

A-4-CPN-06-020

RECEIVED

CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST DISTRICT OFFICE
89 SOUTH CALIFORNIA STRET, SUITE 200
VENTURA, CA 93001-4508
VOICE (805) 585-1800 FAX (805) 641-1732

MAR 08 2006



CALIFORNIA
COASTAL COMMISSION
SOUTH CENTRAL COAST DISTRICT

APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT

Please Review Attached Appeal Information Sheet Prior To Completing This Form.

SECTION I. Appellant(s)

Name: Commissioner Meg Caldwell and Commissioner Patrick Kruer
Mailing Address: c/o California Coastal Commission, 89 S. California Street, Suite 200
City: Ventura Zip Code: 93001 Phone: 805-585-1800

SECTION II. Decision Being Appealed

1. Name of local/port government:

City of Carpinteria

2. Brief description of development being appealed:

Construction of a 48 inch high split rail and chain link fence with gate to enclose an approximately 2.4-acre existing bluff top parking lot and installation of a four-foot wide landscape planter containing native coastal sage scrub plants immediately outside of and parallel to portions of the fence. The approved project also includes a sign program that maintains ten existing signs, adds one new sign, and removes eleven signs. The signs pertain to public access at the site.

3. Development's location (street address, assessor's parcel no., cross street, etc.):

5663 Carpinteria Avenue, Carpinteria
Assessor's Parcel No. 001-170-210
at terminus of Dump Road

4. Description of decision being appealed (check one.):

- Approval; no special conditions
- Approval with special conditions:
- Denial

Note: For jurisdictions with a total LCP, denial decisions by a local government cannot be appealed unless the development is a major energy or public works project. Denial decisions by port governments are not appealable.

TO BE COMPLETED BY COMMISSION:

APPEAL NO: A4-CPN-06-020

DATE FILED: 3/8/06

DISTRICT: So Central Coast

| |
|------------------------------|
| EXHIBIT NO. <u>1</u> |
| APPLICATION NO. |
| <u>A-4-CPN-06-020</u> |
| <u>COMMISSIONERS' APPEAL</u> |

APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT (Page 2)

5. Decision being appealed was made by (check one):

- Planning Director/Zoning Administrator
- City Council/Board of Supervisors
- Planning Commission
- Other

6. Date of local government's decision: February 13, 2006

7. Local government's file number (if any): 05-1202 DP/CDP

SECTION III. Identification of Other Interested Persons

Give the names and addresses of the following parties. (Use additional paper as necessary.)

a. Name and mailing address of permit applicant:

Venoco, Inc.
attn: Stephen Greig
5663 Carpinteria Avenue
Carpinteria, CA 93013

b. Names and mailing addresses as available of those who testified (either verbally or in writing) at the city/county/port hearing(s). Include other parties which you know to be interested and should receive notice of this appeal.

(1) Susan Allen
790 Arbol Verde
Carpinteria CA 93013

(2) Suzette Doubek
586 Arbol Verde
Carpinteria CA 93013

(3) Al Clark and Kathleen Lord
5588 Calle Ocho
Carpinteria CA 93013

(4) Gary Campopiano
5345 Eighth Street
Carpinteria CA 93013

APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT (Page 3)

SECTION IV. Reasons Supporting This Appeal

PLEASE NOTE:

- Appeals of local government coastal permit decisions are limited by a variety of factors and requirements of the Coastal Act. Please review the appeal information sheet for assistance in completing this section.
- State briefly **your reasons for this appeal**. Include a summary description of Local Coastal Program, Land Use Plan, or Port Master Plan policies and requirements in which you believe the project is inconsistent and the reasons the decision warrants a new hearing. (Use additional paper as necessary.)
- This need not be a complete or exhaustive statement of your reasons of appeal; however, there must be sufficient discussion for staff to determine that the appeal is allowed by law. The appellant, subsequent to filing the appeal, may submit additional information to the staff and/or Commission to support the appeal request.

The approved project raises issues in regards to consistency with the public access, visual resource and sensitive resource protection policies of the certified City of Carpinteria Land Use Plan (LUP) and the public access policies of the Coastal Act. The approved project includes construction of a 48 inch high split rail and chain link fence to enclose an existing approximately 2.4 acre bluff top parking lot. The approved project is located within Carpinteria Bluffs Area "0" just east of the City's Tar Pits Park and west of the Harbor Seal Haulout.

Section 30210 of the Coastal Act, which is incorporated into the LUP by Policy LU-1a, requires provision of maximum public access and recreational opportunities. Similarly, Policies LU-1 and OSC-14a of the LUP call for increased public access and recreational opportunities, including for the disabled and elderly. In addition, Policy OSC-14k of the LUP states that new development shall not interfere with or diminish public access acquired through use, custom, or legislative action, and states that this policy shall be interpreted to allow flexibility in accommodating both new development and continuation of historic public parking and access. In addition, OSC-4, IP 20 requires provision of adequate parking to maximize public access to coastal recreation areas, including Tar Pits Park, Harbor Seal Overlook, and the Carpinteria Bluffs. Although located on private property, the area enclosed by the approved fence has been used by the public as a pedestrian accessway between Tar Pits Park and the Harbor Seal Overlook east of the site, and as a parking area and coastal overlook. Prescriptive rights to the area may exist; no evidence has been presented to confirm or dispute such rights on the site. Therefore, the approved project raises issues as to its consistency with the public access policies of the LUP and the Coastal Act.

The LUP includes several policies for the protection of ocean views and visual resources in the Bluffs area, including Policies CD-12, CD-12 IP 1, CDS6-2, CDS6-b, CDS6 IP 59, CDS6 IP 64, CDS6 IP83, OSC-2h, OSC-13, and OSC-13a. These policies require existing views and the visual quality of bluffs to be preserved and new development to fit quietly into the existing natural landscape without obstructing views of the ocean or bluff edge. The policies also require height restrictions for view preservation, and bluff-edge setbacks for protection of views from public beaches. The approved fence will be visible from adjacent Tar Pits Park and public tidelands. However, the approved height and design of the proposed fence do not minimize its obtrusiveness or allow it to blend into its surroundings to the maximum extent feasible. Thus, the approved project is inconsistent with the LUP's visual resource protection policies.

Lastly, the LUP, including Policies OSC-2c, OSC-2d, and OSC-7, provides for the protection of native plant communities, and designates significant areas of coastal bluff scrub vegetation in the Carpinteria Bluffs area as environmentally sensitive habitat areas (ESHA), to be determined on a site specific basis.

The western portion of the approved fence is located within an area of coastal bluff scrub habitat that is undergoing restoration, and the southern portion of the approved fence is located immediately adjacent to coastal bluff scrub habitat on the bluff face. These habitat areas have not been evaluated to determine whether they qualify as ESHA. Alternatives exist to locate the approved fence outside of the coastal bluff scrub habitat area. Thus the approved project is inconsistent with policies for the protection of native plant communities and potentially with the ESHA protection policies of the LUP.



State briefly your reasons for this appeal. Include a summary description of Local Coastal Program, Land Use Plan, or Port Master Plan policies and requirements in which you believe the project is inconsistent and the reasons the decision warrants a new hearing. (Use additional paper as necessary.)

Note: The above description need not be a complete or exhaustive statement of your reasons of appeal; however, there must be sufficient discussion for staff to determine that the appeal is allowed by law. The appellant, subsequent to filing the appeal, may submit additional information to the staff and/or Commission to support the appeal request.

SECTION V. Certification

The information and facts stated above are correct to the best of my/our knowledge.

Signed: *Meg Caldwell*
Appellant or Agent

Date: 3/8/06

Agent Authorization: I designate the above identified person(s) to act as my agent in all matters pertaining to this appeal.

Signed: _____

Date: _____

APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT

Page 3

State briefly your reasons for this appeal. Include a summary description of Local Coastal Program, Land Use Plan, or Port Master Plan policies and requirements in which you believe the project is inconsistent and the reasons the decision warrants a new hearing. (Use additional paper as necessary.)

