



# CVA Action

The Newsletter of the Carpinteria Valley Association

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## Onshore Oil Project Ready for Public Scrutiny EIR Available in May for Venoco's Paredon Project

Carpinterians will be offered some heavy reading in May when the City publishes its 1,091-page two-volume draft Environmental Impact Report (EIR) for Venoco's plan to drill for offshore oil from a high tower on the City's waterfront.

Not many will want to read the entire report, but the City and the Carpinteria Valley Association (CVA) will make copies of the 12-page executive summary available to all interested persons. And there are likely to be a lot of those. Many are likely to want more than 12 pages. The full report will be available for examination at City Hall, regional libraries and other places to

be announced.

Venoco proposes to drill up to 35 oil and gas wells from a 175-foot high rig on its coastal property along Dump Road. The wells would be drilled directionally to tap deposits in state leases offshore. The onshore property is zoned Coastal Industry District (M-CD). In a report last May, the City said that the property would have to be rezoned to accommodate the proposed development. "The ability to drill from onshore locations to offshore reservoirs was not envisioned at the time the zoning code was adopted," the report says.

In a Carpinteria hearing June 13 last year, about 30 persons testified against going ahead with the project, while only one spoke in support. Beyond that, 427 had signed petitions circulated by CVA protesting the proposal.

At the hearing, protests were varied, but many centered on the 175-foot drilling rig that would tower over the bluff near City Hall and the harbor seal rookery. "It would be like having a huge oil platform in our own backyard," CVA said in our Spring 2006 newsletter. "With no structure in Santa Barbara County taller, the drilling tower will dominate the skyline and define the character of Carpinteria."

Many Carpinterians testified that turning toward clean fuel production is far more important than extending the use of petroleum, a polluting fuel that contributes to global warming.

Many voiced concern over the proposed scope of the final document, contending that it should include analysis of socioeconomic impacts to the greater community, and not only on-site environmental impacts. After the hearings, the City reported that "economic or social effects of a project shall not be treated as significant effects on the environment." But it said that "a socioeconomic study would be useful to the decision-makers and the public as part of the permitting process." Consequently, the City said, such an analysis will be part of the environmental document, but as an appendix.

CVA urges Carpinterians to "go for it now," and not wait for future opportunities to voice their concerns over issues that might not be considered "environmental impacts" under state guidelines for the present document. Waiting for the appropriate time sometimes is frustrated by administrative rulings that the deadline had passed, somehow unnoticed by the public.

The document now nearly ready for circulation is a draft report of likely environmental impacts. No hearing date on the draft has been set, but Jackie Campbell, City of Carpinteria Community Development Director, said that the City will conduct a public workshop during the second week of May to introduce and explain the plan. A hearing on the content of the plan will

(see "Paredon EIR" on pg. 2)



**Proposed Paredon Project Location**  
(Graphic from Final Scoping Document for Paredon EIR)

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## What is the Paredon Project?

Much of the industrial plant for Venoco's proposed new coastal oil production is already in place, according to a report by the City of Carpinteria. But the plan for erecting a 175-foot drilling tower on the City's bluffs appears to have the most public attention, almost all of it in opposition.

"The proposed Paredon Project would consist of augmenting existing facilities, by installing new facilities and modifying others," the City reported in last May's Notice of Preparation for the project's scoping document. "The majority of the new facilities that would need to be installed are associated with oil processing."

The upcoming draft Environmental Impact Report (EIR) will elaborate on that summary.

As many as 35 wells would be drilled, the City's report says, and the well equipment would be below ground level. But the drilling rig, from which all the wells would be drilled, would rise 175 feet, or about 15 stories, above

ground level on the bluff at the end of Dump Road.

This is where Venoco now processes oil that arrives via pipeline from Platform Gail offshore. The existing plant includes a large crude oil storage tank, pipeline pumps, a gas compression plant, natural gas liquids recovery plant, field offices, more tanks, maintenance shops, and other infrastructure. The crude oil is sent by pipeline to Los Angeles area refineries. Gas from Platform Gail also arrives by pipeline where it is picked up by the Gas Company for processing and distribution to consumers.

