City Surveyor for review 10/12/2023. BP#14159 submitted 10/19/2023. Final ARB on 12/14/2023.	Syndi	12	
20-2057-DP/CUP/CDP	Martha Marquez	4684	Seventh Street	Construct a 258 SF addition and new entry porch to Unit A on the existing duplex.	Submitted 7/22/2020. Incomplete 8/21/2020. Resubmittal 3/23/2021. Incomplete 4/21/2021. Resubmittal 3/16/2022. Complete 4/15/2022. To ARB for preliminary review on 5/26/2022. Approved by PC on 12/5/2022. Final ARB on 4/27/2023. BP#14153 submitted 10/16/2023. TEX for Planning & BP submitted 6/20/2024. TEX to PC on 10/7/2024.	Syndi	12	
18-1903-DP/CDP	Procore	6303	Carpinteria Ave	Renovation of exterior building facade, landscape and driveway/parking lot	Submitted 1/16/18. Incomplete 02/14/2018. Resubmitted 08/15/2018. Incomplete 9/14/2018. Concept ARB review 10/11/18. Continued Conceptual ARB review 11/15/2018. Complete 01/11/2018. Prelim ARB 02/13/2019. PC 07/01/2019. Final ARB 9/12/2019. In plan check, pending resubmittal. Proposal to proceed with partial relandscaping only under review. Project on hold at applicant's request.	Marysol	12	
15-1788-CDP	Gobbell	5398	Star Pine Road	Convert (E) accessory building into a second dwelling unit	Submitted 8/19/15. Incomplete 9/4/15. Resubmittal 9/11/15. Complete 9/28/15. Prelim/Final ARB 10/15/15. CDD Director approved 10/29/15. 1-year time extension approved 10/11/16. Submitted for Building Permits 10/4/17. In Plan Check.	Nick	12	
23-2257-DPR	Carp Business Park	4185 & 4195	Carpinteria Avenue	Landscape Improvements	Submitted 10/09/2023. Incomplete 11/3/2023. Resubmittal 11/13/2023. Complete 11/21/2023. Prelim ARB complete. Director approved 1/9/24. Final ARB 02/29/24. In plan check.	Brian	13	

23-2253-SIGN/ARB	Extra Space Storage	6250	Via Real	New illuminated monument sign	Submitted 9/5/2023. Incomplete. Resubmittal 3/6/2024. Incomplete. Resubmittal 5/22/2024. Complete. Schedule for P/F ARB 5/30/2024. Director Approval 6/27/2024. Building Permit issued.	Marysol	13	
23-2220-CDP/ADU	Richard Heimberg	4854	Eighth Street	Convert attached 1-car garage and game room to a 627sf ADU	Submitted 4/12/2023. Incomplete 5/10/2023. Resubmittal 8/28/2023. Approved 9/20/2023. BP#14143 issued 3/13/2024. TEX for CDP submitted 8/13/2024; Director approval 8/16/2024. TEX for BP requested 7/2/2024.	Syndi	13	
22-2150-SIGN	US Bank	5420	Carpinteria Avenue	New signs	Submitted 4/27/2022. Incomplete. Resubmittal 09/30/2022. Complete 1/24/2023. Director Approved 1/26/2023. Building Permit in plan check. BP issued 2/1/2023.	Marysol	13	
22-2142-SIGN	John Crispis for Albertsons	1018	Casitas Pass Road	New illuminated wall sign and parking lot signs	Submitted 1/20/2022. Incomplete. Resubmittal 12/1/2022. Complete. Director approved 1/2023. Building Permit issued 1/23/2023.	Marysol	13	
21-2094-DPR/CDP	Carpinteria Valley Historical Society	956	Maple Avenue	Construct new storage shed	Submitted 3/2/2021. Incomplete 4/1/21. Resubmitted 6/4/21. Complete 7/26/21. Director approved 7/29/21. FLAN sent 8/31/21. BP submitted 9/17/21. BP issued 12/16/21.	Nick	13	
19-1985-ARB	Brian Pera, HLW for Procore	6303	Carpinteria Ave	Renovation of exterior facade of an existing 1,315 accessory structure	Submitted 5/15/2019. Complete 6/12/2019. Substantial Conformity Determination 8/1/2019. Building Permit Application submitted 9/4/2019. BP issued.	Marysol	13	
24-2309-SIGN	Santa Barbara Hives	516	Palm Avenue # C	2 non-illuminated wall signs	Submitted 7/31/2024. Approved 8/15/2024. Building Permit issued 8/19/2024. Under construction.	Marysol	14	
24-2284-CDP/ADU	Carolyn Friedman	5291	Cambridge Lane	New 400sf detached ADU	Submitted 2/28/2024. Director approved 3/28/2024. BP#14267 issued 7/17/2024. Under construction.	Syndi	14	
24-2283-ARB	Eric Nystrom	1477	Manzanita	Exterior Remodel	Submitted 2/26/24, under review. Complete 3/26/24. Scheduled for 4/11 ARB. ARB Approved 4/11/24. In plan check. Building issued 7/24/24, under construction.	Brian	14	
24-2277-CDP/ADU	Alec & Amber Hardy	5378	Dariesa Street	New 536sf attached ADU	Submitted 2/7/2024. Director approved 3/7/2024. BP#14292 issued 5/1/2024. Under construction.	Syndi	14	
24-2276-FENCE	Amber & Jenny Scouras	1493	Trenora Street	New 6' wooden fence on top of 2.5' retaining wall	Submitted 2/6/2024. Director approval 2/13/2024. BP#14172 issued 6/18/2024. Under construction.	Syndi	14	