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Appellant or Agent

Date: 3/8/2006

Agent Authorization: I designate the above identified person(s) to act as my agent in all matters pertaining to this appeal.

Signed: _____

Date: _____

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APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT

Please Review Attached Appeal Information Sheet Prior To Completing This Form.

SECTION I. Appellant(s)

Name: Susan Allen

Mailing Address: 790 Arbol Verde

City: Carpinteria

Zip Code: 93013

Phone: 8056841217

SECTION II. Decision Being Appealed

1. Name of local/port government:

City of Carpinteria, California

2. Brief description of development being appealed:

Venoco Inc. proposes a 48 inch split rail fence with chain link back around a 2.4 acre parking lot on the ocean bluff top in their southernmost parking lot.

3. Development's location (street address, assessor's parcel no., cross street, etc.):

APN 01-170-021 located at 5663 Carpinteria Ave at the southern/beach end of Dump Road, City of Carpinteria.

4. Description of decision being appealed (check one.):

- Approval; no special conditions
- Approval with special conditions:
- Denial

RECEIVED
FEB 27 2006

CALIFORNIA
COASTAL COMMISSION
SOUTH CENTRAL COAST DISTRICT

Note: For jurisdictions with a total LCP, denial decisions by a local government cannot be appealed unless the development is a major energy or public works project. Denial decisions by port governments are not appealable.

TO BE COMPLETED BY COMMISSION:

APPEAL NO:

A-4-CPN-06-020

DATE FILED:

2/27/06

DISTRICT:

So. Central Coast

EXHIBIT NO. 2

APPLICATION NO.

A-4-CPN-06-020

ALLEN APPEAL

APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT (Page 2)

5. Decision being appealed was made by (check one):

- Planning Director/Zoning Administrator
- City Council/Board of Supervisors
- Planning Commission
- Other

6. Date of local government's decision: February 13,2006

7. Local government's file number (if any): #05-12010DP/CDP

SECTION III. Identification of Other Interested Persons

Give the names and addresses of the following parties. (Use additional paper as necessary.)

a. Name and mailing address of permit applicant:

Venoco 6267 Carpinteria Ave Suite 100 Carpinteria , CA 93013

b. Names and mailing addresses as available of those who testified (either verbally or in writing) at the city/county/port hearing(s). Include other parties which you know to be interested and should receive notice of this appeal.

(1) Susan Allen 790 Arbol Verde Carpinteria, CA 93013

(2) Suzette Doubek 586 Arbol Verde Carpinteria, Ca 93010

(3) Al Clark and Kathleen Lord 5588 Calle Ocho Carpinteria CA 93013

(4) Gary Campopiano 5345 8th St Caprinteria CA 93013

APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT (Page 3)

SECTION IV. Reasons Supporting This Appeal

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- Appeals of local government coastal permit decisions are limited by a variety of factors and requirements of the Coastal Act. Please review the appeal information sheet for assistance in completing this section.
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- This need not be a complete or exhaustive statement of your reasons of appeal; however, there must be sufficient discussion for staff to determine that the appeal is allowed by law. The appellant, subsequent to filing the appeal, may submit additional information to the staff and/or Commission to support the appeal request.

: Venoco has proposed to fence all the parking areas in the past and the City has before it an application to gate Dump Road. There is a pattern of interference with historic public access now beginning, which I suspect is linked to the Paradon extended reach drilling project application now before the City. My suggestion is that all these projects be looked at in unison, to best address the least impactful ways to address Venoco's concerns. Also, this project conflicts with Coastal Plan Policy CDS-6 that protects ocean views, Policy OSC-14a increasing access for the population including the disabled and elderly, and Policy OSC-14k providing new development shall not interfere or diminish such access. Please see the attached comments and photographs for an expanded discussion.

APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT (Page 4)

SECTION V. Certification

The information and facts stated above are correct to the best of my/our knowledge.

Susan Skiff Allen
Signature of Appellant(s) or Authorized Agent

Date:

24 February 2006

Note: If signed by agent, appellant(s) must also sign below.

Section VI. Agent Authorization

I/We hereby authorize _____
to act as my/our representative and to bind me/us in all matters concerning this appeal.

Signature of Appellant(s)

Date:

Photo A

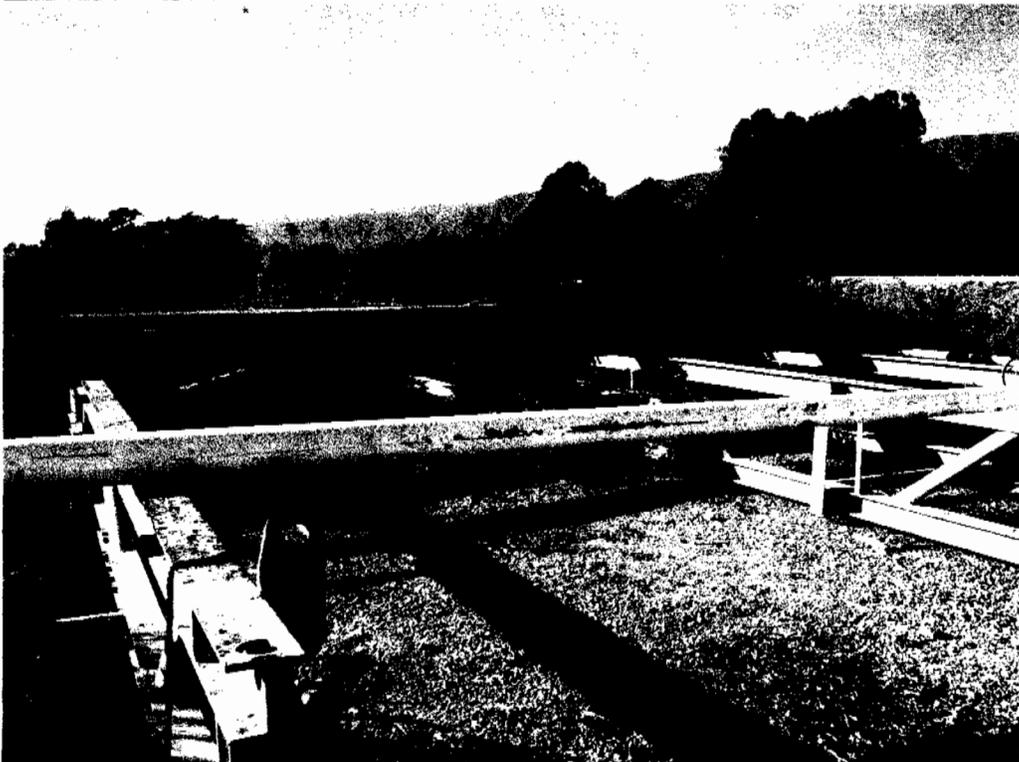


Photo B

Photo C



Photo D

Photo E



harbor
Seal
haulout

Photo F

Further concerns addressed to Coastal Commission regarding the the fencing of the Venoco parking lot:

Submitted photos of Venoco Parking Lot

Photo A: Shows typical views from the parking lot. Photo taken from east looking west towards Santa Barbara.

Photo B: Shows the items stored on western edge of lot. This pile has been there for a minimum of ten years. Note vegetation growing up between items.

Photo C: Shows left-over chain link fence used as decoration in a fundraiser event with a "Biker Babe" theme. Event took place in September of 2005.

Photo D: Different shot of items stored on western edge of parking lot. (See photo B). Vegetation is more evident.

Photo E: Note white SUV. Fred, an elderly Carpinteria local who cannot walk easily, comes out several times a week to enjoy ocean views.

Photo F: Fred moves to catch a view of the Harbor Seal Haulout and Rookery.

This project violates Coastal Plan Policy CDS-6 that protects ocean views, Policy OSC-14a increasing access for the population including the disabled and elderly, and Policy OSC-14k providing new development shall not interfere or diminish such access.