The wells for the proposed project would be drilled from onshore, but the oil would be extracted from under the ocean bottom by directional drilling. The industry has developed technology by which wells are drilled vertically to a certain depth, then redirected to drill horizon-

(see "What is Paredon?" on pg. 3)

## Harley-Davidson

Because of intense community pressure about past zoning violations, Santa Barbara County was able to finally get Santa Barbara Harley-Davidson to abate the zoning violations at their facility on Via Real rather than pay a daily fine. They have removed their tents, ceased their detailing operations in the parking lot, discontinued daytime storage of motorcycles outside the building, removed their banner on the front of the building, removed most of their picnic tables, and discontinued broadcasting loud music outside.

Since our Fall 2006 newsletter, CVA, the Padaro Association, and the Polo Field condominiums have been meeting with County Supervisor Carbajal, County planning staff, representatives from the Highway Patrol and Sheriff Department, and friends and staff of Santa Barbara Harley-Davidson to come up with solutions for excessively and illegal loud motorcycle noise.

***Riders can be cited for mechanical violations, i.e., illegal pipes, or may be fined for disturbing the peace.***

***If the noise from motorcycles is bothering you, you need to let the sheriff know!***

In response to our meetings and nationwide complaints, the Harley-Davidson establishment and their affiliates are trying voluntary measures – signs, posters, pamphlets, and meetings to educate their riders that unless they voluntarily contain their noise and take steps to be socially responsible, communities around California will put further restrictions on excessive and illegally noisy machines. Their latest poster shows a motorcycle locked up. Those in the know are encouraging their riders to show they respect the neighborhoods they ride in, by controlling their engine noise.

Meanwhile, currently our only recourse is to contact the sheriff when the noise is bothersome. Riders can be cited for mechanical violations, i.e., illegal pipes, or may be fined for disturbing the peace. Locally, Sheriff Deputy Darin Fotheringham can be reached at the Carpinteria station 805-692-5743 (deputy response). If the noise from motorcycles is bothering you, you need to let the sheriff know! ❖

## Paredon EIR (from page 1)

probably be scheduled for the third week of June, she said.

Following that, a Final EIR will be prepared by the City and Marine Research Specialists which the City has hired as environmental consultant. That will also get a public hearing. Although the Carpinteria City Council is the lead agency for reviewing and acting on the project application, the approval by 12 other city, state and federal agencies is necessary for the project to proceed.

Information on the draft EIR and schedules for the related hearings will be available on City and CVA websites:

City's main website:

<http://www.carpinteria.ca.us/>

City's Project Information page:

[http://www.carpinteria.ca.us/communitydev/project\\_info.shtml](http://www.carpinteria.ca.us/communitydev/project_info.shtml)

CVA's main website:

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

The proposed Paredon project has the potential to fundamentally and significantly change Carpinteria. It is the responsibility of all of us to participate fully and thoughtfully in the process to ensure that our community determines its own future. ❖

## Did you know...

- 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.
- In 1968, CVA's active participation in a County referendum resulted in repeal of zoning ordinance amendment which would have permitted a large Humble Oil refinery on the Carpinteria Bluffs.
- In 1983, CVA successfully exposed a proposed change in agricultural zoning which would have permitted oil development on agricultural land in the Valley.
- On June 6, 1989, CVA was recognized in California Legislature Resolution No. 289 by Gary Hart (18<sup>th</sup> Senatorial District) and Jack O'Connell (35<sup>th</sup> 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!***

## Online Resources

The City of Carpinteria has a tremendous amount of information available on their website. Some of it is not as up-to-date as it could be, but it is still an excellent resource. As mentioned in the article above about the Paredon EIR, the latest information will be posted on the website at the locations listed. But we thought we would point out some other locations that are also very useful:

Everything is accessible through the City's main website listed above:

<http://www.carpinteria.ca.us/>

The City Council page includes information on the council members and links to the agendas and staff reports City Council meetings:

