



CVA Action

The Newsletter of the Carpinteria Valley Association

Volume 41, No. 1

Spring 2004

Did you know that...

- CVA was founded in 1964 – prior to the incorporation of the City of Carpinteria.
- CVA was originally called the Carpinteria/Summerland Protective and Improvement Association.
- On June 6, 1989, CVA was recognized in California Legislature Resolution No. 289 by Gary Hart (18th Senatorial District) and Jack O'Connell (35th Assembly District) for achievements in preserving and protecting the beauty and natural resources of the area, its agricultural viability, and its rural residential character.
- In 1976, CVA's appeal to the Coastal Commission stopped a proposed high-density development on the Carpinteria Bluffs.
- In 1998, CVA helped establish Citizens for the Carpinteria Bluffs.
- **You can be a part of CVA... See the form on page 4!**



Toro Canyon Plan

The Toro Canyon area, consisting of 5,750 acres, is nestled in the foothills between Summerland and Carpinteria, and is a special place where the desire of most of the people who live here and the surrounding areas is to preserve its natural beauty. It's a beautiful area that has many potential problems from being overdeveloped. Because of the contours of the land and unstable slopes, there are very few roads. This lack of access causes safety concerns. The potential for many people being trapped due to a fire and/or flooding is quite high because of the limited roadways. The plan currently in place for making land use decisions is more than twenty years old. Other development issues concern water availability, septic systems, and protection of unique biological resources. The southern portion of the Toro Canyon area, consisting of 2,150 acres, is within the Coastal Zone and therefore the California Coastal Commission needs to approve any changes.

After working for 4 years, a new Toro Canyon plan was adopted by the County Board of Supervisors in early February 2002 as a proposed amendment to the certified Local Coastal Program (LCP). The Coastal Commission staff accepted it for processing in August 2002, and in November 2002 the commission extended a statutory deadline for one year. But in November

2003 the Coastal Commission rejected the plan as submitted due to its weak protection of the environment. At that time the Coastal Commission proposed 47 modifications. The county was allowed up to six months (to early May 2004) to respond to the Commission's actions. The Coastal

Toro Canyon is a beautiful area that has many potential problems from being overdeveloped.

Commission's primary concerns have to do with lack of consistency between the Toro Canyon Plan and the Coastal Act. The areas of concern include protection of environmentally sensitive habitats, landform alteration on slopes greater than 30%, coastal access at Santa Claus and Padaro Lanes, visitor-serving commercial uses at Santa Claus Lane, visual resources, shoreline development, water quality, and agricultural resources.

First District Supervisor Schwartz and County Planning and Development staff hosted a community meeting on Dec. 3, 2003 to receive public input about the California Coastal Commission's rejection of the plan at

their November 2003 meeting. Most of those present supported resistance to the Coastal Commission's action, although some supported acceptance of the Commission's proposed changes. The Board held a hearing on this matter on Jan. 27, 2004 and directed staff and Supervisor Schwartz to have additional discussions with Commission staff in preparing a detailed response to the Coastal Commission.

At the March 23rd Board of Supervisors meeting, Planning and Development staff recommended acceptance of 24 modifications, acceptance with changes on 21 modifications, and rejection of 2 modifications. Three of the five supervisors accepted the recommendations and directed staff to return to the Board of Supervisors meeting on April 27th with a final version of the modified plan.

CVA has been following this process and feels very strongly that the California Coastal Commission's concerns are valid. CVA supports both the county's revised Local Coastal Plan and the Coastal Commission. We hope that all concerned agree that our coastline needs considerable protection. It is good that the Coastal Commission is in place and can help preserve the coastline not only for those of us lucky enough to live near it, but for all residents of California and the entire country. ❖

CVA's 40th Anniversary

The Carpinteria Valley Association will be 40 years old this June!

