



CVAAction

The Newsletter of the Carpinteria Valley Association

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Fall 2006

Changes at Carpinteria Camper Park

In July 2003, an organization named Peoples' Self Help Housing Corporation (PSHH) bought the Carpinteria Camper Park on Via Real between Kim's Market and the Church of the Nazarene. PSHH immediately made significant improvements to the facility. They improved the living conditions for the residents, and significantly reduced criminal activities with their on-site management. Currently PSHH manages the Camper Park as well as the 55-unit Dahlia Court Apartments off of Santa Ynez Ave.

However, the current living conditions at the Camper Park are still not acceptable, and PSHH has been developing a plan for further improvements. They have submitted conceptual plans to the City, and on August 21 the City held a Joint Meeting of the City Council, Planning Commission, and Architectural Review Board to give feedback to PSHH on a number of concerns regarding the conceptual plans.

The Proposal

The initial conceptual plans submitted by PSHH describe a project called Casas De Las Flores that will include the construction of 80 apartments (Phase I) and 30 townhomes (Phase II) on 10.89 acres as shown in the Project Site Diagram on page 2. The proposed project site includes 2.69 acres of land within the City bordering Via Real (the Carpinteria Camper Park and a residential lot) and 8.2 acres of unincorporated agricultural land to the north, proposed to be annexed to

the City of Carpinteria. All vehicle access to the project would be from Via Real, with only emergency access available off both Venice and Cravens Lanes.

The 8.2 acres are currently part of a 15.18-acre J&C Farms parcel located in the unincorporated area north of the Camper Park that is currently zoned Agriculture by the County. This parcel is proposed for subdivision into parcels of 8.2 and 7 acres, with the 7-acre parcel remaining in agricultural production under County jurisdiction and the newly created 8.2-acre parcel proposed for annexation into the City of Carpinteria. When combined with the existing 2.69-acre site adjacent to Via Real, this would bring the total amount of land available to accommodate the proposed development to 10.89 acres.

The primary goal of the project is to provide housing for a wide range of employees from Carpinteria Valley's agricultural industry. The proposed 110 new homes would consist of 80 apartments on the northern 8.2 acres and 30 townhomes for sale on the southern 2.69 acres. The 80 apartments would be reserved for employees in the agricultural industry and rented at below market rates, and would remain owned and managed by PSHH. These units would provide high quality "workforce housing" for employees of Carpinteria's agricultural industry. These families typically earn from \$20,000 to \$53,000 annually, and currently have difficulty finding affordable homes for rent or sale in the Carpinteria Valley. It is anticipated that employees from all segments of the Valley's agricultural industry could be accommodated in this new neighborhood including field workers, crew chiefs, delivery drivers, packing and shipping specialists, accountants, office workers, and managers.

The 30 townhomes would be sold at market rate with no restrictions. PSHH sees this part of the project as generating significant revenue to subsidize the development of the below-market rate rentals

A key aspect of this project is the rezone of the 8.2-acre parcel from its current agricultural zoning to proposed new Agricultural Residential Development (ARD) Zone District.

The proposed project would be divided into two distinct phases. Phase I would consist of the construction of 80 apartments on the new northern 8.2-acre parcel, most of which is currently in agricultural production. Phase II would include the construction of 30 ownership townhomes on the two existing parcels fronting Via Real that are currently occupied by the Carpinteria Camper Park and a single family home. This phasing would permit current agricultural workforce residents of the Carpinteria Camper Park to relocate to the new apartments and townhomes provided in Phase I with a minimum of disruption. Phase II could then begin after such relocation is completed.

Procedurally, this is a complex proposal that includes the subdivision of an existing agricultural parcel, the annexation of part of it into the City, and the rezone of this land to a new zone district that would be defined for the purpose of this project. Therefore, a number of governmental agencies will need to be involved including City of Carpinteria, County of Santa Barbara, California Coastal Commission, and Santa Barbara Local Agency Formation Commission (LAFCO).