24-2274-CDP/ARB	Cooper-Smith Family Trust	1314	Sterling Avenue	198 sq ft entry addition, new doors/windows, interior remodel	Submitted 02/08/24. Incomplete 3/07/24. Prelim/Final ARB 3/14/24. Dir. Approval 4/1/24. CCC appeal period ends 5/2/24, in plan check. BP issued 6/13/24, under construction.	Brian	14	
23-2268-CDP/ADU	Paul Zeoli	5159	Ogan Road	Convert (e) 662sf detached guest house to an ADU	Submitted 12/6/2023. Director approval 1/5/2024. BP#14229 issued 6/6/2024. Under construction.	Syndi	14	Yes
23-2250-CDP/ADU	Brandon & Julia Wheatley	1150	Vallecito Road	Convert (e) 556sf master suite to an attached ADU	Submitted 9/6/2023. Director approval 10/4/2023. BP#14204 issued 5/29/2024. Under construction.	Syndi	14	
23-2247-CDP	Laurie Stout	5556	Calle Arena	288 sf accessory building	Submitted 8/30/2022. Incomplete 9/25/2023. Resubmitted. Complete. Director approved 3/22/2024. Building Permit in plan check. Building Permit issued 7/25/2024. Under construction.	Marysol	14	
23-2242-CDP/ADU	Forrest Carter	842	Walnut Avenue	New 686sf detached ADU	Submitted 8/2/2023. Incomplete 8/30/2023. Resubmittal 9/12/2023. Director approval 9/25/2023. BP#14221 issued 5/2/2024. Under construction.	Syndi	14	
23-2238-SIGN	SuperSprings International	5251	6th Street	New signage	Submitted 7/21/2023. Incomplete. Resubmitted 8/22/2023. Under review. Approved 9/21/2023. Building Permit issued 12/04/2023.	Marysol	14	
23-2230-CUP/CDP	Randy Pura & Aly Morita	761	Olive Avenue	Reconstruction of (e) legal non-conforming SFD.	Submitted 6/29/2023. Incomplete 7/27/2023. Resubmittal 8/23/2023. 2nd Incomplete 9/19/2023. Resubmittal 9/28/2023. Complete 9/29/2023. Approved by the PC on 11/6/2023. BP#13790-R1 issued 4/11/2024. Under construction.	Syndi	14	
23-2229-CDP/ADU	Robert & Gail Miller	5307	Willow Place	Convert attached two-car garage and powder room to a 412sf ADU.	Submitted 6/20/2023. Incomplete 7/20/2023. Complete & Director Approval 8/14/2023. BP#14097 issued 4/10/2024. Under construction.	Syndi	14	
23-2226-CDP/ADU	Doug Norton	5294	El Carro Lane	Convert (e) attached living space to a 709 square-foot ADU.	Submitted 6/9/2023. Director approval 6/29/2023. BP#14038 issued 9/12/2023. Under construction.	Syndi	14	
23-2224-SIGN	Seek Health/ Mckenzie Cervini	1110	Eugenia Place, Suite 200	new sign for chiropractic office	Submitted 5/30/2023. Incomplete. Approved 9/27/2023.	Marysol	14	
23-2214-CDP/ADU	David Pinkernell	5556	Calle Ocho	Convert 580sf detached garage to a 390sf ADU and a 190 sf garage	Submitted 3/20/2023. Director approval 4/18/2023. BP#13970 issued 5/26/2023. Under construction.	Syndi	14	
22-2195-ARB/CDP	Laura Mickelson	5518	Calle Arena	New 344sf addition to SFD & 300sf accessory structure	Submitted 12/27/2022. Incomplete 1/26/2023. Resubmittal 2/15/2023. Complete 3/17/2023. To ARB for preliminary review on 5/25/2023. To ARB for final review on 6/29/2023. Director approval 7/24/2023. BP#14062 issued 9/29/2023. Under construction.	Syndi	14	