Venoco came to the city stating that this parking lot was used for both parking and storage. The storage depicted in photos B,C, and D has been the only storage in this lot for at least 10 years. Fencing the entire parking lot as approved will make storage use more likely for the company; storage in this particular area is not necessary or appropriate to the conduct of the business permitted by the development plan. Storage of the types of large items seen scattered over large areas of Venoco's more inland property will block views to the ocean from the City hiking/biking trail paralleling the railroad tracks.

Venoco has stated a need to fence this parking lot due to safety concerns to keep people from bluff edge. To address this concern the bluff edge can successfully be fenced as it has in many other coastal areas without a need to fence in the parking lot. A low split rail fence will protect the casual walker, protect views and avoid storage in an inappropriate area.

It is the custom of some of our elderly to use this parking lot to view both the ocean and to catch a glimpse of the Harbor Seal Sanctuary.

Venoco has proposed to fence *all* the parking lot areas in the past (two lots to the immediate north and east) and the City has before it an application to gate Dump Road (scheduled for hearing before the City Council March 13th). There is a pattern of interference with historic public access now beginning, which I suspect is linked to the Paradon extended reach drilling project application now before the City. My suggestion is that all these projects be looked at in unison, to best address the least impactful ways to address Venoco's concerns.

If you do approve the fence it is extremely important that you do not drop any of the conditions of approval *already accepted* by Venoco and the Planning Commission and the City Council. Of particular importance are the extension of the fence to approximately the fourth post of the pier to permit Sealwatch to do its job, the revegetation along the west fence border as well as the north side, and the removal of the yellow pipe fencing. The removal of the yellow pipe staircase which would no longer be accessible should also be included. I do want to add that in the past both Sealwatch volunteers, city code enforcement and the sheriff have effectively turned back beach walkers entering the closed harbor seal area by calling down to them from above in the parking lot area—this option will be lost with any fencing.

The operation of this manual gate has not been adequately addressed by staff and Venoco. With just 2 employees at the plant at night and on weekends the additional task of opening and closing the gate for workers is problematic. The safety of the plant operations as well as the neighbors' concern with noise must be a consideration. As a neighbor I can envision more noise as workers honk their horns or idle their engines as they wait for an employee to come out. Will employees choose to use the other lot re-creating an over-crowding condition similar to the one that occurred in the summer when Venoco closed the parking lot for the fundraising event? At the very least please add a condition that allows the use of the gate to be addressed if its operation becomes troublesome.

EXHIBIT B

RESOLUTION NO. 4971

**A RESOLUTION OF THE CITY OF CARPINTERIA CITY COUNCIL
APPROVING DEVELOPMENT PLAN AND COASTAL DEVELOPMENT
PERMIT FOR PROJECT NO. 05-1202 DP/CDP TO CONSTRUCT A FORTY-
EIGHT INCH TALL THREE-RAIL FENCE AROUND A 2.4-ACRE PARKING
LOT AND A SIGN PROGRAM ON A PARCEL OF APPROXIMATELY 10
ACRES LOCATED AT 5663 CARPINTERIA AVENUE APN 001-170-021
REQUESTED BY VENOCO, INC.**

WHEREAS, the Carpinteria Planning Commission considered an application for a Development Plan and Coastal Development Plan filed by Venoco, Inc. on January 25, 2005;

WHEREAS, said application was subsequently deemed complete and accepted by the City as being consistent with the applicable submittal requirements on April 29, 2005; and

WHEREAS, revised plans were submitted on September 2, 2005 and a sign application was submitted on September 6, 2005; and

WHEREAS, the Planning Commission has conducted a hearing on January 3, 2006 and received evidence in favor and against the application for a Development Plan and Coastal Development Permit; and

WHEREAS, the Planning Commission reviewed the policies of the General Plan/Coastal Land Use Plan, and the Zoning Code standards that are relevant to the project and approved the project with a fence of forty-two inches in height.

WHEREAS, the project is categorically exempt from the California Environmental Quality Act pursuant to Section 15303(e) [accessory structures] of the California Environmental Quality Act (CEQA) Guidelines; and

WHEREAS, a ten day appeal period followed the Planning Commission's action and an appeal was filed during this period on January 13, 2006 by the applicant, Venoco Inc.

WHEREAS, the City Council has conducted a de novo hearing on February 13, 2006 and received evidence, including public testimony concerning the subject application for a Development Plan and Coastal Development Permit; and

**NOW THEREFORE, THE CITY COUNCIL HEREBY RESOLVES AS
FOLLOWS:**

| |
|------------------------|
| EXHIBIT NO. 3 |
| APPLICATION NO. |
| A-4-CPN-06-020 |
| CITY RESOLUTION |

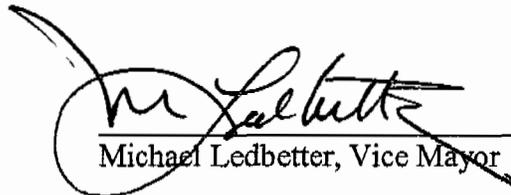
1. The Development Plan and Coastal Development Permit are approved, making the Findings outlined in Attachment A.
2. The Development Plan and Coastal Development Permit are approved subject to the conditions set forth in Attachment D.

PASSED, APPROVED AND ADOPTED this 13th day of February 2006, by the following called vote:

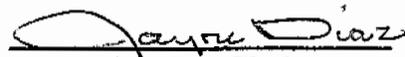
AYES: COUNCILMEMBER(S): Gandrud, Armendariz, Jordan, and Ledbetter

NOES: COUNCILMEMBER(S): None

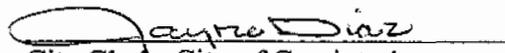
ABSENT: COUNCILMEMBER(S): Stein


Michael Ledbetter, Vice Mayor

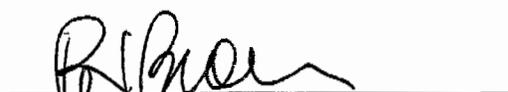
ATTEST:


Jayne Diaz, City Clerk

I hereby certify that the foregoing Resolution was duly and regularly introduced and adopted at a regular meeting of the City Council of the City of Carpinteria held the 13th day of February, 2006.


City Clerk, City of Carpinteria

APPROVED AS TO FORM:


City Attorney, City of Carpinteria

**CITY COUNCIL HEARING
PROJECT NO. 05-1202 DP/CDP
5663 Carpinteria Avenue (APN 001-170-021)
February 13, 2006**

**ATTACHMENT D: CONDITIONS OF APPROVAL
Venoco Fence and Sign Program**

The Conditions set forth in this permit affect the title and possession of the real property that is the subject of this permit and shall run with the real property or any portion thereof. All the terms, covenants, conditions, and restrictions herein imposed shall be binding upon and inure to the benefit of the owner (applicant, developer), his or her heirs, administrators, executors, successors and assigns. Upon any sale, division or lease of real property, all the conditions of this permit shall apply separately to each portion of the real property and the owner (applicant, developer) and/or possessor of any such portion shall succeed to and be bound by the obligations imposed on the owner (applicant, developer) by this permit.

GENERAL CONDITIONS

1. This Development Plan and Coastal Development Permit is restricted to APN 001-170-021, located at 5663 Carpinteria Avenue, and permits the construction of a 48-inch high three-rail fence with black vinyl clad chain link around a 2.4-acre portion of an existing parking lot and also approves a sign program to remove eleven existing signs, permit ten existing signs and add one new sign.
2. The conditions of this approval supercede all conflicting notations, specifications, dimensions, and the like which may be shown on submitted plans.
3. All buildings, roadways, parking areas, landscaping and other features shall be located substantially as shown on the attachments.
4. In the event that any condition imposing a fee, exaction, dedication or other mitigation measure is challenged by the project sponsors in an action filed in a court of law or threatened to be filed therein which action is brought within the time period provided by law, this approval shall be suspended pending dismissal of such action, the expiration of the limitations period applicable to such action, or final resolution of such action. If any condition is invalidated by a court of law, the entire project shall be reviewed by the City and substitute conditions may be imposed.
5. Any and all damage or injury to public property resulting from this development, including without limitation, City streets, shall be corrected or result in being repaired and restored to its original or better condition.
6. All requirements of the City of Carpinteria (including but not limited to public improvements as defined in the City of Carpinteria Municipal Code (CMC), Section

15.16.110) and any other applicable requirements of any law or agency of the State and/or any government entity or District shall be met.

