



CVAAction

The Newsletter of the Carpinteria Valley Association

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Impacts of Paredon Oil Drilling Proposal Analyzed

Carpinterians have sent the Paredon environmental impact report (EIR) back to get responses to about 1,500 comments after the July 30 hearing on the first draft.

The avalanche of comments came in response to the draft EIR on Venoco's plan to produce oil and gas from deposits offshore Carpinteria. The wells would be drilled onshore and then directed seaward under the bluffs and ocean bottom.

Much of the oral and written public comments center on the plan to erect a 175-foot tower on Carpinteria's oceanfront bluffs from which the wells would be drilled.

The City of Carpinteria has contracted with Marine Research Specialists to prepare the EIR and to respond to public comments on the initial draft. Jackie Campbell, community development director, and other city staff are participating in that effort.

The revised EIR is now expected to be available in December or January, Ms. Campbell said. Then, after about a month for public review, the city's Environmental Review Committee will conduct another hearing.

If the city's committee finds the revised EIR adequate, it will refer it to the Planning Commission which will consider the overall merits of the project, beyond just environmental concerns, Ms. Campbell said. The commission's report will go before the City Council which is the lead agency with authority to vote the project up or down. Litigation from any one of a number of sources, however, could interrupt this process.

Ms. Campbell said that 64 letters were submitted after the July 30 hearing, and that they contained about 1,500 comments. In addition to the extensive written comments submitted CVA, comprehensive comments were submitted by other environmental groups including Environmental Defense Center, Sierra Club, Santa Barbara ChannelKeeper and others.

The July 30 hearing was held to hear comments only on environmental issues in the draft EIR. More than 100 persons attended, and 25 testified. All wanted additions or changes to the report, and many of the persons who testified felt compelled to condemn the entire project on its merits. Testifying for CVA, Vera



Proposed Paredon drilling tower based on a visual simulation in the EIR.
The viewpoint is from the public trail in front of the proposed project location.

Bensen said that "the report discusses possible revenue to the city, but not the public costs of additional traffic, loss of tourism, insurance and other costs."

The high tower on the city's waterfront would be the most visually conspicuous impact, and drew much protest. But Carpinteria residents also expressed concern about noise, disruption of marine mammal habitats, potential air and water pollution, uncertain balance between possible revenues and costs to the city, loss of tourism, interference with religious and archeological sites, uncertain need for the project, seismic hazards and disruptive land use. Many also felt that Venoco's questionable reliability in complying

with regulations and other issues were inadequately treated in the report. A Venoco representative, however, said some potential impacts were overstated.

CVA looks forward to the release of the revised EIR in a couple months, and is very interested to see how well the community's comments are addressed. We invite you to fill out the response form on the last page of this newsletter to let us know of your interest, and we will keep you updated on the latest schedule and information for this critical project.

Carpinterians have strongly resisted this coastal oil development as they have similar proposals for more than a century. And the struggle continues. ❖

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Green Heron Development

Another residential development is currently being considered by our City Council. 32 units are proposed for a 3.8 acre parcel on the east side of Cravens Lane directly north of the Villas (which are north of Franciscan Village). The title of the project is "The Green Heron" because the property has a pond on it where the birds have been seen. The owner created the lake by removing about 2 feet of soil and hitting ground water. (This area of Carpinteria is connected to the salt marsh.)

CVA is pleased that the owner, Scott Ellingwood, has designed the proposed project to meet very desirable "green construction" criteria. HOWEVER, this land is zoned agriculture, and it sits outside the present Carpinteria city limit. Our community has been able to maintain urban/rural boundary line for about 40 years, thus protecting our agricultural valley. This is very important to our community because it keeps our area rural which is a key part of our general plan.

Because of the history of development in the valley, we don't have a buffer zone between urban areas and

long-time agricultural uses. Therefore, any new development should be set back 100 feet from any agricultural zoned parcels to further protect the ag, and to minimize conflicts between the ag and the new urban use. But the City's staff report on the Green Heron proposal states, "While the minimum distance of the structures is approximately 25 feet to the property line, the private backyard decks are set as close as 15 feet to the property line." CVA believes this is far too little setback.

CVA strongly opposes the conversion of any ag parcels. However, if such conversion is done, it is critical that the full 100-foot setback be required.