22-2187-SIGN	West Coast Signs for Channel Islands Center	4994	Carpinteria Ave	(2) non-illuminated wall signs, individual letters	Submitted 10/06/2022. Approved 10/13/2022. Building Permit 10/27/2022. Pending inspection.	Marysol	14	
22-2185-CDP	City of Carpinteria		Poplar Street & 5800 block Via Real	Via Real Stormwater Project	Submitted 9/16/22. Incomplete 10/7/22. Complete 12/1/22. Director Approved 3/03/23. Under construction 9/09/24.	Brian	14	
22-2184-DP/CDP/ARB	Gregg & Beth Scerni	4610	Fourth Street	New 2,257sf 2-story SFD with 504sf detached 2-car garage	Submitted 9/13/2022. Incomplete 10/13/2022. Resubmittal 3/6/2023. Complete 3/21/2023. To ARB on 4/27/2023. Approved by PC on 9/5/2023. VM recorded 9/15/2023. Final ARB on 12/14/2023. BP#14198 issued 8/26/2024. Under construction.	Syndi	14	
22-2180-SIGN	Goleta Signs for Lao Thai Restaurant	1017	Casitas Pass Road	Wall sign and hanging sign	Submitted 8/30/2022. Approved 9/13/2022. Building Permit submitted and approved 9/26/2022. Under construction, pending inspection.	Marysol	14	
22-2172-ARB/CDP	Flourish Trust	5637	Calle Pacific	New swimming pool & shade trellis.	Submitted 7/20/2022. Incomplete 8/19/2022. Resubmitted 8/24/2022. Complete 9/8/2022. To ARB for Preliminary review 9/29/2022. Resubmittal 11/9/2022. Final ARB review on 12/15/2022. Resubmittal 2/8/2023. Director approval 3/21/2023. BP#13895 issued 6/2/2023. Under construction.	Syndi	14	
22-2169-SIGN	Carp Moon Café	4991	Carpinteria Avenue	New signs	Under review. Incomplete. Approved 8/25/2022. Building Permit issued 9/13/2022. Under construction, pending inspections,	Marysol	14	
22-2163-SIGN	City of Carpinteria	5141	Carpinteria Ave	New ground sign for the Carpinteria Community Library	Submitted 6/10/2022. Approved. Building Permit issued	Marysol	14	
22-2161-SIGN	Ben Mascari / Carpinteria	873	Linden Avenue	Redesign and reinstall previous hanging sign	Submitted 6/1/2022. Approved. Pending inspection.	Marysol	14	
22-2152-SIGN	Reese Corp Signs / Carp Physio	5432-34	Carpinteria Avenue	New signage	Under review. Complete. Director approved 6/28/2022. Building permit issued, pending inspections. Building Permit expired.	Marysol	14	
22-2143-DPR	Bega	1000	Bega Way	Energy storage system & sound wall	Submitted 2/7/2022. Complete 3/8/2022. Approved 4/5/2022. Building Permits issued 7/2022 (Phase 1 and 2). Phase 1 signed off. Pending Phase 2.	Marysol	14	
21-2132-TUP	Gigavac	6382	Rose Lane	TUP for portable offices during remodel	Submitted 11/9/21. Approved 12/16/21. BP submitted 1/31/22. BP issued.	Nick	14	
21-2126-FENCE/ARB	Jaime & Ericka Lopez	5458	Granada Way	As-built walls in front and side yards	Submitted 9/27/2021. Incomplete 10/20/2021. Resubmittal 2/8/2022. Incomplete #2 3/10/2022. Resubmittal 5/11/2022. Complete 6/10/2022. ARB approved 6/30/2022. Director approved 12/20/2022. BP#13845 issued 3/3/2023. Under construction.	Syndi	14	Yes