CVA plans to celebrate this occasion by looking into the heart of our community. In 1998 we highlighted the rural valley. This year on our anniversary, we would like to emphasize our urban heritage. We plan to take a look at our Carpinteria and Summerland bungalows, Joe Hendy houses, and few other houses of distinction. Their characteristics and their history are important because they set the tone for the future of the Carpinteria Valley. In 2000, the City of Carpinteria updated their general plan and stated that the goal of the community is:

"To preserve the essential character of our small beach town, its family-oriented residential neighborhoods, its unique visual and natural resources and its open, rural surroundings while enhancing recreational, cultural and economic opportunities for our citizens."

Since this is also a goal of CVA, we think it is appropriate to emphasize

our heritage. Steve Dowty, architect, owner of a bungalow, and president of the Santa Barbara Bungalow Association, will be our speaker. He will explain how, when and why they were built. We then will have a walking tour of the core of this district. Invitations

and details will be offered to our membership. The event will take place on Saturday, June 12. If you are not already a member, join CVA now (using the form on the back page of this newsletter) and watch for your invitation. ❖



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We Told You So! Ranch Sold to Investment Group

Just months after being annexed to the Carpinteria Valley Water District, Rancho Monte Allegre has been sold to a group of Montecito-based investors. During the more than seven years that the ranch has been on the market, lack of a reliable water supply has been a major obstacle to potential buyers. Now, with the guarantee of District water, the 3,125-acre ranch is in escrow, due to close in May. The property was listed at \$26 million by Kerry Morman and Associates.

We find all of this ironic, since CVA repeatedly pointed out that the Water District's EIR failed to adequately address the growth-inducing potential of guaranteeing the ranch the lion's share of district water resources. CVA filed a lawsuit against the Water District on this very basis, to no avail.

The ranch lies above Foothill Road at Santa Monica Road. The ranch area included in the annexation has 39 legal parcels, comprising 2,150 acres. The remaining 975 acres are inaccessible, in the northern watershed of the ranch. Based on the activity of survey parties in the area, we predict that the new owners will apply to the county for lot-line adjustments, to enlarge some of their smaller legal parcels in order to accommodate the maximum number of dwellings per parcel.

One glimmer of hope: perhaps the new owners will invest in restoring the historic buildings on the ranch, most of which date from the 1880s, when the Fithian family acquired the property. These buildings are of great historic value, despite their neglect by the more recent group of owners. We look forward to learning more of what is intended for this beautiful old Carpinteria ranch. ❖



Contact Info:

Here is the contact info for you to make your views known. See the articles in this newsletter for details on the issues and where your input is needed most. Then do your part by sending your views to the appropriate people at the addresses listed below:

City of Carpinteria

Attn: <name of Planner, or Council Member, etc.>
5775 Carpinteria Avenue
Carpinteria, CA 93013
(805) 684-5405
Fax: (805) 684-5304
Web: <http://www.carpinteria.ca.us/>

Santa Barbara County

Attn: <name of Planner, or County Supervisor, etc.>
123 E. Anapamu St.
Santa Barbara, CA 93101
Web: <http://www.countyofsb.org/>

LAFCO

Attn: Bob Braitman
105 E. Anapamu St., Room 406
Santa Barbara, CA 93101
(805) 568-3391
Fax: (805) 647-7647
Email: lafco@sblafco.org
Web: <http://www.sblafco.org/>

California Coastal Commission

South Central Coast District Office
89 South California Street, Suite 200
Ventura, CA 93001
(805) 585-1800
Fax: (805) 641-1732
Web: <http://www.coastal.ca.gov/>

The Ongoing 101 Dilemma

The traffic on Highway 101 at peak times of the day is a problem that impacts all of us on the Central Coast. This one problem, however, cannot be solved with one answer. It would be easy, for instance, to just say that we should make the freeway wider. But from the practical experience of driving on the wider L.A. freeway arteries, we know that wider freeways alone are not the solution.

What is needed is an entire package of solutions. Solutions that effectively move more people with fewer cars. 101inmotion.com is an organization that is dedicated to solving this problem using the package of solutions approach. They need and want public input and support. Some of the solutions that they are examining include:



- Adding lanes to the freeway
- Enhancing alternative modes of transportation (rail, buses, bikes, ferries, etc.)
- Staggered work schedules and ridesharing
- Ramp metering
- Improvements to parallel routes
- Examination of local land use policies.