As of this writing, the City Council's decision is pending. However, if the city approves the project as proposed, an appeal to the Coastal Commission is possible. This is a relatively small project, but its threat to the urban/rural boundary line has the potential to set an important precedent. Stay tuned for updates. ❖

Harley-Davidson Expansion

Since our last newsletter, CVA in conjunction with the Padaro Association and the Polo Field Condominium group have been circulating articles about the actions of other communities regarding the disruptive noise of motorcycles. Both Denver and New York City have recently passed noise laws aimed at reducing the rumble of motorcycles. National Public Radio broadcast an interview on this topic which you can listen to at:

<http://www.npr.org/templates/story/story.php?storyId=14495725>

In order to make an impact on our local law enforcement, you need to call when your peace and quiet is being disturbed, or you are seeing speeding and other traffic violations. The number for the SB County Deputy Sheriff Dispatch is 805-692-5743, and the Ventura Highway Patrol can be reached at 805-477-4174.

Meanwhile, a month ago, Santa Barbara Harley-Davidson submitted a new expansion proposal to the County. Though Harley-Davidson is calling their new expansion plan "reduced" it is hardly so. Not only is it larger and taller than the previous application, which Harley-Davidson voluntarily withdrew in August of 2006, but it is also requesting more intensive use.

They are proposing to expand their building by an additional 13,291 square feet by building two-story buildings at the east end and the west end of the current building. The expanded space will include a two-bedroom residence for the manager and storage on the second floor at the eastern end, while a café and showroom will be on the first floor with administrative offices and retail storage on the second floor at the western end. In addition there would be a canopy covering an additional 2,759 square feet covering the diagnostics building and the service-writing booth. Harley-Davidson is also planning to rent motorcycles. Harley-Davidson has completed their purchase of the adjoining Caltrans parcel, which is planned for employee parking.

The planned new café will be open to the public from 6am-9pm and Harley-Davidson is currently looking for a leaseholder. The café would have a full kitchen and be open daily. The sales and service departments are proposed to be open daily from 9 am to 6 pm. Currently Harley-Davidson is only open 5 days a week.

Harley-Davidson is asking to hold 6 non-charitable events per year and no more than 5 charitable events, the latter being exempt from permit requirements. They have asked to have 4 "Poker Runs" with groups of 50 motorcyclists arriving and departing at a time and 2 annual promotional rides with up to 300 attendees present at any one time. The 5 charitable events would allow up to 300 people at a time.

Currently the County has deemed their application incomplete and given Harley-Davidson 90 days in which to respond. The County has asked the applicant to make some changes in the parking description, has questions about loading and unloading in the parking lot, has questions about the café and alcohol use, and has questions about the treatment of storm water pollutants. The applicant needs to be more specific about the number of motorcycles to be rented, the hours and days of the events, and details of the signage. Conditional Use Permits will be required for the proposed 6 non-charitable events. The proposed project will be subject to CEQA review, and updated noise and traffic studies are required, specifically during the summer months. Also due to the extensive comments received previously on the aesthetic/visual resource section of the Draft Negative Declaration for the previous application, photo simulations will be required for the proposed project to enable a full evaluation of the potential impacts. Since previous testimony contested the noise and traffic analyses included in the Draft Negative Declaration, it is clear that this project has the potential for significant environmental impacts, so staff must prepare an Environmental Impact Report on the project.

CVA applauds the County in requiring the applicant to be more specific about what the expansion project will entail. CVA is very concerned about the more intense use of this property and the expansion of motorcycle sales. The 11 planned events will bring a lot of riders to this location and disrupt the surrounding neighborhoods. It seems to CVA that Harley-Davidson is using the expansion plan to create a motorcycle dealership, which is in violation of their original permit. CVA continues to feel that neighborhood incompatibility is a significant obstacle to this expansion.

The planner on this project is currently Michelle Gibbs who can be reached at mgibbs@co.santa-barbara.ca.us or 805-568-3508 for updates on the status of this proposal, and the schedule for the next steps in the process. ❖

SB/Ventura Highway 101 HOV Lane Planned (for 2015!)

Back in August, CalTrans held a meeting here in Carpinteria regarding a proposal to add a HOV ("High Occupancy Vehicle" or carpool) lane to Highway 101 between Carpinteria and a point 6 miles south in Ventura County. The meeting was a public scoping meeting on the proposed project and the environmental process. We have been hearing questions about this project and what happens next, so here is a short update.

What is Being Planned?

Six new miles of High Occupancy Vehicle (HOV) lanes will be added in both directions of Highway 101 within the existing median area from Mobil Pier Road in Ventura County to Casitas Pass Road in Santa Barbara County.

What's the schedule?

Based on preliminary engineering studies, the resulting environmental document is anticipated to be an Initial Study/Environmental Assessment leading to a Mitigated Negative Declaration/Finding of No Significant Impact. The environmental document is expected to be completed by June 2008. Once that document is approved, the final design of the project will begin. Projected construction start date is winter 2011. Projected completion date is summer 2015.