21-2119-SIGN	Jaime Leaf, Signature Signs	957	Maple #2	Monument sign reface	Submitted 7/19/2021. Approved 8/17/2021. Pending inspection.	Marysol	14	
21-2107-CUP/CDP/ARB	City of Carpinteria/S&S Seeds	6155	Carpinteria Avenue	Coastal Vista Trail Segment	Submitted 4/28/2021. Incomplete 5/27/2021. Resubmitted 12/28/2021. Complete 1/13/2022. Prelim/Final review at ARB on 3/31/2022. Approved by PC 5/2/2022. CCC appeal period ended 5/31/2022. Demo permit BP#13860 issued 1/9/2023.	Syndi	14	
21-2101-SIGN	Nhan Nguyen, Lavish Nails	991	Linden Ave	1 non-illuminated wall sign	Submitted 4/9/2021. Incomplete 5/5/2021. Resubmittals, pending corrections. Approved 8/17/2021. Building Permit issued. Pending inspection.	Marysol	14	
21-2093-SIGN	Ben Mascari	879	Linden Ave	New sign	Submitted 2/26/2021. Approved 3/8/2021. Pending inspection.	Marysol	14	
21-2092-SDU/CDP	J. Bradley Stein	1315	Casitas Pass Road	Validate (E) guest house as SDU & permit remodel of SDU & attached accessory structures	Submitted 2/26/2021. Complete 3/19/21. Prelim ARB approved 3/25/21. Director approved 6/1/21. BP issued 6/23/21. Under construction. BP extension granted. Revision under review 09/29/23.	Nick	14	
21-2090-DP/CDP	CHT, LLC	700	Linden Ave	Rehabilitate & Remodel (E) buildings; new 2nd floor addition	Submitted 2/17/21. Incomplete 3/19/21. Resubmitted 4/15/21. Prelim ARB approval 4/29/21. Resubmittal 5/21/21. Complete 6/11/21. PC approved 7/6/21. To ARB In-Progress Review 9/30/21. Hardware/Butler Buildings BP submitted 10/12/21. Butterfly Building BP submitted 11/23/21. Site Improvements BP submitted 12/14/21. Final ARB Review 6/30/22. Demolition permit issued and underway. Building Permit issued; under construction. Sign Program approved by ARB 5/25/23 & by Director 6/1/23.	Nick	14	
21-2087-ARB	Paul & Michelle Sanchez	1481	Sterling Avenue	SFD remodel, 391sf of add'ns, new front porch, & full re-roof	Submitted 2/9/2021. Incomplete 3/5/2021. Resubmitted 3/26/2021. Complete 4/1/2021. Prelim & final at ARB 4/15/2021. Director approval 5/4/2021. BP#13369 issued 9/21/2021. Under construction.	Syndi	14	
21-2086-ARB	Frank & Christine Isaac	5410	Cameo Road	SFD remodel, 70sf add'n., and new deck/trellis	Submitted 2/8/2021. Incomplete 3/5/2021. Resubmitted 6/29/2021. Complete 6/30/2021. To ARB for prelim/final review 7/29/2021. Director approved 10/20/2021. BP#13206 issued 2/8/2022. Under construction.	Syndi	14	
21-2082-SIGN	Procore Technologies	6303	Carpinteria Ave	Reface existing monument sign and new illuminated wall sign	Submitted 01/13/2021. Approved 1/26/2021. BP issued 2/24/2021. Pending inspection.	Marysol	14	