If congestion on 101 is a concern of yours, get involved, and give your input to 101inmotion.com. ❖

New 1st District Supervisor

CVA looks forward to continuing to work with Salud Carbajal in the 1st District County Supervisor's office. For the last decade, Salud has been the right-hand person for Supervisor Naomi Schwartz, and has been an important resource for CVA. But starting Jan. 1, 2005, Salud will take office as our new Supervisor after winning the March election by a decisive margin.

We expect a lot from Salud, as we did from Naomi. He may get a little tired of hearing from us, but we plan to make sure he is always aware of the issues and challenges facing the Carpinteria Valley. The City of Carpinteria only covers part of the valley, so land use decisions in the remainder of the valley are the responsibility of the County Board of Supervisors.

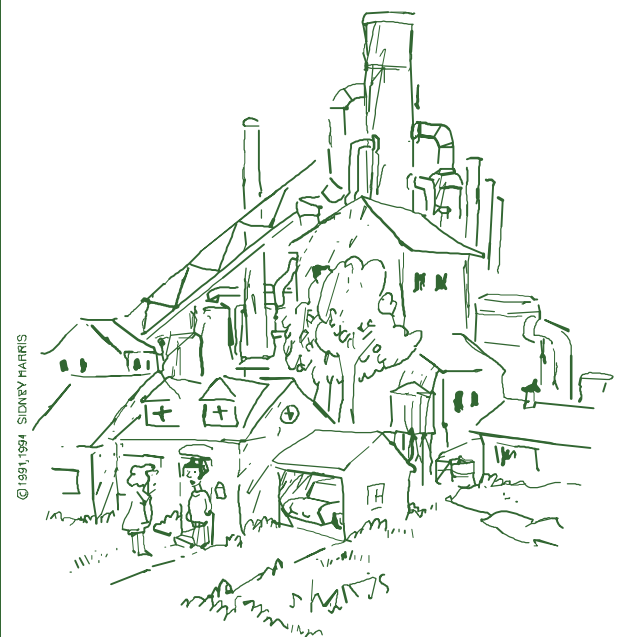
Given that the overall makeup of the Board of Supervisors will be shifting next January, Salud will likely face many challenges in representing the interests of our 1st District. We have confidence that he (with our urging) will be up to the task! ❖

New Plans for Venoco

Venoco will appear before the Carpinteria Planning Commission in May to receive approval to move the Carpinteria Odorant facility near the roller rink to the southwest corner of their property. Unfortunately, that will place two odorant facilities adjacent to the Carpinteria Park neighborhood. The co-located facilities will be installed to odorize all gas coming into Carpinteria, which may greatly increase if Venoco's new "Paradon Project" is approved.

This project, which has been submitted to the State Lands Commission, consists of up to 35 wells and a derrick up to 15 stories high. The derrick is planned to slide on a track so that the one derrick will cover the space needed to drill all 35 wells. The wells will be used to slant drill in multiple directions under Carpinteria and the Santa Barbara Channel. The city has contracted with the Energy Division of Santa Barbara County to help them with risk assessments and other problems related to new oil projects. The odorant facility was scheduled to be heard at the March Planning Commission meeting, but Venoco asked for a postponement to May because of disagreement over project conditions required by the City.

CVA is concerned with the risks to our community, and with the unprecedented visual impact that a huge derrick will impose on the entire Carpinteria Valley. Goleta has just experienced a leak or spill from an odorant facility during "routine maintenance". One person reported illness and a dozen complaints to authorities. We question the decision to move this facility closer to a residential neighborhood, and are very concerned about the implications related to the proposed Paradon Project. If you are also concerned, watch for the Planning Commission agenda in May and voice your opinion. The community of Carpinteria is much too important to take any chances. ❖



"Oh that! I hardly notice it any more. In fact, last month, we only had to evacuate 3 times!"

What's Happening with "Lagunitas"?

You may be wondering why you have heard nothing about the "Lagunitas" project recently. Actually, the project has been in limbo since last August when the city approved the first reading of the mysterious "development agreement", pending approval from Caltrans scheduled for October 2003. Caltrans did not approve the traffic mitigation roundabout.