The Issues

In their staff report for the August 21 Joint Meeting, City staff did a good job listing the key issues that should frame the discussion of this project:

- Is the conversion of 8.2 acres of non-prime agricultural land into housing for agricultural industry employees appropriate?
- Is the proposal to expand the City's boundary at this location appropriate at this time, for this specific project?
- Is the project density of 9.87 dwelling units per acre appropriate for the Phase I development?
- Is the project density of 11.54 dwelling units per acre appropriate for the Phase II development?
- Is the architecture and site layout appropriate for this area, and compatible with its surroundings?

(see "Camper Park" on pg. 2)

The Bluffs as an Outdoor Classroom

Our friends at the Citizens for the Carpinteria Bluffs have begun outreach to teachers and parents interested in the potential of the Carpinteria Bluffs as a natural, outdoor classroom, available for both formal and informal school field trips. Check out their web site:

http://www.carpinteriabluffs.org/wp/?page_id=25

A Dedication

This edition of CVAction is dedicated to the memory of Lois Sidenberg, co-founder of CVA (in 1964) and a great lady. Lois has been gone for over a decade, but her impact on the community is still very much with us today. She led the first fight to save the Carpinteria Bluffs, when Humble Oil proposed an oil refinery there. She was fearless in her attacks on the oil industry's exploitation of this area, and was also one of the founders of GOO! (Get Oil Out!). She was also outspoken in her criticism of slick, greedy developers and of any public official who appeared to play into their hands. See the article on page 3 for more on Lois and her legacy. ❖



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Harley-Davidson

CVA is continuing to monitor the Santa Barbara Harley-Davidson (SBHD) Project. Fortunately, as of late August they have withdrawn their application for their proposed expansion at their existing facility at 3501 Via Real. As of mid-September the County Zoning Enforcement Department was looking into issuing a Notice of Violation, which would give the owner 30 days in which to comply with the "as-built" permit issued for that property, otherwise fines will be assessed. Specifically the canopies are to be removed, there is to be no exterior storage, the detailing is to be done inside, the picnic tables are to be removed, and there are to be no events or amplification of sound. The notice should be issued by the end of September. We're not sure about the status of the Caltrans property west of the parking lot that was to be acquired as part of the expansion plans.

Unfortunately, SBHD is interested in moving to 4180 Via Real in the vacant building between

the Reef Motel and Motel 6. (This is directly behind the residential neighborhood of Santa Monica Gardens!) SBHD has asked for a Conditional Use Permit and a Coastal Development Permit from the City of Carpinteria. The City is currently reviewing the requested traffic and noise study provided by SBHD. The City will make a decision by Oct. 6 about what level of environmental review will be required.

Neighbors within 300 feet of the project will be notified by the City. If you live further than that and would like to receive notification, send a request to be added to the notification list for this project along with 3 self-addressed stamped envelopes to:

Jackie Campbell
Community Development Director
City of Carpinteria
5775 Carpinteria Ave.
Carpinteria, CA 93013 ❖

CVA Annual Meeting Focuses on Venoco

What does it take to get people out at 6:30 on a Wednesday evening?

The specter of a 175-foot oil derrick towering over our town galvanized about 80 people to attend CVA's "working annual meeting" on June 7 at the Carpinteria Women's Club. One eager attendee brought computer-simulated visuals of the proposed structure, which would be the same height as UCSB's Storke Tower and taller than any other structure in Santa Barbara County.

Concerns for health, small town charm, and residential property values were voiced by the attendees, as Linda Krop from the Environmental Defense Center and Carla Frisk from Get Oil Out! outlined the Environmental Impact Report (EIR) process, and urged residents to submit all their concerns to the City for inclusion in the scope of the EIR. While many attendees hoped the City could "deny the project right now," the speakers explained that the review process must be followed, and explained at which points in that process public comment would be taken.

