



City of Carpinteria

JUNE 11, 2026

**NOTICE OF PREPARATION FOR A DRAFT ENVIRONMENTAL IMPACT REPORT
AND NOTICE OF SCOPING MEETING**

(held in person and virtually) June 30, 2026, at 5:30 P.M.

**THE FARM PROJECT
PROJECT NO. 25-2356-DP/CDP/TTM/ARB
5669-5885 Carpinteria Avenue
APNs 001-170-013 & 001-170-010**

PURPOSE OF THIS NOTICE AND SCOPING MEETING: This Notice of Preparation (NOP) is being issued by the City of Carpinteria (City) for the above-referenced project (Project) located in the City and proposed by Central Coast CA Ventures, LLC (Project Applicant). The purpose of the NOP is to advise the public and Responsible Agencies that a Draft Environmental Impact Report (DEIR) is being prepared to study the environmental impacts of the Project and to provide an opportunity for comment on the anticipated range of issues to be studied within the DEIR.

The City is the Lead Agency for the Project and has determined that a DEIR in accordance with the requirements of the California Environmental Quality Act (CEQA) and the CEQA implementation guidelines will be prepared for the Project. The City is seeking input on the scope of the topics to be addressed within the DEIR. The topics to be analyzed within the DEIR are outlined in the Section below entitled “**DEIR Scope Of Analysis**”. This NOP is being circulated pursuant to California Public Resources Code section 211153(a) and section 15082(b) of Title 14 of the California Code of Regulations (“CEQA Guidelines”), is being provided for thirty (30) days, and will serve as the baseline for environmental analysis. The NOP period is expected to commence on June 11, 2026, and will conclude on July 10, 2026.

In addition, an in-person and virtual scoping meeting will be held on June 30, 2026, at Carpinteria City Hall located at 5775 Carpinteria Avenue, Carpinteria, CA 93013 at 5:30 P.M. as indicated below.

PROJECT LOCATION

The Project site for The Farm Project is located at 5669-5885 Carpinteria Avenue (Assessor's Parcel Numbers 001-170-013 & 001-170-010) in Carpinteria, California 93013.

The Project site consists of two parcels totaling 27.53 acres located on the south side of Carpinteria Avenue between the coastal bluff edge and Carpinteria Avenue. The Property's two parcels are bisected by a rail line. The north parcel (APN 001-170-013) is approximately 23.4 acres and is currently improved with agricultural uses and a golf driving range. The south parcel (APN 001-170-010) is approximately 4.13 acres and is currently undeveloped.

To the north of the Project site are agricultural, residential, and mobile home planned development uses. These uses are separated from the Project site boundary by Carpinteria Avenue, Highway 101, and Via Real. Carpinteria's City Hall and Sheriff's Department are located to the west of the Project site along Carpinteria Avenue. The remainder of the western edge of the Project site borders the former Chevron oil processing facility which is in the process of being decommissioned. Directly east of the Project site is the Carpinteria Bluffs Nature Preserve. The Project site's southern edge borders the Pacific Ocean.

The Project site is currently developed with limited agricultural and recreational uses. The northernmost portion of the Project site includes a golf driving range which encompasses approximately 10.5 acres. To the east and south of the driving range is 12 acres of limited farmland. Agricultural uses have existing utility connections including water and power. The southern 4.13-acre coastal adjacent portion of the site is undeveloped, save for the recreational trail that crosses the site's southernmost edge and ultimately leads to a sloped community coastal access just east of the site's boundary. There are no permanent structures on the Project site. The driving range utilizes a mobile trailer as its office and visitor-services area. A curb cut along the northeast portion of Carpinteria Avenue provides access to an existing unpaved parking area.

PROJECT DESCRIPTION

The Project is a housing development Project which contemplates 191 total dwelling units comprised of 94 townhomes and 97 single-family dwellings. The Project provides a mix of market rate and affordable units. Of the 191 total units, 20 percent (20 single-family dwellings and 19 townhomes: 39 total) would be allocated for low-income households. The remaining 152 units (77 single-family dwellings and 75 townhomes) would be market-rate residences. In total, the Project contemplates 497,032 square feet (sf) of residential floor area and a density of 6.97 residential units per acre.

Townhouse Component

The 94 townhomes would be clustered on the northern portion of the project site. Each townhouse would include three bedrooms. Townhouse square footages would range from 1,747 to 1,822 sf. Each unit would include a courtyard and two-car garage parking. The townhouse component of the Project would reflect a coastal farmhouse theme. Overall height of the townhouse component would be 28 feet, 11 inches measured to the top of the sloped roof.

Single Family Dwellings

The single-family dwellings would consist of 97 homes within three layout plans. All single-family homes would include five-bedroom floor plans. Twenty-seven (27) homes would fit into the Plan 1 category providing five-bedrooms, a two-car garage, and 3,146 sf of living space. Thirty-three (33) homes would be built as Plan 2, which would include five-bedrooms with a two-car garage and 3,425 sf of living space. Thirty-seven (37) five-bedroom homes would fall into Plan 3. These homes would provide the largest layout with 3,504 sf of living space and a two-car garage.