Obviously, Caltrans is having trouble with this project. Not only does this project add almost 2,500 car trips to Carpinteria daily, but it also remodels the 150 and 101 highway intersection, which is one of the few intersections in this area that is running smoothly at this time. On top of these problems, Caltrans says that the roundabout does not meet its standards with one off-ramp/on-ramp being too short.

The city has now bypassed the project engineers in San Luis Obispo and is asking a northern Caltrans office to help them. They are asking for more time to revise the PSR (Project Status Report). The main change the city wants is to revise the need and purpose of the project. One would think that no matter what office does the work, the roundabout leg is still going to be too short. So the community waits longer for the outcome of this mammoth project.

This project started in 1997. It has now been seven years and nothing has been decided. Watch for further information on how the community can help reduce the impacts of this development. It is our responsibility to try to reduce traffic, not increase it. ❖

Coming to a Beach Near You...

Did you ever wonder where the sand on the beach comes from? You probably haven't given this much thought, but this simple question exposes important and complex issues.

Living on the coast we are part and parcel of an ongoing situation that has been "developing" over the years. Natural sediment flow from the mountains to the ocean is being blocked and prevented from replenishing our beaches. As construction of dams, homes and roadways has occurred, various problems have arisen. Creeks were treated as if they were just water only and were encroached upon to make room for houses and bridges. When flooding did occur with rocks and trees, the narrowed creeks got plugged up and wreaked havoc with the upsurge of water over the creek banks. As a solution, debris basins were built to catch the potential large debris that would get caught, thus somewhat successfully preventing the plugging of the narrow water pathways.

Another concern in the big picture is the policies that allowed homes to be built directly on the seashore, then when it was later realized that those same homes were in danger of being washed away by the rising ocean, lawsuits allowed the building of seawalls to protect those same homes. Unfortunately, it has been found that the protective quality of the seawall has a huge downside. The reflected wave action pulls the beach sand back out to sea, eventually eroding both the beach at the base of the seawall as well as the un-walled beaches at the end of the seawall.

Overall, construction of dams, building of roads and houses too close to creeks and too close to the seashore have given rise to piecemeal approaches to fixing the damage done by poor planning. The net result now, is that our beaches are disappearing.

This fact is one of the main reasons the local agency known as BEACON was formed. BEACON stands for Beach Erosion Authority for Clean Oceans and Nourishment. It is a cooperative effort between the cities and counties of Santa Barbara and Ventura to address the disappearing beaches and related issues.

BEACON is overseeing the planning and implementation of replenishing the sand to our beaches via various methods. The main solution is physically trucking in hundreds of thousands of cubic yards of sand from the places where the sand/sediment gets stuck directly to the seashore. The City of Carpinteria approved a plan in Sept. 2003 to allow up to 4 round-trip semi-truck loads of sand per hour, 8 hours a day, 5 days a week for up to 8 months out of the year down Ash Avenue to Carpinteria Beach potentially beginning as early as this October through next April. The recent test of trucking sand to Goleta Beach was deemed "wildly successful" at the last BEACON meeting.

Trucking is not the most ideal method, but for now it would seem the most practical one to address the immediate situation until other long-term approaches can be implemented. One example of a long-term method is "managed retreat". This is much as it sounds: the offending construction is removed, and watersheds and shorelines are restored to a more natural condition. Obviously, this is often not a viable option.

The City of Carpinteria took steps to include into their BEACON plan, restoration of the Carpinteria Dunes and Snowy Plover nesting habitat. They also in-

cluded having UCSB researchers help monitor and restore the greatly diminished kelp and eel grass beds that are so vital to the health of the coastline.

In addition to the brute force method of hauling sand, BEACON is also working with the Army Corp of Engineers and ASR (an environmental firm from New Zealand) on building a prototype underwater reef at Oil Piers to study its potential for using reduced wave action to capture sand on our local beaches, as well as providing some great surf opportunities and a potential haven for kelp to grow. If successful, the City of Carpinteria may look into using similar underwater structures to potentially reduce the amount of sand needing to be trucked directly to the beach.