7. The applicant agrees to pay any and all City costs, permits, attorney's fees, engineering fees, license fees and taxes arising out of or concerning the proposed project, whether incurred prior to or subsequent to the date of approval and that the City's costs shall be reimbursed prior to this approval becoming valid. In addition, the applicant agrees to indemnify the City for any and all legal costs in defending this project or any portion of this project and shall reimburse the City for any costs incurred by the City's defense of the approval of the project.
8. Any minor changes may be approved by the City Manager and/or Community Development Director. Any major changes will require the filing of a modification application to be considered by the Planning Commission.
9. Approval of the Development Plan/Coastal Development Permit shall expire one year after approval, unless prior to the expiration date a Building Permit has been issued or the Applicant has diligently worked toward Building Permit issuance. The decision maker with jurisdiction over the project may grant a time extension for good cause. A written request for a time extension shall be submitted by the Applicant, including a statement of reasons for the time limit extension request, prior to the expiration date.
10. During any phase of grading or construction, if cultural material suggestive of prehistoric or historic origin is encountered, work in the vicinity of the find shall be stopped, and the City shall be notified. Grading or construction shall not be resumed until the find is evaluated and the City determines whether mitigation is necessary.
11. If, at any time, the City or Planning Commission determines that there has been, or may be, a violation of the findings or conditions of this Development Plan/Coastal Development Plan, or of the Municipal Code regulations, a public hearing may be held before the Planning Commission to review this permit. At said hearing, the Planning Commission may add additional conditions, or recommend enforcement actions, or revoke the permit entirely, as necessary to ensure compliance with the Municipal Code, and to provide for the health, safety, and general welfare of the City. The applicant shall reimburse the City for all costs associated with gaining compliance with the original conditions of approval.

COMMUNITY DEVELOPMENT

12. Dust generated by the development activities shall be retained onsite and kept to a minimum by following the dust control measures listed below.
13. No construction-related debris (mud, dust, paint, lumber, rebar, etc.) shall leave the project site unless transported to an approved disposal site. During the construction period, washing of concrete, paint, and/or equipment shall be allowed only in areas

where polluted water and materials can be contained for subsequent removal from the site. The applicant shall designate a "wash-off area" on the construction plans and install such an area prior to the commencement of any construction activities.

14. To allow time for the Gas Company to locate and mark their facilities for the contractor, please telephone Underground Service Alert (USA) toll free at 1-800-227-2600 a minimum of 48 hours prior to the start of construction. For best response, provide as much notice as possible, up to ten working days.
15. All project conditions and mitigation measures shall be listed on a sheet included as part of the construction plans submitted for review and approval by the City prior to issuance of a Building Permit/Grading Permit. The approved set of plans shall be retained at the construction site for review by the Building Inspector during the course of construction.
16. The installation of fencing in the area by the pier shall not occur during seal pupping and molting season (December 1 to July 1). As an alternative, construction may proceed using hand tools only without the use of mechanical/electrical tools.
17. The east end of the fence shall terminate approximately at the location of the fourth white post on the west side of Casitas Pier. This location shall be reviewed and approved by a Seal Watch volunteer prior to the start of construction.
18. All existing yellow fencing shall be removed where it occurs in the same location where the new fence will be installed. The yellow fencing shall be removed prior to the start of construction of the new fence.
19. A four-foot wide native vegetation planting strip shall be installed along the western side of the fence, where the fence will be located on the plateau of the western slope of the property.
20. Applicant shall install a sign to be located toward the east end of the Coastal Vista Trail and the northeast end of the upper parking lot to provide directions to the Seal Sanctuary overlook. A Seal Watch volunteer shall review the sign and its location.
21. A preconstruction conference with the applicant, contractor and City representatives shall be held. Construction techniques for the western end of the fence and vegetation protection shall be addressed as well as the area adjacent to the pier.
22. All un-permitted signs on file with the City as of January 3, 2006 shall be removed within 90 days of this permit approval.

ARCHITECTURAL REVIEW

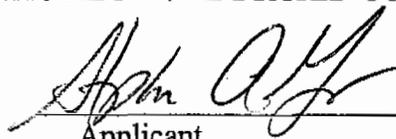
23. Prior to the issuance of any permits, the applicant shall return to the Architectural Review Board for a review and approval of final plans to include colors, materials, landscaping and irrigation, as appropriate.
24. All materials and colors used in construction and all landscape materials shall be as represented to or as specified by the Architectural Review Board and any deviation will require the express approval of the Board.
25. The chain link component of the fence shall be located on the "inside" of the post and rails as viewed from Dump Road.
26. A four-foot wide planter shall be provided along the fence between the driveway and the fence. The planter shall be landscaped with native species as approved by the Architectural Review Board and the Community Development Director. Similar landscaping shall be provided along the western fence boundary to be located on the plateau of the western slope of the subject property.

CARPINTERIA/SUMMERLAND FIRE PROTECTION DISTRICT

27. Any future changes, including further division, intensification of use, or increase in hazard classification, may require additional conditions in order to comply with applicable fire district development standards.
28. Per Carpinteria-Summerland Fire District Ordinance No. 2003-01 pertaining to fees and service charges, a permit application fee may be required on plans reviewed for this project.
29. A Fire District approved locking mechanism shall be installed on a minimum 20-foot wide gate in the fence. Prior to installation, the Fire District shall approve the location and type.

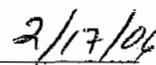
Approved by the City Council on February 13, 2006