21-2079-ARB	Lynette & Jason Fernandes	1330	Vallecito Place	New entry porch, exterior updates, & interior remodel	Submitted 1/8/2021. Incomplete 2/5/2021. Resubmittal 2/19/2021. Complete 3/18/2021. To ARB for prelim/final 3/25/2021. Director approval 11/10/2021. 1- year TEX approved 7/28/2022; now expires 11/10/2023. BP#13946 issued 7/18/2023. Under construction.	Syndi	14	
20-2066-SIGN	Singing Springs	5455	Eighth Street	New monument sign	Submitted 8/17/2020. Director approval 9/15/2020. Building Permit issued 1/2021. Under construction, pending landscaping re- installation.	Marysol	14	
20-2061-ARB/CDP	Brandon and Julia Wheatley	1150	Vallecito Road	Master bedroom addition	Submitted 7/31/2020. Under review. Incomplete 8/25/2020. Incomplete 10/9/2020. Prelim/Final 10/29/2020 ARB. Incomplete 11/16/2020. Complete 01/14/2021. Director Approval 2/2/2021. BP issued. Under construction. Revision 1 issued.	Marysol	14	
20-2056-ARB	Rod Herman	1423	Camino Trillado	Exterior updates, new porch overhang, new curbs and 3' garden wall, new hardscape and landscaping.	Submitted 7/2/2020. Complete 7/30/2020. To ARB for prelim/final 9/17/2020. Director approved 9/23/2020. BP#13204 issued 4/26/2021. Under construction.	Syndi	14	
19-2029-DPR/CDP	Carpinteria Arts Center	855	Linden Avenue	Courtyard improvements: new hardscape, landscaping, a living wall, storage, utility sink, fencing, and trash enclosures	Submitted 12/20/2019. Complete 01/16/2020. Prelim ARB 2/27/2020. Approvals pending. BP submitted 10/23/2020. BP issued.	Marysol	14	
19-2021-ARB	Marsha Ota	5273	Cambridge Lane	Remodel and addition of 460 sq. ft.	Submitted 11/7/2019. Complete 12/18/19. To CDD Director for action. Approved by CDD 2/24/2020. BP#12889 issued 8/3/2020. Under construction.	Syndi	14	
19-2016-DP/CDP	City of Carpinteria	5775	Carpinteria Avenue	New skate park and amenities	Submitted 10/22/2019. Complete 11/20/2019. Prelim review at ARB on 1/30/2020. Approved at PC on 6/1/2020. Final ARB on 3/31/2022. BP#13622 submitted 4/27/2022, in plan-check. Demo permit issued 5/17/2022. PW Grading permit issued 5/25/2022. BP #13622 issued 9/26/2022. Certificate of Occupancy in progress.	Syndi	14	

19-2012-DPR	Mac Partners / Jeremy Rogers	6384	Via real	Building facade renovation, addition of new patio areas, new permeable area for future parking area.	Submitted 10/7/2109. Incomplete 11/6/19. Partial resubmittal 12/4/19; under review. Incomplete 12/16/2019. Resubmitted 01/14/2020. Incomplete 02/13/2020. Complete 06/03/2020. Prelim ARB 06/25/2020. In Progress ARB 10/29/2020. PC 12/7/2020. Final ARB 5/13/2021. Building Issued. Under construction. Exterior light demonstration under review ARB matters by staff 3/3/2022. Minor revision pending.	Marysol	14	
19-1965-DPR/CDP	Carpinteria Business Park	4185-4195	Carpinteria Ave	Exterior architectural façade improvements to five of the buildings within the Flood Hazard and Coastal Appeals Overlay.	Submitted 2/5/2018. Incomplete 3/19/2019. Resubmitted 3/28/2019. Incomplete 4/25/2019. Prelim ARB 06/13/2019. Complete 6/21/2019. Resubmittal 8/23/2019. Director Approval 9/26/2019. Final ARB 10/31/2019. Building Permit application submitted 12/17/2019. Building Permit issued. Under construction. Revision to lights approved by ARB 1/14/2021. Minor awning revision 8/2021. Monument sign revision 11/2021. Final Building Permit revisions submitted for review 04/2023.	Marysol	14	
18-1938-CDP	CA State Parks	205	Palm Avenue	Sewer replacement, Santa Rosa Campground	Submitted 9/25/2018. Complete 10/23/2018. NOE submitted. Approved 3/1/2019. Conditions of Approval and final plans received. Under construction.	Marysol	14	
17-1850-CDP	CA Dept. of Parks and Recreation	205	Palm Avenue	State Beach Phase II ADA Improvements	Submitted 1/3/2017. Incomplete 1/31/2017. Resubmittal 5/22/2017. Complete 6/15/2107. Director Approval 9/13/2017. Pending resubmittal of minor modifications and signed Conditions of Approval. Received 9/6/2018. Time Extension approved 7/31/2019. Under construction.	Marysol	14	
16-1839-CDP	Thom Vernon	500	Maple Avenue	Install new windows & replacement roll-up doors	Submitted 8/12/16. Incomplete 9/8/16. Complete 9/14/16. To ARB 9/15/16, continued to 10/13/16. ARB approved 10/13/16. Director Approved 10/21/16. FLAN sent to CCC 11/1/16. BP application submitted 10/20/16. BP issued 2/2/17, under construction.	Nick	14	