The success of this meeting was apparent when around 150 people turned out the following week at the June 13 EIR scoping hearing, many of them providing excellent scoping comments. It was clear that there is community-wide concern about this project!

Information on the project can be found at:

<http://www.silcom.com/~cva/>
http://www.carpinteriabluuffs.org/wp/?page_id=23

Currently, the EIR is being prepared. The next major milestone is the release of Public Draft EIR, currently scheduled for late December. At that time, it will be important for members of the public to review the draft document and provide comments on its accuracy and adequacy. Updates on the process and schedule will be posted on both websites listed above, and are also available from the City of Carpinteria.

This is one of the biggest and most important issues to hit Carpinteria in quite some time. It is absolutely critical that the public stand up and be heard regarding the future of our community. ❖

Camper Park (from page 1)

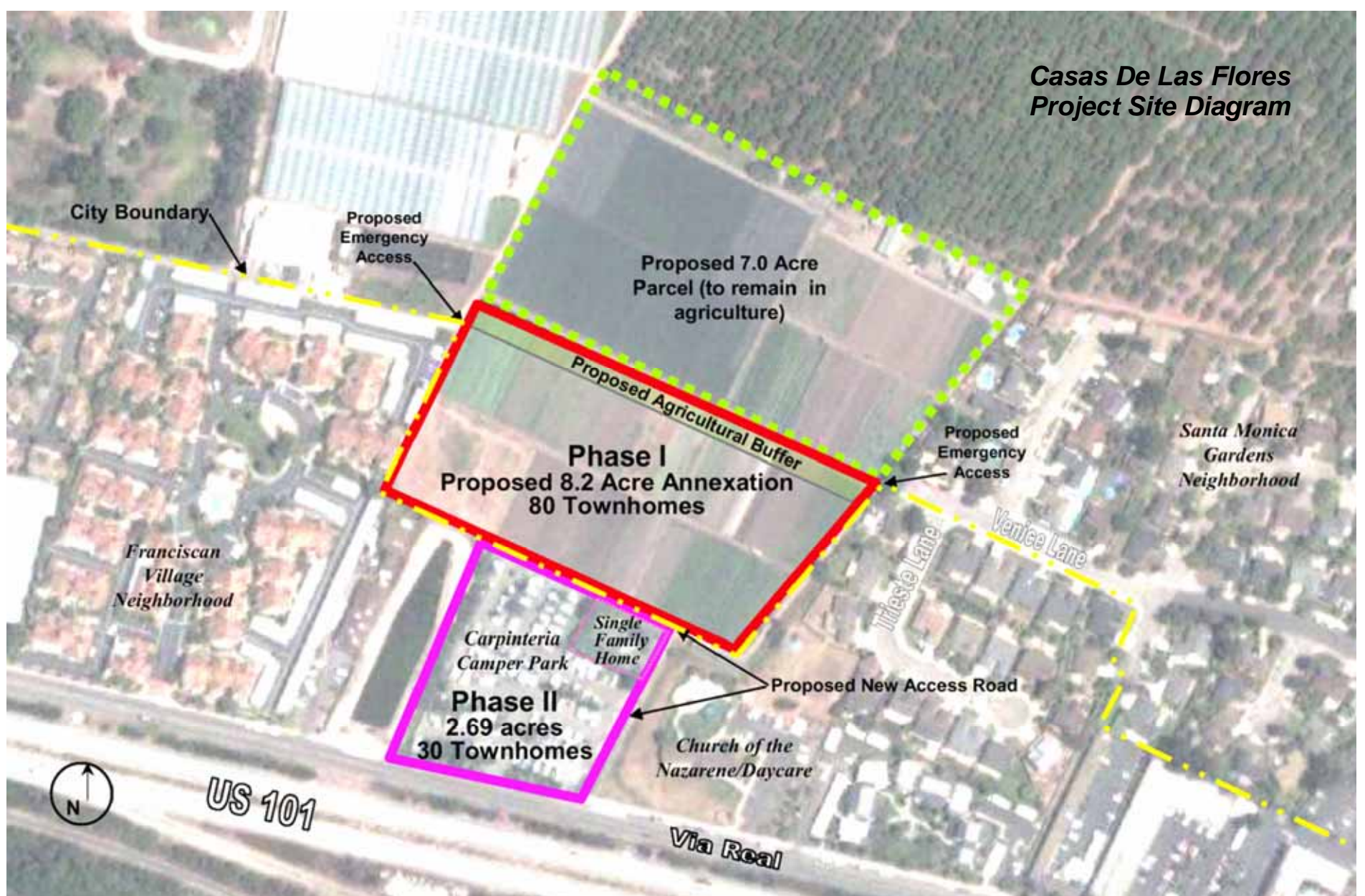
- Is the creation of a new Agricultural Residential Development (ARD) Zone District with an Agricultural Land Use designation preferred over an Agricultural Residential Overlay with a Residential Land Use designation?
- Are two primary access roads off Via Real warranted?
- Is the request to reduce the required parking reasonable?
- Could the approximately 5,500 square feet of facilities housing the community and learning centers proposed in Phase I, be open to non-residents if funds and space permit?

