

City of Carpinteria  
Community Development Department  
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Environmental Review Committee  
Steve Goggia, Chair  
Charlie Ebeling  
Natasha Lohmus  
Vince Semonsen  
Kevin Silk



## ENVIRONMENTAL REVIEW COMMITTEE MEETING AGENDA

**WOOD RESIDENCE  
650 CONCHA LOMA DRIVE**

**PROJECT 15-1767-CDP  
DRAFT MITIGATED NEGATIVE DECLARATION**

**AUGUST 4, 2016  
CITY HALL/COUNCIL CHAMBER 1:30 p.m.**

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- I. CALL TO ORDER AND ROLL CALL**
- II. WELCOME AND INTRODUCTORY COMMENTS**
- III. PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA**

The public may address the Environmental Review Committee on any matter under the jurisdiction of the Committee that is not included as part of the agenda.

- IV. Wood Residence; 650 Concha Loma Drive  
Project 15-1767-CDP** **Planner: Nick Bobroff**

The City of Carpinteria Environmental Review Committee will review the Draft Mitigated Negative Declaration for the Wood Residence Project located at 650 Concha Loma Drive.

[DRAFT MITIGATED NEGATIVE DECLARATION](#)

[NOTICE OF AVAILABILITY](#)

A request for a Coastal Development Permit to construct a new single family residence and attached two-car garage on a vacant lot. The proposed two-story, three-bedroom, one-and-one-half bathroom residence would be 1,793 square feet with an attached 664 square foot two-car garage. Total

combined square footage of the residence and garage would be 2,457 square feet. The residence would also feature approximately 896 square feet of exterior decks. Maximum height of the residence, as measured from the lowest finished grade, would be 20 feet five inches.

The proposed project would include a new driveway and apron, drainage improvements, new underground utilities, and limited site landscaping. Most of the property would remain planted with the existing citrus and avocado trees; it is anticipated approximately 15 of the existing trees would be removed to accommodate the new residence and associated improvements. Existing fencing on all sides is proposed to remain.

The new residence would be constructed on a raised floor foundation upon a series of 13 caissons and grade beams. The garage would be built on a concrete slab on grade foundation; a low retaining wall would be required around the side and rear elevations of the garage to excavate the garage floor into the existing slope. Grading limits are estimated to be 3,090 square feet and be comprised of 112 cubic yards of cut and 12 cubic yards of fill for a net export of 100 cubic yards of material. Approximately 660 square feet of fill would be placed around the rear perimeter of the new garage to direct runoff away from the structure and toward the proposed onsite bioswales. New underground utilities would use a combination of directional drilling (electrical, cable, telephone) and conventional hand trenching (gas, sewer, water) to connect the residence to the respective main lines.

The residence would be constructed of typical wood frame construction on a raised floor foundation (living area) and concrete slab (garage). Initial excavation is anticipated to be completed using hand tools; a mini excavator would be used to complete excavation once clear of any sensitive resources. A flat-bladed backhoe may also be used for excavation in the area of the driveway, garage and utilities. It is anticipated one dump truck would be required for net export of material from the site. Construction and installation of the 12 caissons would require a caisson drilling rig. Cement trucks would be required for pouring of caissons, garage footings and slab. A directional drilling rig would be required for routing of underground utilities.

The project is subject to review per the California Environmental Quality Act (CEQA).

Applicant: Nathan Wood

**V. COMMITTEE RECOMMENDATION TO PLANNING COMMISSION**

**VI. CLOSING COMMENTS/MEETING ADJOURNMENT**

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@ci.carpinteria.ca.us](mailto:lorenae@ci.carpinteria.ca.us) or by phone at 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.