The single-family homes would provide a mix of a coastal farmhouse, cottage, and coastal craftsman designs. Heights for the single-family dwellings would range from 26 feet, three inches to 29 feet, six inches measured to the top of the sloped roof. The maximum roof height for any portion of the Project would be 29 feet, six inches, which is within the City's height requirements, as shown below.

Design

The architectural design contemplates three residential styles — Coastal Farmhouse, Coastal Cottage, and Coastal Craftsman. The Project proposes a varied palette of materials and coastal-inspired colors. Exterior finishes would include painted siding, wood accents, stone veneer, metal roofing details, and selected colors that reflect earth tones of sand, sea, driftwood, and native vegetation.

Rooftop solar would be provided for all units, although the size of the system is still to be determined based on demand considerations. All homes would be equipped as EV Ready locations within the two-car garage.

Southern Parcel

The southern parcel would not be developed. All residential development would be limited to the northern parcel, set back 200 feet north of the existing railroad line. The southern parcel would consist of open space. The Project contemplates maintaining existing trails through the southern parcel. Existing coastal sage scrub areas and intact native vegetation would be conserved on the southern parcel.

Parking and Circulation

The Project contemplates circulation off of Carpinteria Avenue. The site's existing curb cut on the northeastern boundary with Carpinteria Avenue would be relocated to the northwestern boundary. Proposed circulation would include private streets looping through the single-family and townhome portions of the Project with single-family homes fronting five streets. Townhomes would accept vehicle access to garages via seven alleys. The total proposed vehicle parking is 489 spaces. Vehicle parking would be comprised of 382 garage spaces (two spaces per unit), nine (9) ADA spaces, 36 uncovered spaces, and 62 parallel on-street spaces provided throughout the Project site. In addition, the 97 single-family residences would each include a driveway capable of accommodating additional off-street parking beyond the two-car garage spaces. As each dwelling unit includes a garage, bicycle parking and storage would be available within each unit, and an additional 40 bicycle parking spaces would be provided in the Project site.

Existing Vegetation and Proposed Landscaping

The Project site features a dense agricultural windrow (long, narrow row of trees/shrubs) along its western boundary. The remainder of the site is intermittently vegetated, consisting mostly of grass with various trees dispersed throughout the site. There are 180 existing trees within or adjacent to the site, consisting of 24 native trees and 156 non-native trees. A total of 111 trees are located within a north/south-trending agricultural windrow on the western side of the site. The windrow trees consist of 91 tamarisk, three (3) myoporum, and 17 blue gum eucalyptus.

Landscaping for the Project would include a mix of trees along the proposed private streets and native planting in proposed open space areas. Where possible, existing sycamore trees would be preserved or relocated. The windrow of trees along the site's western edge would remain largely intact with some removal of non-native tamarisk trees in poor health, based on an Arborist study. The Project proposes planting 219 trees including: cherry, oak, elderberry, and native species. An open space area situated between the railroad and the proposed development area in the southern parcel would include new landscaping consisting of native shrubs, additional trees, and native grasses and sedges (grass-like plants).

The Applicant anticipates that a Home Owner's Association will manage and maintain landscaped and open space areas.

Open Space

The Project's proposed open space is shown in the following table and described below.

Project Feature	Amount (sf)
<i>Publicly Accessible Open Space</i>	
Southern Parcel	175,616
Open Space between railroad and proposed homes	154,086
<i>subtotal</i>	329,702
Private Open Space (private yards)	115,803
<i>Private Common Open Space</i>	
Passive Park	4,012
Demonstrative Garden Park	4,398
Play Park	10,839
Pedestrian walkways/parkways	132,616
<i>subtotal</i>	151,865
Total Open Space	597,370 (13.71 acres)

The Project would include three distinct common spaces: the Passive Park, the Demonstration Garden, and the Play Park. The Passive Park, located near the entrance, is envisioned as a place for passive recreation activities. The Demonstration Garden, on the center-west side of the site, would serve as an educational outdoor area featuring California native plants with informative botanical labels. The Play Park, located in the lower center of the site, would be designed for recreation and include two playgrounds for children aged 2 to 5 and 6 to 12.

The Project would not impact existing trails within or existing public access to surrounding areas. The Project would provide improved trails on its Southern Parcel and provide additional trails on the open space element north of the railroad. Thus, the open space would provide access to the existing nature preserve, east of the site. The Project does not contemplate any features associated with the railroad. There are no additional amenities other than the pocket parks and open space.

Requested Entitlements/Discretionary Actions

- Development Plan
- Coastal Development Permit
- Vesting Tentative Tract Map to allow 191 for-sale units
- Architectural Review

The Project, as currently proposed, may rely on the “Builder’s Remedy” protections in Government Code section 65589.5, which preclude a local agency from denying or rendering infeasible a housing development project solely for inconsistencies with the City’s zoning ordinance or General Plan land use designations. The City will continue to evaluate the Project for consistency with applicable federal, State, and local laws and regulations.