The single biggest issue for CVA is the rezone of agricultural land to residential, and its annexation into the City. We were pleased that at the Joint Meeting, members of the City Council, Planning Commission, and Architectural Review Board highlighted this issue repeatedly. While 8.2 acres is not a huge area, this land is typical of many of the agricultural lands at the urban boundary line of Carpinteria. These lands are a big part of what gives Carpinteria the open, rural surroundings that are so important to the community. In fact, preservation of Carpinteria's "open, rural surroundings" is part of the goal of the community as stated in the introduction of the Carpinteria General Plan.

Next Steps

The next step is for PSHH to modify their proposal based on the advisory comments and suggestions received at the Joint Meeting. Then they will submit an application with the City. We don't know when this will be, so keep your eyes and ears open for news and announcements regarding the submission of this application.

CVA is excited that PSHH is moving toward making the necessary improvements for the residents of the Camper Park, but we also agree with many of the concerns that the City raised about the initial proposal from PSHH. It is not clear to us that the initial proposal is the best plan. We look forward to a collaborative effort among all parties involved that will best address the needs of all members of the community. ❖



Reflections on Lois Sidenberg

This summer's movie releases included one called "Hoot", based on the Newbery Award-honored book that has become a New York Times bestseller. The story is about a (successful) attempt by a young boy to save endangered owls from an impending development project. While the story was set in Florida, the parallels to our local battles were obvious. Further, we began reflecting on the parallels between the hero in the story and CVA co-founder Lois Sidenberg who passed away in 1994.

Consider the excerpt shown in the box from the movie soundtrack song "Good Guys Win" by Jimmy Buffett that pretty much sums up the main idea of the movie.

Sometimes historical perspective is necessary before we can truly evaluate the impact an event or a person has. What seems momentous at the time sometimes is barely remembered even a few years later. Lois Sidenberg has been gone for over a decade, but her contributions to our community, and far beyond our community, are still very much recognizable.

The fact that the organizations CVA and Get Oil Out! (GOO!) are both going strong all these years after Lois co-founded them is an obvious affirmation of her efforts. In fact, she was also the first president of the organization that became the vibrant Santa Barbara Symphony League. But a Google search uncovered some other tidbits that provide glimpses of impacts that reach far beyond our local community.

<http://www.southalabama.edu/archives/html/manuscript/MBASoral.htm>

This website is a 1992 oral history with Myrt Jones, who was at that time president of the Mobile Bay Audubon Society. She describes her first involvement with the environmental movement and with the Mobile Bay Audubon Society in the early 1970's. Our very own Lois Sidenberg was an important resource for Myrt to begin her fight against a proposal to drill for oil in Mobile Bay. And that began

Myrt's involvement with oil issues and with the local Audubon club where she later became president.