In recent news, the California Coastal Sediment Management Master Plan Project has been newly formed. It is a collaborative effort let by the U.S. Army Corps of Engineers South Pacific Division and the California Resources Agency. Its goal is to develop an implementation strategy for regional sediment management in California. It is an agency to coordinate efforts by agencies such as BEACON that are addressing similar issues up and down the California coastline. They are actively seeking input from the public and organizations that have

an interest in preserving the heritage of our beautiful coastal lands.

In the past, empirical scientific data has often been ignored in the planning process. It is up to us, the public aided by the scientific community, to help in the overall planning process and give feedback on what is important to us to agencies such as BEACON and this new California Coastal Sediment Management Master Plan Project.

Your participation is especially important if you think that alternatives must eventually be found to perpetual construction grade traffic dumping sand 8 months out of the year. ❖



Santa Barbara County and the Coastal Act

The California Coastal Act begins as follows:

30001. The Legislature hereby finds and declares:

(a) That the California coastal Zone is a distinct and valuable natural resource of vital and enduring interest to all of the people and exists as a delicately balanced ecosystem.

(b) That the permanent protection of the state's natural and scenic resources is a paramount concern to present and future residents of the state and nation.

First it should be realized that only a very small portion of the citizens in Santa Barbara County live in the Coastal Zone and have their privileges restricted by the Coastal Act. The results of these restrictions are a gain to everyone else, not only in the county but "the state and nation".

Perhaps the most contentious issue is coastal access, but this requirement comes not only from the Coastal Act, but directly from the state constitution:

CALIFORNIA CONSTITUTION

ARTICLE 10 WATER (inapplicable language deleted as indicated)

SEC. 4. No individual... possessing the frontage or tidal lands of... navigable water in this State, shall be permitted to exclude the right of way to such water...; and the Legislature shall enact such laws as will give the most liberal construction to this provision, so that access to the navigable waters of this State shall be always attainable for the people thereof.

It can easily be argued, from examples of access blockage, that the Coastal Act and the Coastal Commission have not been effective enough in carrying out this provision.

Other important parts of the Coastal Act relate to the preservation of agricultural land, open space, scenic views, and environmentally sensitive habitat. Additionally, protection of tidal lands is also part of the California Constitution. This means that those who oppose protection of these lands would need to amend the Constitution to achieve their shortsighted objectives.

Unfortunately, the United States Census did not consider the Coastal Zone as a separate geographic entity, so there are no accurate population figures. However in Santa Barbara County, Carpinteria, Summerland, Montecito, and Isla Vista are the only areas with appreciable population within the Coastal Zone. In the city of Santa Barbara, the Coastal Zone comprises only land oceanward of 101 and Cliff Drive. Almost all of the city of Goleta is excluded and the border then jogs north around the airport and the University.

Except for the first & third supervisory districts, it is easy to see that the supervisors have few if any constituents residing in the Coastal Zone. Therefore, it is difficult to see why county government is not more supportive of the Coastal Commission in enforcing the Coastal Act.

Development can be moved a few blocks inland and everyone in the state and the nation gains. Let's all make sure that our governmental representatives keep this larger perspective in mind as they consider coastal development proposals. ❖

Carpinteria Valley Association

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Email: cva@silcom.com

Web: <http://www.silcom.com/~cva/>

The *Carpinteria Valley Association* (CVA) was founded in 1964, and continues its mission of providing education and advocacy on issues related to land use planning, development, and the environment in the Carpinteria Valley and the surrounding South Coast region.