15-1804-CDP	Hawkins	5567	Calle Arena	Construct (N) SFD w/ attached two-car garage	Submitted 12/29/15. Incomplete 1/28/16. Meeting w/ new agent 6/26/17. Concept ARB 8/17/17. Revised submittal 12/13/17. Incomplete 1/12/18. Concept ARB 2/15/18. Resubmitted 4/13/18. Incomplete 5/3/18. Resubmitted 5/9/18. Scheduled for Prelim ARB Review 5/31/18. Cont'd to Prelim 7/12/18. Cont'd to Prelim 7/26/18. ARB Prelim Approval 7/26/18. Complete 9/27/18. Revised ARB Prelim Approval 11/15/18. Director approval issued 12/18/18. Appeal filed 12/28/18. PC denied appeals 3/4/19. Appeal of PC decision filed 3/14/19. CC denied acceptance of appeal 4/22/19. FLAN sent to CCC 4/24/19. Appeal filed with CCC 5/9/19. CCC Appeal hearing 7/10/19, CCC found no substantial issue. City approvals stand. Final ARB approval 8/29/19. BP submitted 4/2/19. BP issued 12/19/19, under construction.	Brian	14	
15-1767-CDP	Wood	650	Concha Loma Drive	New Single Family Residence	Submitted 4/28/15. Incomplete 5/27/15. Resubmitted 7/13/15. Complete 8/10/15. CEQA Initial Study underway. ARB concept review 10/15/15. Draft MND public review period 7/15- 8/15/16. To ERC 8/4/16. Prelim ARB 8/11/16, continued with revisions. Revised plans submitted; Prelim ARB approved 9/14/17. PC Approved 8/5/19. FLAN sent to CCC 8/23/19. BP application submitted 12/24/19. Final ARB approved 5/28/20. In BP review. BP issued; under construction.	Brian	14	
08-1483-CDP	Salzgeber	447	Concha Loma Drive	Install water well and storage tank for agricultural purposes	Submitted 12/18/08. Incomplete 1/16/09. Resubmitted 3/20/09. Incomplete. Resubmitted 9/1/09. Director approved 5/7/10. Permit issued 10/19/10. Well constructed and sealed 11/10. Awaiting installation of pump and storage tank.	Nick	14	

04-1172-DP/CDP	Franssen	750	Palm Avenue	Construct one new SFD and create two condominiums	Revised plans submitted 9/15/06. Incomplete 10/9/06. Resubmitted 10/30/06. Prelim ARB 11/30/06. Complete 12/21/06. To PC 1/2/07. Revised Prelim ARB 1/25/07. PC approved 2/5/07. CC approved map clearance 12/10/07. PC approved one year TEX 2/4/08. Grading Permit issued 2/4/09. Final ARB for Unit 2 10/1/09. BP issued, under construction. CofO issued on rear unit.	Nick	14	
23-2255-CDP/ADU	Jason Jacquet	4917	Sawyer Avenue	New 480sf detached ADU	Submitted 9/15/2023. Director approval 10/13/2023. BP#14180 issued 12/21/2023. Final inspection 9/12/2024. CofO issued 9/12/2024.	Syndi	15	
21-2134-SIGN	Carpinteria Business Park	4185, -88, -93	Carpinteria Avenue	Update existing signage of 4 tenants to meet the new sign program	Submitted 11/16/2021. Resubmittal under review for approval and building permit. Resubmittal pending. Resubmitted. Approved 4/19/2022. Building permit in plan check. Incomplete. Building Permit issued 6/23/2022. Extension request. Planning signed off. Pending Building & Safety sign off.	Marysol	15	
23-2225-CDP/ADU	Scott Carrington	1551	Myra Street	New detached 450sf ADU.	Submitted 6/8/2023. Director approval 6/29/2023. BP#14063 ready to issue 11/10/2023-awaiting applicant to pull permit. BP TEX requested 2/13/2024. CDP approval expired 6/29/2024.	Syndi	X	