<http://openweb.tvnews.vanderbilt.edu/1971-9/1971-09-21-NBC-16.html>

<http://openweb.tvnews.vanderbilt.edu/1973-12/1973-12-11-ABC-10.html>

These websites document national TV network news stories from the early 1970's that included statements by Lois as spokesperson for GOO! with comments on important news items related to offshore oil drilling in Santa Barbara County. The national visibility of this issue, and especially the citizen participation in it, sent ripples across the country as the modern environmental movement was in its infancy.

<http://www.coastalconservancy.ca.gov/coast&ocean/FALL2002/pages/view.htm>

This 2002 article from the Coastal Conservancy's California Coast & Ocean publication is a retrospective on Proposition 20, which established the Coastal Commission and laid the foundation for the 1976 California Coastal Act. In this article, it says:

Beyond the dolphins, in the distance, I took note of some oil rigs and thought of Lois Sidenberg, who organized GOO! (Get Oil Out!) after the big blowout on Union Oil's Platform A on January 28, 1969. Since then, no sensible politician has dared propose new oil drilling in state waters. Some of the threatened sites have been enshrined within National Marine Sanctuaries – created, it so happens, in areas where oil exploration had been proposed.

Lois served as CVA President for many years, and remained on the Board until well into her eighties, enlivening meetings with her acerbic wit. Later, when she was bedridden, visitors would find her ensconced in her canopied bed, surrounded by environmental publications and documents. Rest in peace, Lois. Thanks for teaching us that good guys win... every once in a while. ❖

Excerpt from "Good Guys Win"

*So you're looking for a hero
That you can see with your own eyes
When they don't wear the mask and cape
They're hard to recognize*

*Even though these are cynical times
Bear it in mind*

*Good guys win
Every once in while ...
Now and then
Just when you think it won't happen again
The good guys win*

*Trouble all around us
Dirty tricks at every turn
Seems that we historically
Refuse to live and learn*

*You start to wonder if all
Hope is gone
You would be wrong*

*Good guys win
Every once in while ...
Now and then
Just when you think it won't happen again
The good guys win*

City Council Election

On November 7, voters in the City of Carpinteria will elect 3 members of the City Council. This national mid-term general election will undoubtedly have other much more visible races, but the one that will most directly affect each and every resident of Carpinteria is the City Council election. Since the City Council is the decision-making body for all issues inside the city limits, this election is particularly important given the significant issues that will be in front of the Council in the next year or two.

By far the biggest single issue will be Venoco's proposed Paredon project, which would include a 175-foot tall drilling tower right next to the Carpinteria

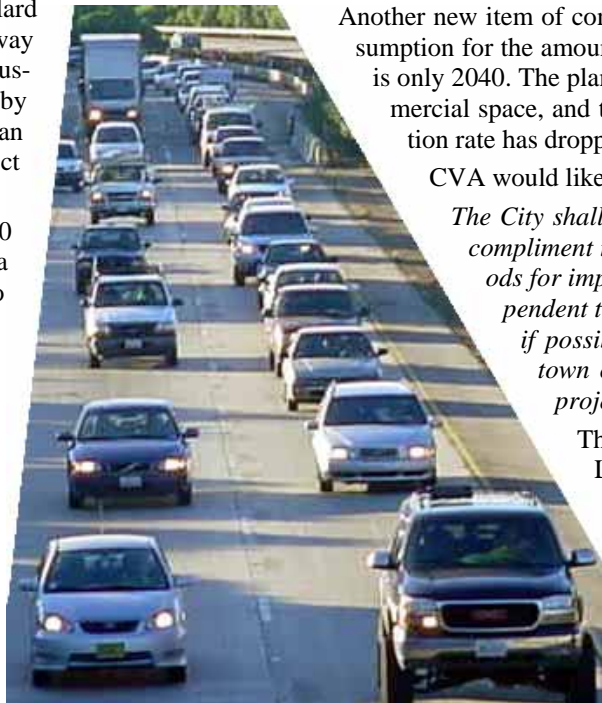
bluffs and visible throughout the valley. But other significant issues will also fill the Council's agenda, including possible agricultural land conversion, projects with tremendous traffic impacts, and other threats to our community.