Board of Directors:

- Susan Allen
- Vera Bensen
- Anna Carrillo
- Al Clark
- Samantha Green
- Bob Hansen
- Dave Hill
- Roxie Lapidus
- Brian Marcontell
- Jay Parker
- Katie Roberts
- Royce Stauffer
- Mike Wondolowski

Advisory Board:

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- Lyn Anderson
- Christie Boyd
- Gary Campopiano
- Geri Campopiano
- Mary Holzhauer
- Linda Krop
- Bunny Lesh
- Kathleen Lord
- Dave Morris
- Trina Morris
- Donnie Nair
- Gary Neilsen
- Ted Rhodes
- Katie Roberts
- Jan Robotham
- Carl Stucky
- Arturo Tello
- Brian Trautwein

Your Turn

Each year, there are families that come to Carpinteria for their vacations. We've begun to see these families this spring, and many more will come visit over the summer. Some of these are families where the parents came here as children, and now they continue the tradition into the next generation. When you see these visitors, one thought that sometimes comes to mind is: "We get to live here all year!"

What is it about our small town that is so attractive? It is obviously a combination of many things: our weather, our unique location nestled between the Santa Ynez Mountains and the Pacific Ocean, close proximity to Santa Barbara, the ability to get to Los Angeles in a relatively short time while feeling a million miles away from it! But on top of these things, there is more. The City of Carpinteria general plan (see article "CVA's 40th Anniversary" on page 1 of this newsletter) states the goal of the community is:

"To preserve the essential character of our small beach town, its family-oriented residential neighborhoods, its unique visual and natural resources and its open, rural surroundings while enhancing recreational, cultural and economic opportunities for our citizens."

These are not just a bunch of nice words in some document on a shelf, but an attitude that the people of the Carpinteria Valley have held for a long time. Whether it is solely for our own benefit, or for the benefit of all residents and visitors, we have the responsibility to preserve what makes Carpinteria such a special place.

CVA was founded 40 years ago by members of our community who took this responsibility very seriously. We are proud of our accomplishments over the past decades, and we continue today with the same commitment and enthusiasm!

We hope you see value in the work of CVA. Although we are an all-volunteer organization, we do have expenses. Please fill out the form below, and return it with your check for \$5 to join CVA. Your membership allows us to continue our work. Be sure to include your email address if you have one. Email is a very timely (and cheap) way for us to update you on important issues. We promise a low volume of messages and no spam!

In addition to money, it takes many volunteers to help CVA accomplish its work. We need volunteer help in many areas, some skilled, some not. Use the form to let us know how you might be able to help out.

You'll see on the form that CVA has an educational arm called *Carpinteria Valley Foundation* (CVF). CVF focuses on public education on issues and on the public process. Our belief is that if the public is fully informed about important issues, and knows how and when to make their voices heard, then our public officials will know what the community wants and needs. If we don't tell them, then we get what they *think* we need! Please consider making an additional donation to CVF to help fund our educational efforts.

You can see that there are a multitude of ways for you to take action. It is up to you to help determine the future of our community. ❖



Other annual visitors to Carpinteria are these harbor seals who visit every winter!

We're on the web!
www.silcom.com/~cva/

On our website, you can find a full-color version of this newsletter, as well as past editions!



I want to join CVA!

I want to join CVA! I am enclosing \$5 for my annual membership (Our annual renewal date is June 1, so it's time to renew!)

Note: Contributions to Carpinteria Valley Association are not deductible as a charitable donation for tax purposes.

Additionally, I want to support the public education efforts of the Carpinteria Valley Foundation. Enclosed is my donation:

\$20 Individual \$25 Family \$50 Supporter \$100 Benefactor Other: \$ _____

Note: Contributions to Carpinteria Valley Foundation are deductible as charitable donations for tax purposes.

I am interested in the following issues:

- Santa Barbara County planning issues
- Carpinteria City planning issues
- City of Carpinteria General Plan
- Venoco's facility / general oil development & monitoring
- Use of lands owned by the Carpinteria School District
- Greenhouses
- Specific development proposal: _____
- Open field agriculture issues
- Water issues
- Affordable housing issues
- Zoning enforcement
- Environmental impacts of development (e.g., traffic, parking, air quality, biological issues, etc.)

I want to help! I will help on:

- Technical analysis of environmental documents
- Attending public meetings
- Telephoning and/or mailing
- Database maintenance
- Website development and maintenance

Name: _____

Address: _____

Email: _____ Phone: _____

Mail this form to us at: **Carpinteria Valley Association**
P.O. Box 27
Carpinteria, CA 93014

Thanks!