<http://www.carpinteria.ca.us/citycouncil/index.shtml>

The City's Community Development Department page includes links to the agendas and staff reports for important bodies including the Planning Commission, and includes links to many other planning resources:

<http://www.carpinteria.ca.us/communitydev/index.shtml>

One of the most interesting resources is the "Planning Information" page. This includes links to full online versions of the General Plan, and very informative maps include the Zoning Map, Land Use Map, Cumulative Projects Map, and Vacant Parcels Map:

<http://www.carpinteria.ca.us/communitydev/planninginfo.shtml>

An incredibly useful page is the "Project Information" page. This page is not kept fully updated, but it is definitely the go-to location to get the latest information and schedules for key projects that are in process:

[http://www.carpinteria.ca.us/communitydev/project\\_info.shtml](http://www.carpinteria.ca.us/communitydev/project_info.shtml)

Overall, planning issues are not the responsibility of "someone else". It is the responsibility of each member of the community to stay in touch with what is happening in our community. It is simply not feasible for each of us to stay on top of every project, but that is no reason to completely abdicate our responsibilities as community members. Pick an issue that is important to you. Investigate it. Ask questions. Contact CVA to discuss it if you wish. Provide your input during the planning process. But the key thing is to be heard. Remember that if you don't participate, you don't get to complain later if you don't like the result! ❖

## Harbor Seal Update

We are nearing the end of the December to May "protected season" for our local harbor seal rookery. During this period, the beach is closed 750 feet on either side of the rookery to avoid disturbance of the seals and their newborn pups. This is the period when the hardworking volunteers of SealWatch monitor the seals and help educate visitors about them.



This year, the SealWatch season high count for adult seals was 249 in March, with 54 pups counted on the beach. SealWatch estimates there were over 70 spring seasonal births in 2007.

But did you know that there are seals around the area during the rest of the year too? Harbor seals do not migrate and use the beach (when people are not on it) all year. The seals shed their fur in late summer and into the fall, and the greatest numbers are seen then. In fact, on one night last September, a count done using infrared scopes tallied an all-time high number of 487 seals on the beach! The highest daytime count was on October 1 several years ago at 365 animals.

CVA congratulates the volunteers of SealWatch for another successful year, and thanks them for the countless hours they put in, often in less than ideal weather! ❖



## What is Paredon? (from page 1)

tally to reach deposits a considerable distance in any direction from the wellsite. Several wells can be drilled from a single point of origin.

Test wells would be drilled first to help determine how much recoverable oil is in place. The City report says that the project "is estimated to contain recoverable reserves of approximately 23.5 million barrels of oil and 43 billion standard cubic feet of natural gas." This should support production for 14 years "based upon the current oil and gas reserve estimates and the current price of oil."

Well drilling would be expected to continue for four years. After that, presumably, the wells would produce without further drilling, churning out up to 11,000 barrels of oil per day. Well and pipeline maintenance, however, is ongoing in the industry. Submersible pumps also would be installed in the wells to intensify production.

Environmentalists say that such oil production would only delay the development of cleaner

and more efficient energy sources.

Many potential environmental hazards are listed in the City of Carpinteria report. Pipelines can fail in time. Hazardous materials can escape in transportation. Air quality suffers from escaping gases in production, processing, and end use. Possible seismic action is listed as a safety concern. The tower would be near the Carpinteria Fault and other potentially-active formations along the marine terrace.

The Santa Barbara Channel region is often compared with the Galapagos Islands. More than 27 marine mammal species, for instance, spend all or part of their life cycle here. For more than a century they have suffered oil industry upsets. The harbor seal rookery, protected seasonally from human intrusion, is near the site for the proposed drilling tower. Industrial noise alone could be a major disturbance.

Viewing the seals from the blufftop is a big attraction not only for residents, but for thousands of

visitors each year. Other coastal-related natural blessings are summarized in the City's report:

"In the vicinity of the proposed site are the California Coastal Trail, Coastal Vista Trail, Tar Pits Park, Carpinteria City and State Beaches, Rincon Beach, and numerous walking/hiking trails. Sensitive environmental habitats in the area, such as the Carpinteria Seal Sanctuary, Carpinteria Bluffs Nature Preserve, and Carpinteria Salt Marsh also attract recreational users."