As a citizen of Carpinteria, it is important for you to listen to what each candidate has to say, and evaluate how well that candidate would represent you on the City Council. You need to ask the candidate what criteria are most important for evaluating a given project. Only if the responses align with your vision of our community's future should you reward that candidate with your vote! ❖

Latest on the Lagunitas Proposal

In early July 2006, a new document emerged from Rincon Consultants about the Lagunitas project. This one was titled, "Revised Draft Subsequent Environmental Impact Report". The two greatest impacts identified are still Air Pollution and Traffic. Air Pollution is UNMITIGATABLE. The City is still trying to mitigate the traffic. Caltrans prefers a roundabout at Bailard Avenue and Via Real, but the City wants it at Highway 101 and State Route 150. After two rounds of discussions, City representatives flew to Sacramento to lobby Caltrans who said that if the City would designate an alternate roundabout, Caltrans would OK the Project Study Report.

The City identified Via Real and State Route 150 as the alternate. However, neither entity feels it is a viable choice. Now Caltrans is asking the City to do a traffic study that would prove that Highway 101 and State Route 150 could, indeed, be designed to mitigate the extra 2040 daily car trips from this development. One of Caltrans' main points is that if the mitigation is built where the City prefers it, it will become antiquated in about 8 years. Around that time, the Bailard interchanges will drop to a very poor level of service. Caltrans says it will then have to redo the Bailard Avenue interchanges anyway. Since the timeline of the Lagunitas Development is seven years to completion, it is almost a moot point to proceed with a Highway 101 and State Route 150 roundabout.



Another new item of concern is that while the 2002 EIR of the project states that the assumption for the amount of daily car trips is 2588, the July 2006 EIR states the number is only 2040. The plan is essentially the same except for a few square feet less of commercial space, and there is no explanation for this reduction except that trip generation rate has dropped.

Some of the other projects mentioned for this east end of town are: The King Development on the bluffs, Venoco's 175 foot oil derrick on their property, and some units on the Tee Time parcel.

Another new item of concern is that while the 2002 EIR of the project states that the assumption for the amount of daily car trips is 2588, the July 2006 EIR states the number is only 2040. The plan is essentially the same except for a few square feet less of commercial space, and there is no explanation for this reduction except that trip generation rate has dropped.

CVA would like to remind the community that our General Plan states:

The City shall...assure improvements to freeway interchanges and overpasses compliment the small town quality and charm of the city. Conventional methods for improving levels of service such as widening of overpasses for independent turning lanes and signalization of intersections should be avoided if possible in favor of improvements consistent with the existing small town character and charm. Improvements required of a development project shall also be consistent with this policy.

The City Council was scheduled to have the "first reading" for Lagunitas on Sept 25. The second reading will possibly be sometime in October.

If you believe that these proposed roadway projects do not conform to our general plan, you can still contact the City Council with your concerns. You can find the contact information on the City's website:

<http://www.carpinteria.ca.us/> ❖

Carpinteria Valley Association

P.O. Box 27, Carpinteria, CA 93014

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.

Board of Directors:

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- Brian Trautwein

Everyone (and thing) is a Neighbor in Carpinteria

During a recent morning kayak paddle off the city and state beaches, my wife Diane and I were joined by some of our neighbors. In fact, these neighbors are some true natives of this area, and their family line even pre-dates the Chumash.