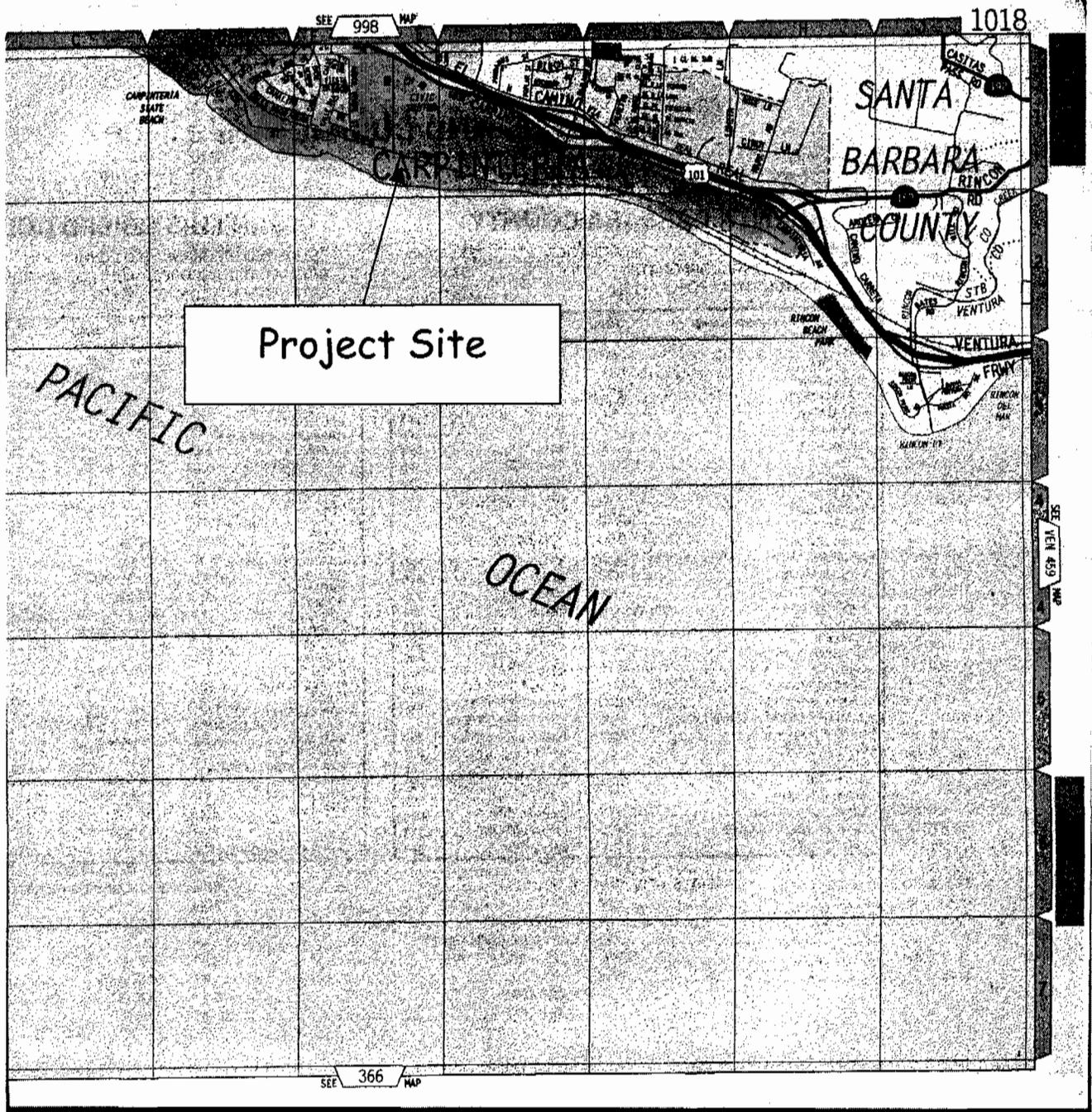
I HAVE READ AND UNDERSTOOD, AND I WILL COMPLY
WITH ALL ABOVE STATED CONDITIONS OF THIS PERMIT


Applicant


Date


Property Owner


Date



| |
|-----------------|
| EXHIBIT NO. 4 |
| APPLICATION NO. |
| A-4-CPN-06-020 |
| VICINITY MAP |



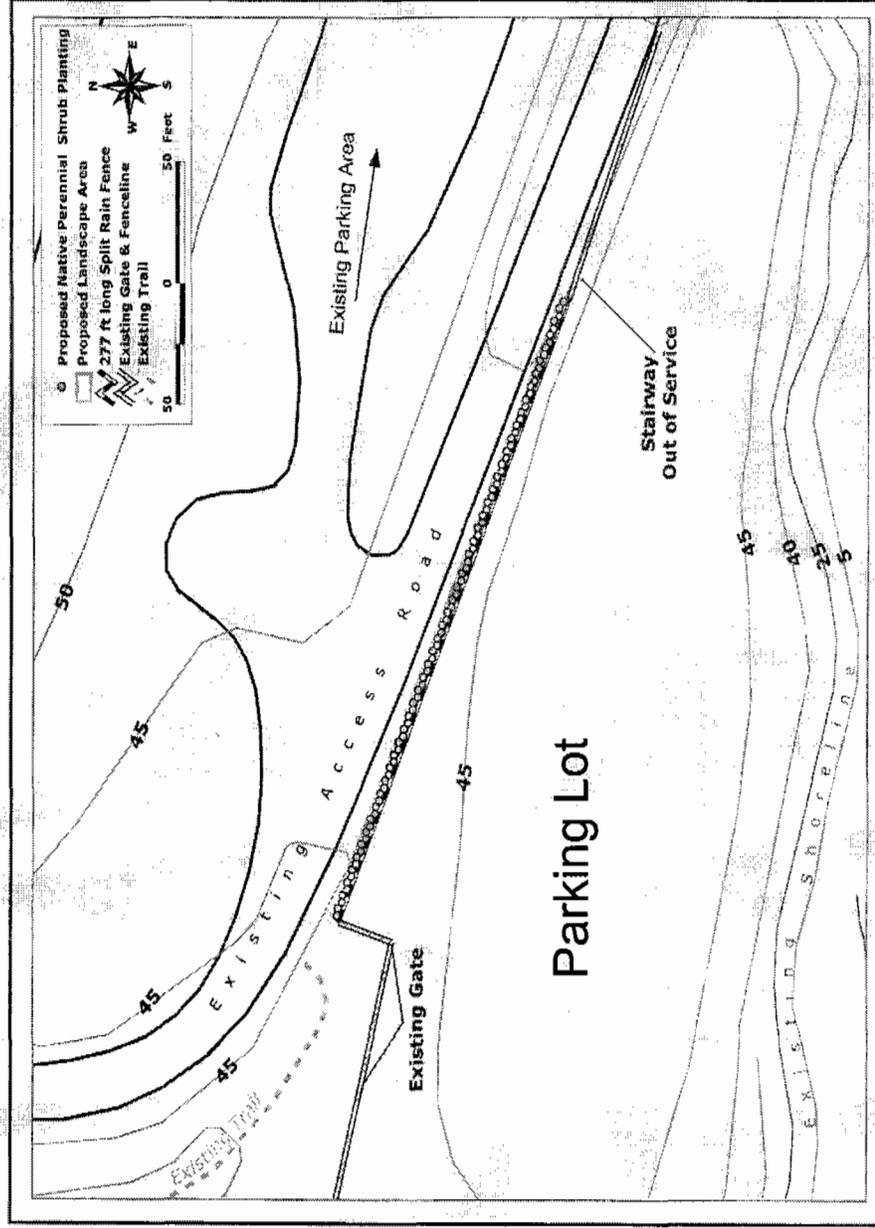
VENOCO
INC.