Anticipating the soon to be released draft EIR, the City's preliminary report says that, "the environmental setting will provide a discussion of the existing recreational areas that are in the vicinity of the proposed project site."

It will be eagerly read and examined by Carpinterians and other South Coast residents who have long enjoyed and fiercely protected their ocean front. ❖

## What is the "Goal of the Community"?

A community's General Plan is the "gameplan" for all development in that community. All the specific rules, guidelines, and decisions are based on the overall strategy described in this very important planning document. So obviously this document is a fundamental part of determining the future of a community.

Here's what it says on page one of the Carpinteria General Plan:

**Carpinterians have a strong sense of identity with a rich and colorful history. The fertile soils of the Carpinteria Valley and its safe and scenic coastline have provided ideal living conditions for thousands of years. The relative isolation of Carpinteria has enabled it to remain one of the last small, rural southern California coastal communities. It is the community's desire to maintain its small beach-town lifestyle while accommodating an appropriate balance of economic vibrancy. 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.*

**The goal of the community is the heart of the General Plan. The content of the General Plan is arranged to achieve the community goal.**

CVA fully embraces this stated goal and continues to be proud of Carpinteria for so eloquently capturing the essence of our town. For any given planning or development issue in Carpinteria, we ask everyone to remember to step back and ask how that proposal fits into the goal stated above. ❖



## Lagunitas Referendum a Success! Settlement with developer avoids cost and effort of an election.

After the Carpinteria City Council approved the proposed "Lagunitas" development last fall despite its many problems, CVA had no choice but to initiate a referendum challenging the approval. The goal of the referendum was to vacate the approval so that an appropriately-sized project would then be considered for this site – one that did not have the severe impacts to our community, especially impacts related to traffic and air quality.

As a result of CVA's effort, the Lagunitas developer subsequently agreed to reduce the size of the project to reduce the traffic by about 30%. This also reduces the air quality impact to below the level considered a "significant" impact. Due to this agreement, the referendum campaign and election were not necessary. This was a huge victory for the community, and CVA is pleased that so many in the community helped make this success possible.

Why was all this effort necessary?

When too much traffic is a large factor in a development, traffic mitigation is not the only answer. The Parkstone and Investec 25-acre "Lagunitas" project was to consist of 145,000 square feet of industrial buildings and 74 houses. It also would have added 2044 more daily car and truck trips to our roads, streets, and highways! Recognizing that traffic congestion is such a big issue in our community today, CVA decided to challenge the City Council's approval of this project using the referendum process.

We needed to acquire a number of signatures from registered voters in the City of Carpinteria that totaled 10% of the previous election. Since this project was approved October 23, 2006, the previous election was the June 2006 primary. The community responded with gusto! Over the course of 30 days, with all volunteers, CVA gathered 974 signatures, many more than required.

***CVA wants to thank all 974 members of our community who signed our referendum, and all the people who volunteered to collect these signatures. The community enthusiasm was tremendous.***

The developers also responded with gusto. They did not want to see their project go to the vote of the public and they didn't want more delays, so they were very helpful in reducing the project. They removed one industrial building, which cut the square footage of industrial space from 145,000 to 85,000 and removed one house, thus reducing the traffic by about 30%. But this isn't all. They are willing to give to the city the 4-acre parcel that the industrial building was to occupy. The public can use this land for a park, playing fields, or just open space. So as a result, the modified project is even better than could likely have been achieved had CVA proceeded with a referendum campaign and won the election. And we know the result now, and avoided the cost and effort required by an election.

It has become very difficult for a community not to be overcome by development, but this demonstrates that it can be accomplished to some degree. CVA wants to thank all 974 members of our community who signed our referendum, and all the people who volunteered to collect these signatures. The community enthusiasm was tremendous. And we want to thank the developers for compromising their project to meet the demands of the public.