Last updated 10/2/2024 13:09

BUILDING PERMIT REPORT

09/01/2024 - 09/30/2024



Permit #	Permit Issued	Parcel #	Site Address	Owner Name	Project Description	Valuation	Status	Application Submittal Date	Code Compliance Violation	Fire Permit Required
14524	9/26/2024	001-293-007	5423 Dariesa	THRANE, MARCUS C	Tear off (e) composition shingle and replace with new CertainTeed Landmark 30-year composition shingle. Same color. 26 squares total.	21,905	Issued	9/26/2024		
14523	9/26/2024	004-027-055	1394 Tomol	FELIX, CLEMENTINA	Tear off (e) composition shingle and replace with new 30-year composition shingle. Same color. 22 squares total.	18,915	Issued	9/26/2024		
14519	9/17/2024	004-008-09	1471 La Jolla	Mr. Tuilia Goodrich	Replace a 40 gallon water heater	2,000	Issued	9/17/2024		
14512	9/17/2024	003-333-015	555 Concha Loma Dr	SCHOENFELD, WAYNE & NANCY TRUST 5/8/02	Change out (e) blown in insulation with new Fiberglass R38 pink in Attic, like for like.	2,500	Issued	9/17/2024		
14510	9/16/2024	003-600-006	1456 Carnation Place	POLLARD STEVEN H/SUSAN G	Tear off exiting composition. Install Certainteed Presidential Shake 40 year comp. Color like for like. 21 squares	22,217	Issued	9/16/2024		
14507	9/9/2024	004-006-024	5027 Alvarado Road	DE OCA, RAIMUNDO MONTES & GIL, EMMA REVOCABLE TRUST	Tear off existing composition. Install 30 year composition, color like for like. 19 squares	17,715	Issued	9/9/2024		
14504	9/5/2024	001-400-062	1362 Camino Trillado	LANE RAYMOND M TRUSTEE (for) LANE MARY JO FAM TR 6/14/91	Retrofit 5 windows - same size.	5,000	Issued	9/4/2024		
14503	9/4/2024	001-170-018	5775 Carpinteria Avenue	CITY OF CARPINTERIA	Install a tankless water hear in City Hall building on the side of Santa Barbara County Sheriff's. No Fees Applicable	12,000	Issued	9/4/2024		
14501	9/3/2024	003-254-014	4810 Eighth Street	GONZALEZ FAMILY REVOCABLE LIVING TRUST 5/20/01	Tear off existing composition shingles. Install Certainteed 30 year composition, color like for like. 24 squares	21,665	Issued	9/3/2024		

14498	9/12/2024	001-400-010	5384 Ogan Rd	PERALTA JOSE ALFREDO SR/OFELIA TRUSTEES (for) PERALTA JOSE A SR/OFELIA LIV TR 4-8-97	INSTALLATION OF ROOF MOUNT PV SYSTEM 3.645KW 9 PANELS 1 INVERTER 1 TESLA BATTERY AND A BACKUP GATEWAY	20,000	Issued	9/3/2024		
14485	9/3/2024	001-390-003	1080 Palmetto Way Unit C	CAMP, JAMES M	Replace (e) 100 amp meter with new 100 amp meter, per insurance company's request. Subject to SCE approval and location.	1,700	Issued	9/3/2024		
14484	9/3/2024	001-390-001	1080 Palmetto Way Unit A	JOHNSON, PAUL S TRUST 2/28/19	Replace (e) 100 amp meter with new 100 amp meter, per insurance company's request. Subject to SCE approval and location.	1,700	Issued	9/3/2024		
14483	9/3/2024	001-380-036	1075 Palmetto Way Unit H	BRYANT PATRICIA ANN	Replace (e) 100 amp meter with new 100 amp meter, per insurance company's request. Subject to SCE approval and location.	1,700	Issued	9/3/2024		
14482	9/3/2024	001-380-035	1075 Palmetto Way Unit G	HOLTZCLAW, EDEE	Replace (e) 100 amp meter with new 100 amp meter, per insurance company's request. Subject to SCE approval and location.	1,700	Issued	9/3/2024		
14481	9/16/2024	001-271-004	1483 Alva Street	Rosner, Yonatan	Condenser 3-ton new back yard, heat pump condenser 1-ton new back yard, air handlers (2) changeout attic like for like, (11) ducts R6 2338 square feet. 3 ton and 12,000 BTU.	53,210	Issued	8/28/2024		
14474	9/13/2024	003-552-038	1314 June Street	RODRIGUEZ FAMILY TRUST 12/6/18	Installation of roof mount PV System 2.765KW, 7 panels, 1 Inverter, 2 Tesla Battery and back up gateway	25,000	Issued	8/27/2024		
14472	9/13/2024	004-047-026	842 Walnut Ave	EXEMPTION EQUIVALENT TRUST 12/5/2011	Installation of 2w DC Solar roof mount with 5x 400w panels and Enphase micro inverters on ADU	14,669	Issued	8/27/2024		