6267 Carpinteria Ave. Carpinteria, CA. 93013-1423

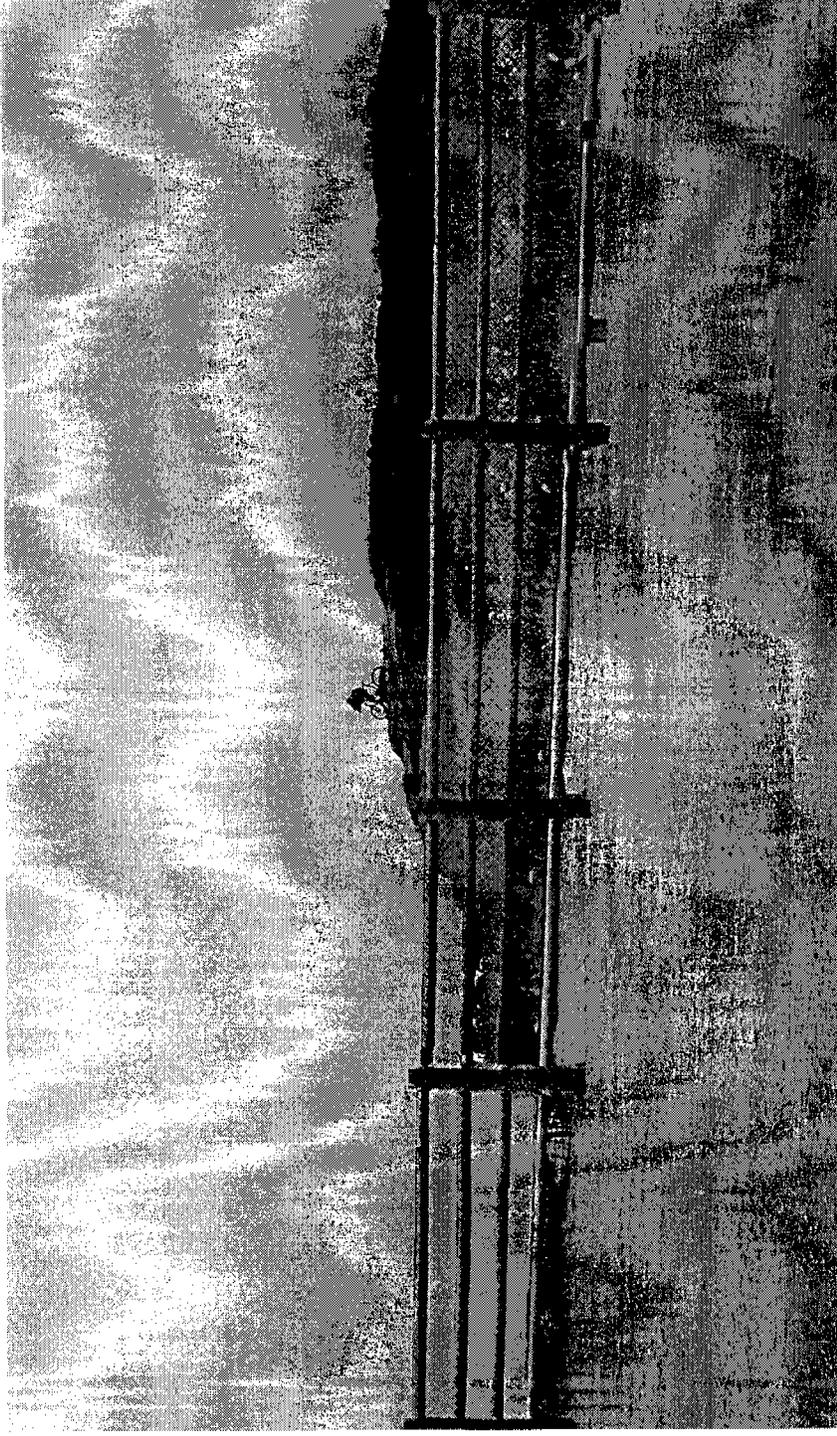
CARPINTERIA ONSHORE
FENCE LOCATION PLAN
DRAWING B-SB-11404
DATE: 10-5-05

| |
|-----------------|
| EXHIBIT NO. 5 |
| APPLICATION NO. |
| A-4-CPN-06-020 |
| PROJECT PLANS |

Proposed Landscape Plan



Fence Simulation



View from Coastal Vista Trail



View of Pier and Proposed East End of Fence



View of Seal Watch Site



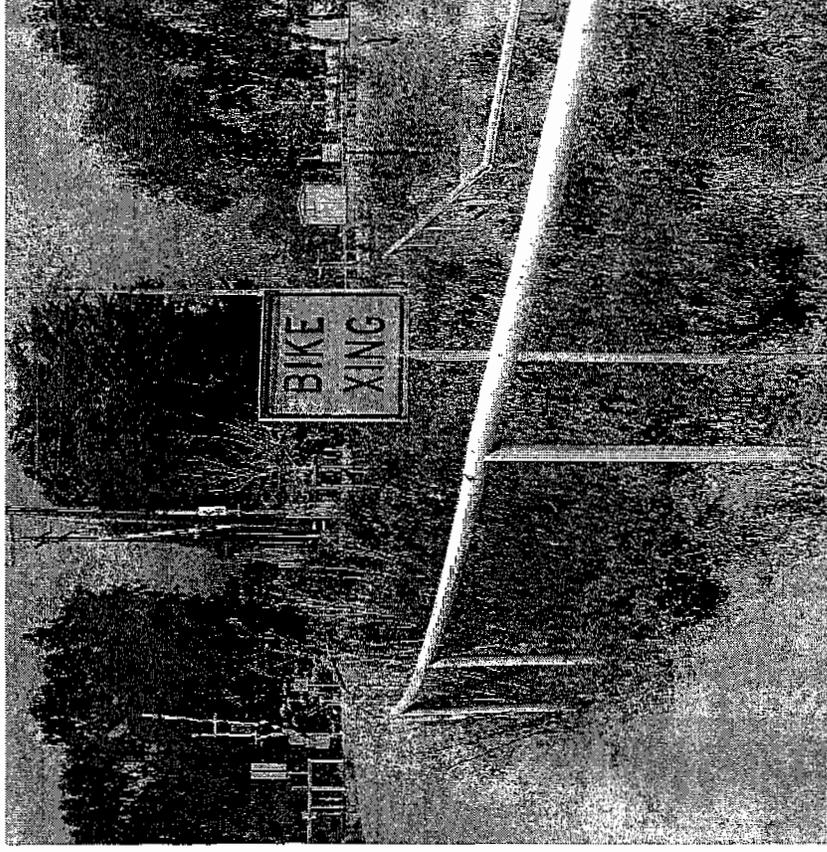
View of Proposed West End of Fence



Venoco Parking Lot Signs Permit Requested

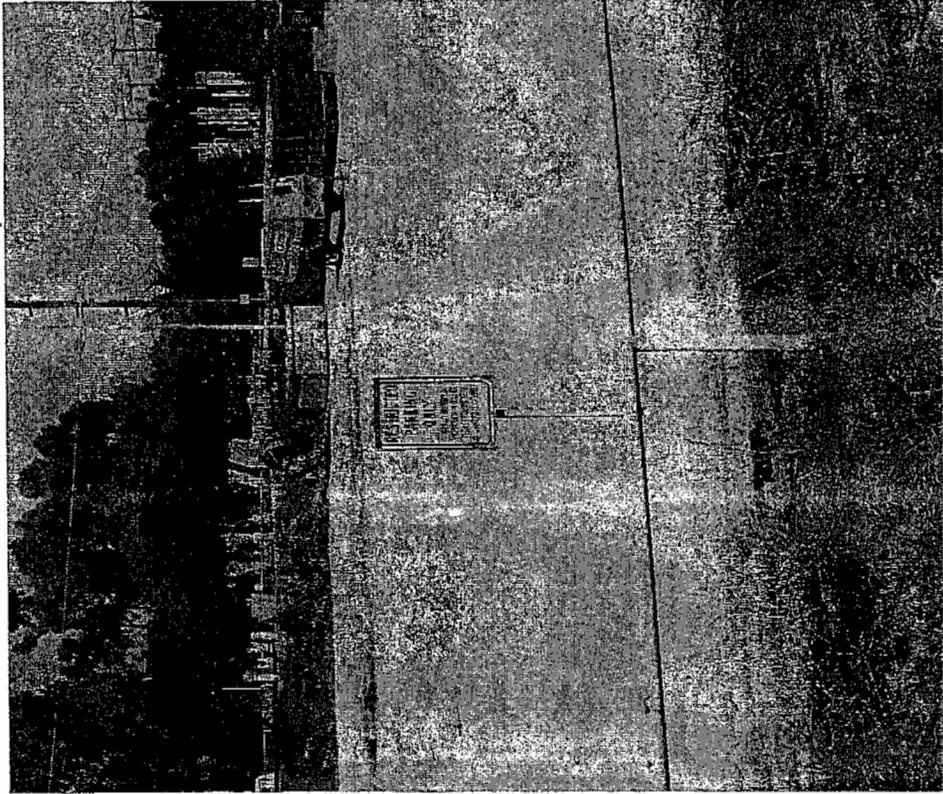


Sign 1
30"X23"