In December, two commissioners from the California Coastal Commission appealed the previously-approved project to the Commission, but the developers were granted a postponement and have been redesigning the plans as described above. The new plans will be sent back to the city first and will proceed through all necessary channels which are the Architectural Review Board (ARB), the Planning Commission, and the City Council. After that, the Coastal Commission will see the revised project to see if their wetland issues have been addressed. Watch for these dates – they have not yet been established. ❖

**Carpinteria Valley Association**

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Email: [cva@silcom.com](mailto:cva@silcom.com)

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

The *Carpinteria Valley Association* (CVA) was founded in 1964, and continues its mission to preserve and enhance the rural beauty of the Carpinteria Valley, especially its open field agriculture, and to maintain the charm of Carpinteria and Summerland as small beach towns. CVA strives to accomplish these goals by providing education and advocacy on issues related to land use, planning, and community development with an emphasis on the natural resources and environment of the Carpinteria Valley, Summerland, and the surrounding region.

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- Anna Carrillo
- Bob Hansen
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**Help us help you!**

As you probably figured out, CVA is very concerned about Venoco's Paredon project that proposes to drill for offshore oil from a 175-foot tall tower near the Carpinteria Bluffs and State Beach. This project is likely to have enormous impacts felt throughout Carpinteria, both everyday nuisances as well as increased risks of occasional incidents that could have terribly serious effects on our community. The type and magnitude of all the impacts of this project are required to be analyzed in the Environmental Impact Report (EIR). This document provides the decision makers the necessary data they need to make informed decisions about the project.

The draft EIR will soon be available for public review and comment. (See the article on page 1.) CVA will be digging into this 1,091-page two-volume document. But we do not have the expertise necessary to fully analyze and comment on this extensive technical document. So we went out and found help.

We are pleased that the Santa Barbara Environmental Defense Center (EDC) has agreed to work with CVA throughout the complex environmental review process. The EDC brings extensive knowledge and experience to the table, and CVA and Carpinteria are indeed lucky to have them working as part of our team!

But for the EDC to allocate the necessary resources and staff time to this project requires adequate funding. Therefore, CVA is working to raise money for EDC for this project. Now we are asking you to help us by making a donation to EDC on our behalf. Since EDC is a 501(c)3 non-profit, your donation to the EDC is tax deductible. To help EDC track that your donation is for this project, please fill out and send the green Paredon response form below with your donation directly to EDC.

Thanks... and we'll see you at the various public workshops and hearings for this project over the next few months! ❖

**Contribution to EDC**  
*to support analysis & comment on the proposed Paredon oil project*

**Enclosed is my contribution of \$ \_\_\_\_\_**

**Additionally, I plan to participate by:**

- Reviewing at least part of the draft EIR
- Commenting on the draft EIR in writing or at public hearings
- Sharing my opinion of the project with Carpinteria City Council members
- Writing a letter to the editor to one or more local newspapers
- Talking with my neighbors about the Paredon project

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Email: \_\_\_\_\_ Phone: \_\_\_\_\_

**Mail this form to: EDC  
 906 Garden St.  
 Santa Barbara, CA 93101**



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 just about 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:**

<input type="checkbox"/> Venoco's Paredon / general oil development	<input type="checkbox"/> Water issues
<input type="checkbox"/> Harley-Davidson expansion / noise	<input type="checkbox"/> Affordable housing issues
<input type="checkbox"/> Lagunitas mixed-use development	<input type="checkbox"/> Zoning enforcement
<input type="checkbox"/> John King Resort	<input type="checkbox"/> Environmental impacts of development (e.g., traffic, parking, air quality, biological issues, etc.)
<input type="checkbox"/> Use of lands owned by the Carpinteria School District	
<input type="checkbox"/> Greenhouses	
<input type="checkbox"/> Open field agriculture issues	
<input type="checkbox"/> City of Carpinteria General Plan	
<input type="checkbox"/> Carpinteria City planning issues	
<input type="checkbox"/> Santa Barbara County planning issues	
<input type="checkbox"/> Specific development proposal: _____	

**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!*