14427	9/11/2024	004-006-020	5052 Alvarado Road	CERDA FAMILY TRUST	Replace house panel (outside) currently 100 amp to a 200 amp in same location. Replace house receptacles (25). Rewire to 3 wire/outlets not grounded.	10,087	Issued	8/19/2024		
14424	9/25/2024	003-101-022	4420 Via Real Suite A	Skunk Point LLC.	Install a 14.21kw rooftop mounted PV system. System will include (37) 405W panels and a 27kw Energy Storage System.	56,600	Issued	8/15/2024		
14423	9/12/2024	003-312-002	4934 6th Pl	JIMENEZ COMMUNITY TRUST 2/8/2016	This permit replaces expired permit number 14057: Install roof mounted PV system, 16 modules 5.92 KWdc -225 Main service Panel Upgrade with 200 A Main breaker and 1 Enphase Battery	16,000	Issued	8/15/2024		
14413	9/17/2024	003-142-023	5280 Ogan Rd	COORS, MAY LOUISE REVOCABLE TRUST	Install a new Level 2 EV Charging Station	5,000	Issued	8/13/2024		
14412	9/17/2024	003-200-004	4228 Carpinteria Avenue # 2	Joshua W. & Patti Binder	Install new GFCI receptacle for each upstairs toilet. Replace existing incandescent lights with LED lights. Install new GFCI receptacle for the water heater. Install dimmer switches. Fix electrical that was noted on the home inspection report.	2,000	Pending Pickup	8/8/2024		
14411	9/26/2024	003-142-007	1360 Vallecito Road	BARTLETT PROPERTY TRUST 2/2/21	Installation of roof top mount solar array. 8.010 KW	28,000	Issued	8/8/2024		
14408	9/3/2024	003-254-014	4810 8th Street	GONZALEZ FAMILY REVOCABLE LIVING TRUST 5/20/01	Remove and replace 9 windows like for like, no structural.	32,174	Issued	8/5/2024		
14403	9/17/2024	003-331-006	5395 8th Street	O'CONNOR, PATRICK Q	Construct new Masonry wall at South property line (along alley - Willow Pl)	3,000	Issued	8/1/2024		
14396	9/12/2024	001-070-049	5420 Carpinteria Ave	ROIC CALIFORNIA, LLC	US BANK: Install 1 to 1 Mini-Split System for NER room. Install electrical to accommodate the new Split System.	30,000	Issued	7/30/2024		

14390	9/12/2024	003-161-017	1275 Vallecito Rd	CHAPMAN FAMILY TRUST 5/15/17	INSTALLATION OF ROOF MOUNT PV SYSTEM 4.860KW 12 PANELS 1 INVERTER 1 TESLA BATTERY AND A BACKUP GATEWAY	30,000	Issued	7/23/2024		
14369	9/10/2024	003-153-001	1086 Elm Lane	Claudia and Carl J. Adamski	Basic kitchen and Bathroom remodel and stucco repair.	140,000	Issued	7/3/2024	Yes	
14367	9/6/2024	003-263-015	888 Linden (890 Linden Building)	890 Linden Partners LP c/o Jason Jaeger	Repair and replace structural deficiencies of existing exterior exit stair.	5,000	Issued	7/3/2024	Yes	Yes
14302	9/24/2024	004-009-009	4585 El Carro Lane	ROSALLES, MAURICIO	1. LEGALIZE (A/B) DEMO OF INTERIOR STAIRCASE AT 1607 SQ. FT. TWO-STORY SFR ON 6098 SQ. FT. LOT ZONED R-1. 2. LEGALIZE (A/B) STAIRCASE AT SOUTH EXTERIOR OF HOUSE (NO NEW FLOOR AREA PROPOSED). 3. ADD 24 SF 1/2- BATH AT UPPER FLOOR	10,000	Issued	5/7/2024	Yes	
14257	9/24/2024	003-313-001	704 Linden	CHT, LLC	Channel Islands: Improvements to interior of building within tenant suite. This includes the construction of dressing rooms and storage systems. No changes to existing restrooms or to other tenant suites. Area of remodel: 507 SF. Scope of project: 2 dressing rooms, storage units, storage racks for surfboards. [700 Linden Adaptive Reuse Project # 21-2090- DP/CDP]	80,000	Issued	3/12/2024		Yes

Total Records: 31

10/1/2024