So obviously, this is a very long-term project with no immediate actual construction. But it will be important to review and comment on the environmental document when it is available next summer. CVA will track this project and keep the community updated. You can access the latest info on this project on the CalTrans website:

Additionally, you can find information on a variety of highway and transportation topics elsewhere on the CalTrans website:

<http://www.dot.ca.gov/> ❖



Clearwater Port LNG

Just when we thought we were getting a handle on the Paredon Project, a new project has surfaced that could have great risks to our area. It is called "Clearwater Port" (proposed by a subsidiary of NorthernStar Natural Gas Inc.), and is another LNG (Liquid Natural Gas) terminal off our coast. The last one, "Cabrillo Port" proposed by BHP Billiton, was further south of us off of Oxnard, Port Hueneme and Malibu. That whole project was denied by the State Lands Commission, the California Coastal Commission, and the Governor himself for many reasons, including the risks involved.

Clearwater is different because NorthernStar wants to use the old platform Grace as their docking port. The gas would then be transferred by a 36" pipeline to an area near Mandalay Power Generating Station. This process could be very dangerous to our community, our coastline, and our marine mammals. A spill would contaminate our ocean, and the supply tankers would add a large amount of air pollution in their coming and going to the platform.

Platform Grace is only about 10 miles southwest off the Carpinteria coast. It is an old oil platform originally owned by Chevron and now by Venoco. The platform had not been used for many years until mid-October when oil prices went up enough that Venoco started drilling again. If the project is permitted, Venoco will stop drilling and lease the platform to NorthernStar to use as a dock to unload the LNG. There is also a pipeline connecting Platform Grace to Carpinteria. Nothing has been said about using that pipeline, but the possibility is there.

The Clearwater Port proposal is still early in the process. The studies for the Draft Environmental Impact Statement / Environmental Impact Report are just beginning. But it is important that the community recognize that this is an entirely new and different LNG project from the recently defeated Cabrillo Port LNG proposal. It is crucial for the community to track this project, and to be prepared to speak up when the time is appropriate. As is the case in so many planning issues, protecting our community against dangerous and inappropriate development is a marathon, not a sprint! ❖

"Our lives begin to end the day we become silent about things that matter."

Martin Luther King, Jr.
(1929-1968), U.S. civil rights leader

What's next for Main School?

The closing of Main School was controversial. In the general election, the candidate who opposed school closing won substantially in every precinct of the district, and the school board vote on closing was a divided 3-2. Closing Main reduced the services of the Carpinteria School District to the people of Carpinteria. Students who formerly walked to school are now bused. How much Main's closing contributed to further decline in enrollment has not been established.

These issues, while of great importance, are not within the primary area of concern of CVA. However, CVA is very concerned about future use of this building and its impact on a historical neighborhood of Carpinteria. Fortunately, the surrounding neighbors have made themselves heard on this issue. A number of very articulate speakers appeared at the school's District Advisory Committee (DAC) meetings and made it plain that plans such as diagonal parking on the streets and night time use



would be vigorously opposed. One major proposal was withdrawn because of this opposition.

In an August 30, 2007 statement to the school's DAC, Santa Barbara Community College (SBCC) / Antioch, a primary anticipated user, stated "We learned that the decision was not the School Board's but ultimately the City Council's.... Because we believe that the opposition and concerns raised regarding traffic and parking put in doubt the likelihood of being approved, we withdrew our proposal."

Another issue raised by neighbors is whether the portables adjacent to Palm Avenue would be removed. Some consider these portables to be an eyesore, and suggest that the need for them be considered as part of any new lease agreement.

As of this writing, proposals for future use of the Main School building are unknown. The DAC is scheduled to make a final report to the school board very soon, and CVA anxiously awaits that report. ❖

Summerland Greenwell Preserve gets a Facelift

CVA has been a long time partner with the Summerland Citizen's Association (SCA), Montecito Trails Association (MTF), and more recently Growing Solutions (a non-profit group dedicated to native plant restorations and ecological education) in managing and sharing space at the Summerland Greenwell Preserve. In 2004, SCA voted to use surplus lighting district funds to provide improvements for the County-owned Preserve.

The project, under the supervision of SB County Parks Department, consists of an earthquake safety retrofit of both buildings, new paint, design improvements, and new limited use toilets. Although the toilets are permitted for use by only occasional small groups, they will allow the participating organizations to use the buildings for meetings and other small events – a use not previously allowed. SB County leases the site to the groups at no cost. Growing Solutions will be the principle occupant of the large barn. It operates a native plant nursery, seed sorting and storage facility, and maintains the grounds. It has planted over 5000 native plants on the site, and has plans for a bioswale and interpretive garden.

There will be an open house at the Preserve (intersection of Greenwell and Asegra in Summerland) from 10 am to 2 pm on Saturday November 10. Refreshments and tours of the buildings and pathways will be available. A brief dedication ceremony will be held at noon. Please come by the open house and see the new-and-improved facilities! ❖



Renovations to the buildings are complete at the Preserve.