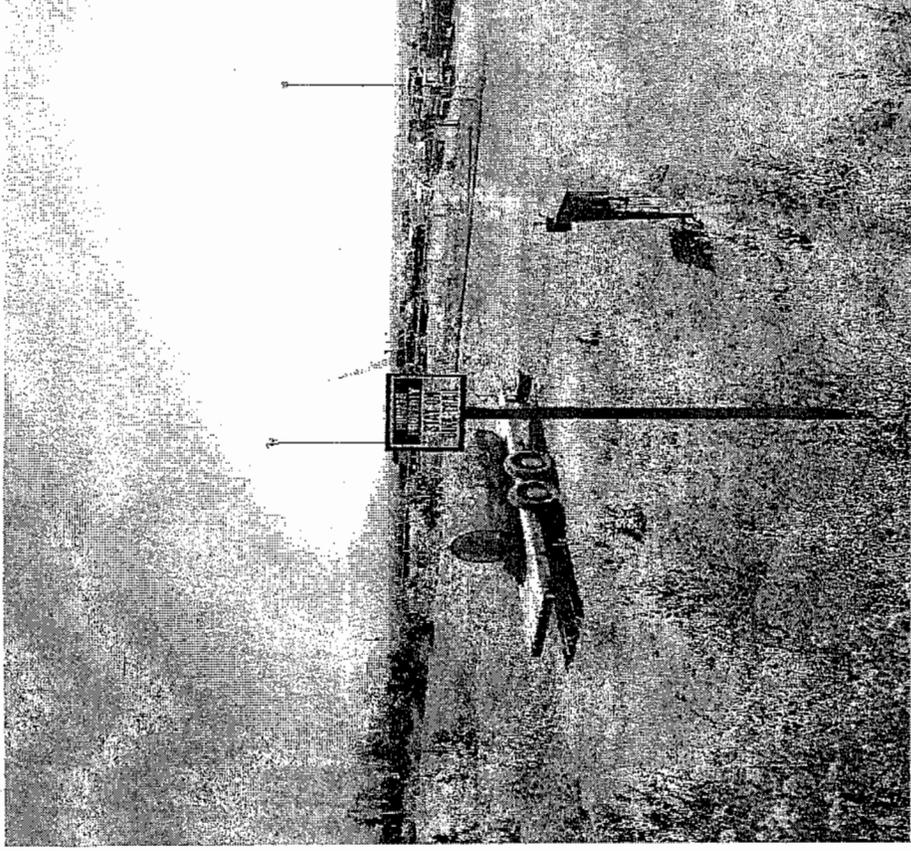


Sign 2
18"X24"

Venoco Parking Lot Signs Permit Requested

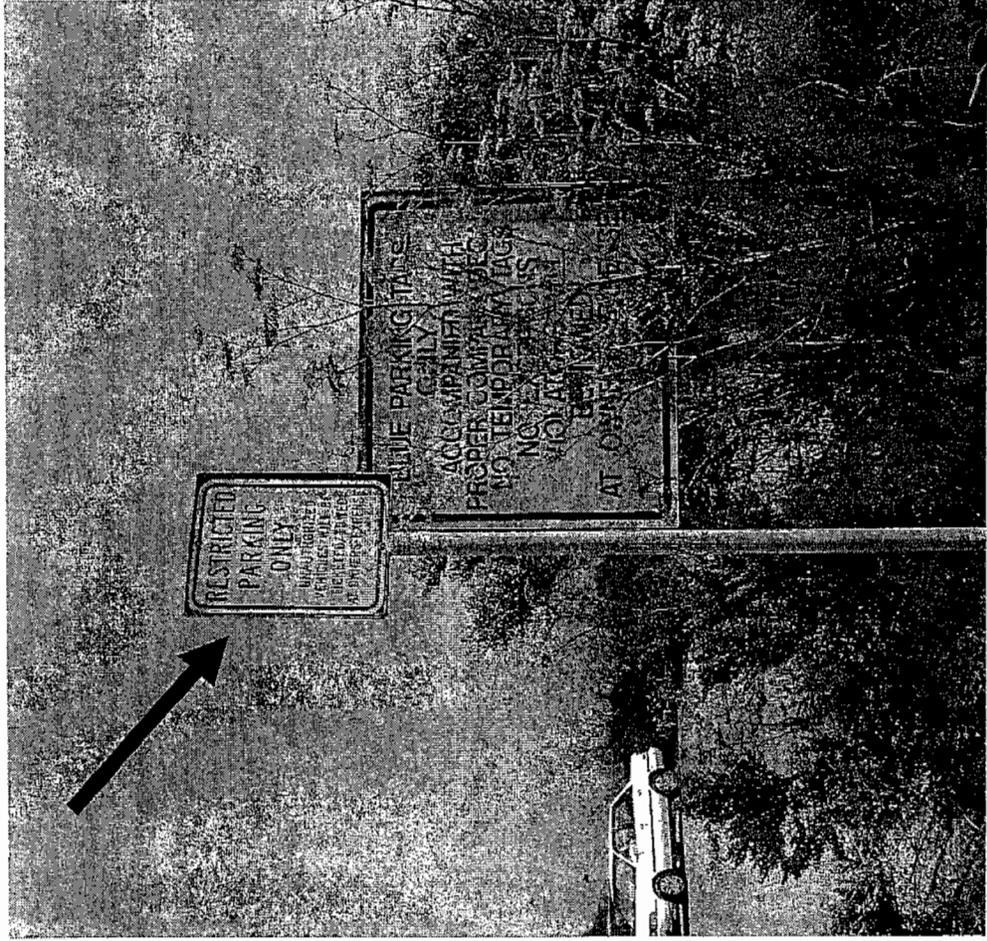


Sign 3
18"X12"



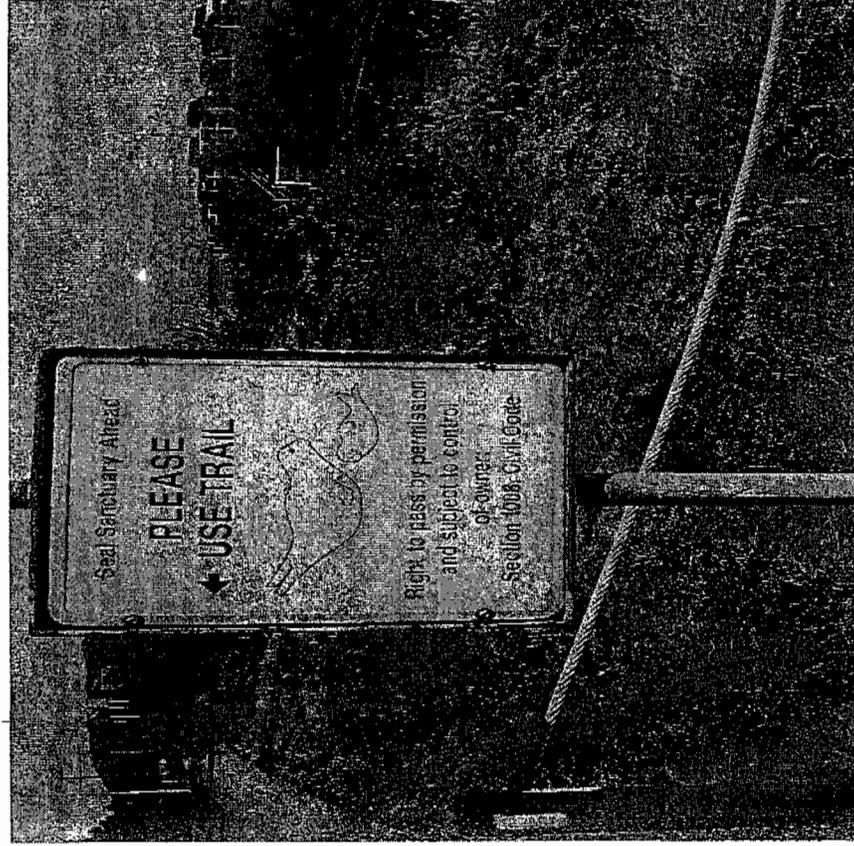
Sign 4
10"X14"