As we were paddling, we found ourselves in the midst of a group of long-beaked common dolphins! From the beach, we have often seen these neighbors swimming and sometimes dining in the waters just past the surf zone. But this time, we were visiting them in their home. A youngster in the group seemed to be showing off for the guests as he jumped out of the water and landed on his back with a splash not once, but four times in succession. Then as if he thought he could do even better, he repeated the sequence for us a few more times. We could almost hear him calling out, "Hey, watch me!"

We watched as they swam through the city beach's "swimming-only" area (they were, in fact, swimming!), and as they dove down lifting their tail flukes out of the water searching for their next meal of small schooling fish.

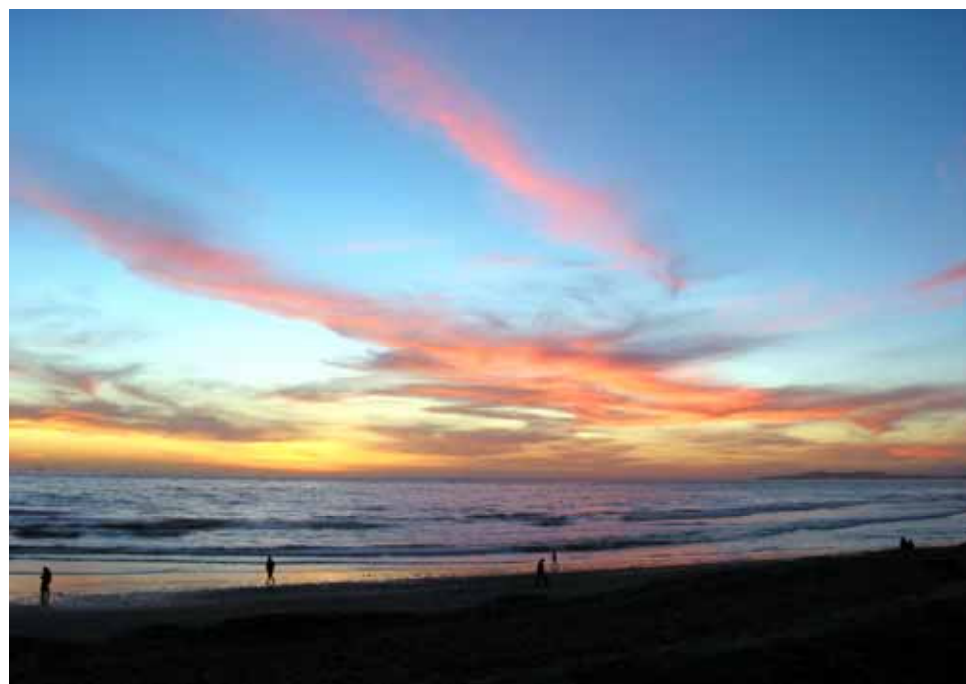
A community like Carpinteria is made up of many different neighbors and neighborhoods. We may not have these particular neighbors over for dinner anytime soon. (We're not sure we could serve fish that is fresh enough for their taste!) But we will definitely be looking for them again the next time we're near their home.

Another remarkable "neighborly" event also recently occurred. In response to the proposed Casas De Las Flores development at the Carpinteria Camper Park right next to the Santa Monica Gardens neighborhood (see article on page 1), a number of neighbors gathered to share concerns about the proposal. That informal gathering quickly evolved into the newly-formed Santa Monica Gardens Neighborhood Association.

Beyond the expected discussions about rezoning of agricultural land, numbers of housing units, traffic, etc., the really important thing this group did was gather for a Labor Day BBQ!

At the BBQ, neighbors who live "all the way at the far end of the block" had a chance to meet, chat, and get to know each other. It is remarkable how much easier it is to work together on issues facing the community when we realize that we are all neighbors, and we all share this community!

Mike Wondolowski
Newsletter Editor ❖



Neighbors sharing another Carpinteria sunset.

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:

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



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