CVA FLASHBACK

The following is from a letter by CVA co-founder Lois Sidenberg which was published on Jan 12, 1988 in the Carpinteria Herald.

The Carpinteria Valley Association is a non-profit, non partisan, protective and improvement organization. It was founded in 1964 – prior to city incorporation – at the suggestion of Richard Whitehead, then county planning director, to fill the need for a citizens group concerned with preserving and protecting the valley's agricultural aspects, its beauty and natural resources, its quality and rural residential character. Action has been directed toward initiating and/or supporting projects which would enhance these aspects of the valley and city and toward opposing those which would downgrade or destroy them. CVA is not opposed to infilling the core of the city with needed housing. We are opposed to urban sprawl that has an unfavorable impact on the rural/residential and agricultural aspects of the area and which would over-tax available water and needed city services.

What Lois wrote on behalf of CVA nearly 20 years ago continues to be true today! ❖

Light Pollution

Have you ever been up in the mountains or in the desert, far away from city lights and looked up at the sky at night? Most city-dwellers describe a sense of awe in seeing so much more of the night-time sky than they ever had before. It becomes obvious how the Milky Way got its name. Then the different colors of some of the stars and planets show themselves. It can be difficult to make out even familiar constellations with so many stars filling the sky in every direction!

Why is it that this is such a rare and exceptional experience?

The outdoor lighting accompanying urban population growth has overwhelmed the stars with its glow. But the problem is not outdoor lighting. Rather it is the light glowing upward thrown into the night sky. This "light pollution" provides no useful lighting, wastes significant amounts of energy, impacts wildlife, and threatens astronomical research.

Light pollution problems can be solved with efficient outdoor lighting designed to illuminate the ground for safety and utility, without causing blinding glare or wasting energy. CVA is deeply concerned about light pollution in the Carpinteria Valley. We are beginning to look into this issue and to develop a plan for addressing it.

But it is clear that the most important aspect is awareness. We encourage you to read more on this issue from the following excellent resources:

<http://www.darksky.org>

(International Dark-Sky Association is a non-profit organization that serves the public and astronomy community by providing information, education, and research on light pollution and related topics.)

<http://www.we-watch.org/sosmain.html>

("Save Our Stars" Program of Women's Environmental Watch in Santa Ynez Valley.)

If this issue is important to you, contact us and let us know. Either mail in the form on the last page of this newsletter, or email us at:

cva@silcom.com ❖

Bonus Article on the Web:

Lessons from Lavender Court: Learning from Our Mistakes

Like many print publications, we are supplementing this edition with web-only content. We encourage you to read a very important article regarding the surprises in the Lavender Court development, and what we as a community can learn from it and apply to our consideration of future projects. The article is on our CVA website at:

<http://www.silcom.com/~cva/lavender-court.pdf> ❖

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 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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Your Turn!

In this edition of CVAction, we have articles on various issues, past projects, and future projects that each have significant implications for our community. Our goal in providing you with this information is to motivate you to take action, and to give you the information you need to do so. That's why this newsletter has "Action" as part of its name!

We encourage you take the first step by filling out the response forms below to let us know which of these issues, or other issues that we didn't write about this time, are of particular concern to you. A number of important projects are working their way through the planning process, and public participation is a very important part of this process.

CVA's biggest concern currently is 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. CVA continues to work with the Santa Barbara Environmental Defense Center (EDC) throughout the complex environmental review process.

CVA asks you to help us by making a donation to EDC for their work on this project. 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.

We want to extend our thanks to all who have previously made financial contributions. Your generosity has enabled us to continue publishing this newsletter, and your donations to EDC have helped continue their efforts on our behalf related to Paredon. But costs for the newsletter and for Paredon continue, so please consider making another contribution.

Thanks, and we look forward to hearing from you! ❖

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

Enclosed is my contribution of \$ _____

Additionally, I plan to participate by:

- Commenting on the 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

Fall 2007 CVAction newsletter

I want to join CVA!

I want to join CVA! I am enclosing \$5 for my annual membership

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"/> Clearwater Port LNG proposal | <input type="checkbox"/> Affordable housing issues |
| <input type="checkbox"/> Harley-Davidson expansion / noise | <input type="checkbox"/> Light Pollution |
| <input type="checkbox"/> Use of lands owned by the Carpinteria School District | <input type="checkbox"/> Zoning enforcement |
| <input type="checkbox"/> Greenhouses | <input type="checkbox"/> Environmental impacts of development (e.g., traffic, parking, air quality, biological issues, etc.) |
| <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

Fall 2007 CVAction newsletter

Thanks!



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