Grading

The Project proposes to balance on-site soils during grading activities, with approximately 40,000 cubic yards (CY) of cut and 40,000 CY of fill.

General Plan / Zoning

Under the City’s General Plan and zoning code, the Project site is designated as PUD (Planned Unit Development). The PUD designation governs allowable uses and development standards on the Project site. The PUD designation is “suitable for a combination of land uses (e.g., residential, recreational, visitor-serving, and commercial and convenience establishments).” (Gen. Plan, pg. 10) As noted in the zoning code, the PUD district is primarily intended for residential uses but it also is appropriate for recreation, commercial uses, and open space. (CMC §§ 14.16.010; 14.16.040) The City lies within the Coastal Zone and has a certified Local Coast Plan. The Project site is located within the City’s Coastal Appeals jurisdiction, which means development projects may be ultimately appealed to the California Coastal Commission. (CMC § 14.48)

Objective development standards relevant to a residential development of the Property include the following:

- Height: 30 feet (CMC § 14.16.090)
- Building Coverage: 30 percent maximum for buildings containing dwelling units (CMC § 14.16.080)
- Density: None specified. (CMC §14.16.100)
- Open Space: 20 percent minimum (CMC § 14.16.110)

Additional information is available on the City's website at <https://carpinteriaca.gov/city-hall/community-development/housing/5885carpinteriaave/>

CORTESE LIST: The Project Site is listed on the List of Site Cleanup Program Sites for the Central Coast Regional Water Quality Control Board (Region 3) as completed and case closed associated with Venoco Carpinteria Oil & Gas Processing Facility (formerly Chevron) (SL203291267). Site closure means that the regulatory agency has concluded that the site does not pose a risk to the public or the environment.

DEIR SCOPE OF ANALYSIS: The DEIR will address the following key issue areas listed in CEQA Guidelines Appendix G Checklist that may result in a potentially significant impact:

Aesthetics	Hydrology and Water Quality
Agricultural Resources	Land Use and Planning
Air Quality	Noise
Biological Resources	Population and Housing
Cultural Resources	Public Services
Energy	Recreation
Geology and Soils	Transportation
Greenhouse Gas Emissions	Tribal Cultural Resources
Hazards and Hazardous Materials	Utilities and Service Systems

In addition, the DEIR will consider the following issues which are anticipated to have a less than significant finding:

Mineral Resources	Wildfire
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ENVIRONMENTAL SCOPING MEETING: The City of Carpinteria will conduct an in-person and virtual public scoping meeting to solicit comments regarding the list of topics to be studied within the DEIR. The Scoping Meeting has been scheduled as follows:

MEETING DATE AND TIME: June 30, 2026, at 5:30 P.M.

PLACE Carpinteria City Hall – Council Chambers
5775 Carpinteria Avenue, Carpinteria CA 93013

VIRTUAL LINK: <https://us02web.zoom.us/j/87110970091>

NOTE: The Scoping Meeting on June 30, 2026, is to answer clarifying questions and receive public comments. It is not a decision-maker meeting.

Interested people are encouraged to provide public comments during the meeting in person or virtually through the Zoom teleconference, by following the instructions listed below. Written comments may be submitted prior to the meeting by e-mailing TheFarmProject@carpinteriaca.gov.

TELECONFERENCE PARTICIPATION VIA ZOOM:

- Join the meeting using the link below.
- You must have audio and microphone capabilities on the device you are using to join the meeting.
- When you join the meeting make sure that you join the meeting with audio and follow the prompts to test your speakers and microphone prior to joining the meeting.

TO SPEAK ON THE ITEM USING ZOOM:

- Click on the Raise Hand icon if you would like to speak.
- Staff will call your name when it's your turn to speak.
- When your name is called, you will be prompted to unmute yourself.
- When your time is up, you will be muted.

JOIN THE ZOOM TELECONFERENCE AT:

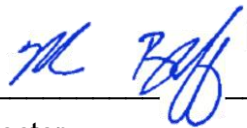
URL: <https://us02web.zoom.us/j/87110970091>
Webinar ID: 871 1097 0091
Join via audio: +16699009128,,87110970091#

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

NOTICE OF PREPARATION PUBLIC COMMENT PERIOD: The public comment period begins on June 11, 2026, and ends on July 10, 2026 (30 days). Please submit written public comments **by 5:00 p.m. on July 10, 2026**. All letters should be addressed to the Community Development Department, City of Carpinteria, 5775 Carpinteria Avenue, Carpinteria CA 93013 or TheFarmProject@carpinteriaca.gov. Please limit comments to environmental issues. When possible, please use email to submit public comments.

PROJECT WEBSITE: A copy of the Notice of Preparation and Notice of Completion, as well as the full Project description and Project history, are available at the City of Carpinteria, Community Development Department at 5775 Carpinteria Avenue, Carpinteria, California 93013, or online at: <https://carpinteriaca.gov/city-hall/community-development/housing/5885carpinteriaave/>

Date: 6/11/2026

Signature: _____
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