Venoco Parking Lot Signs Permit Requested



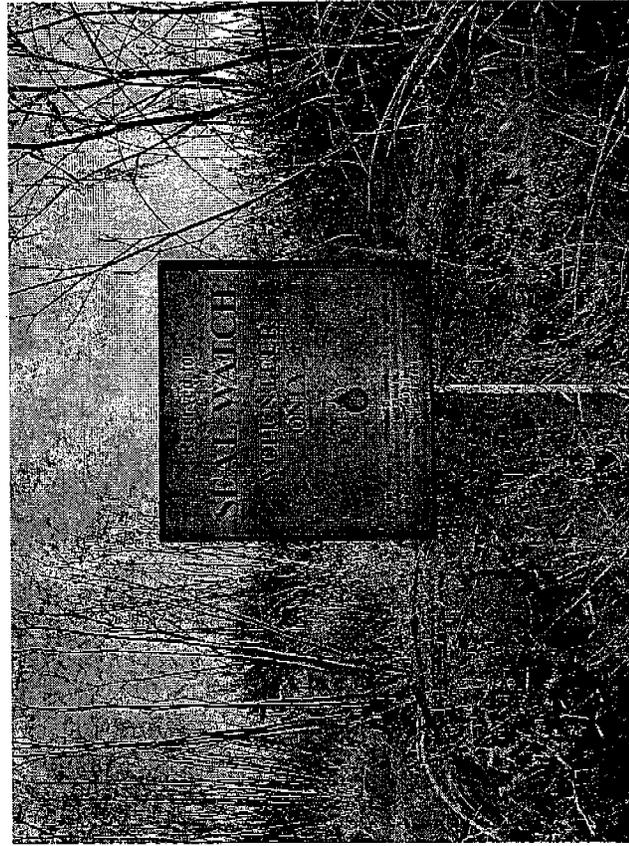
Sign 7
13"X18"

Venoco Parking Lot Signs; Permit Requested to Relocate Sign Adjacent to Coastal Vista Trail



Sign 8
16"X14"

Venoco Parking Lot Signs Permit Requested



Sign 9
20"X20"

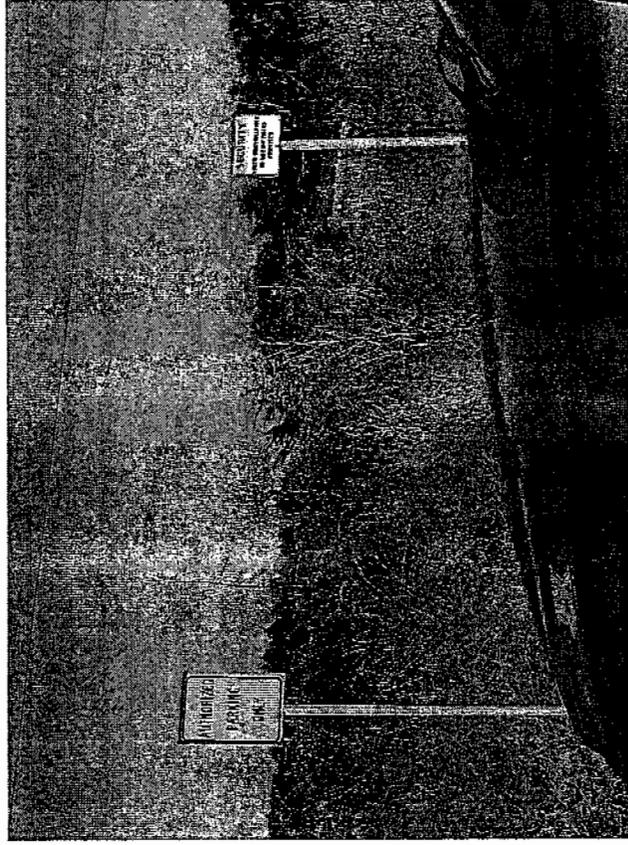


Sign 10
20"X20"

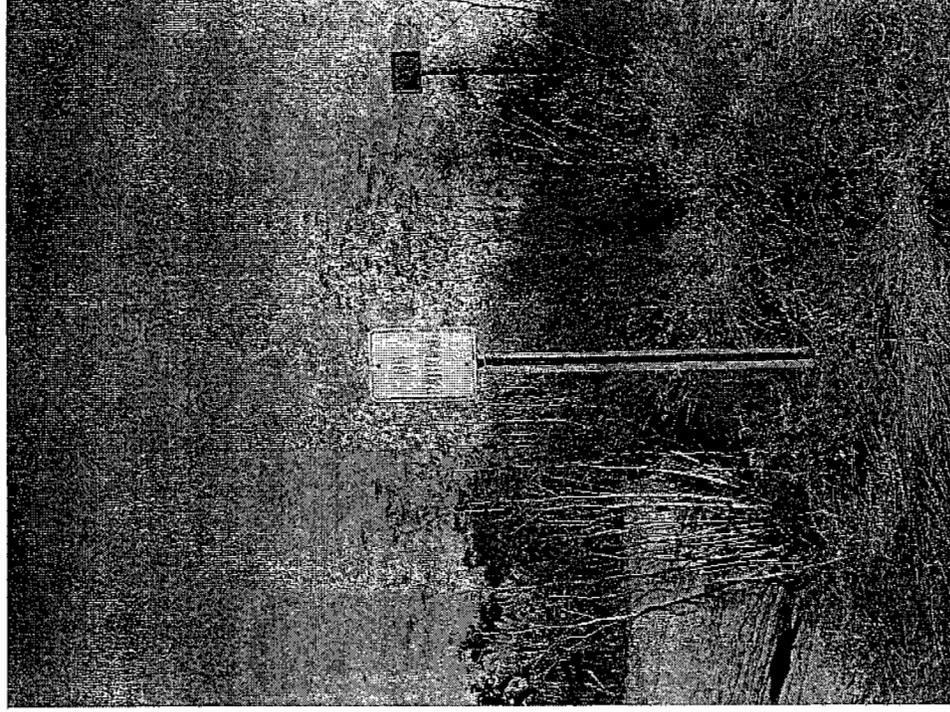
Location of Signs to be Permitted



Venoco Parking Lot Signs To Be Removed

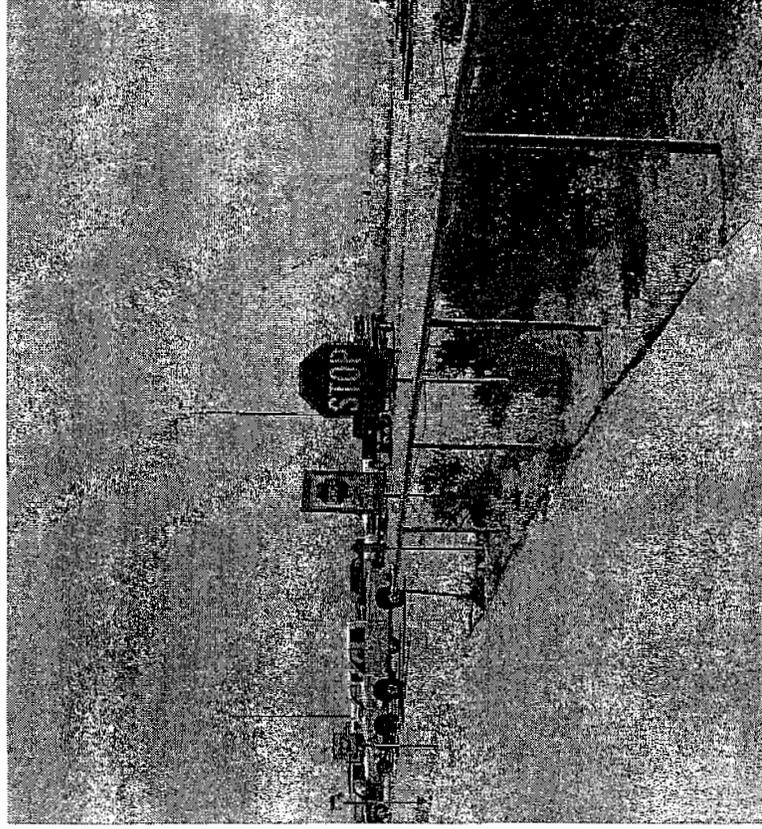


Signs 1A and 2A



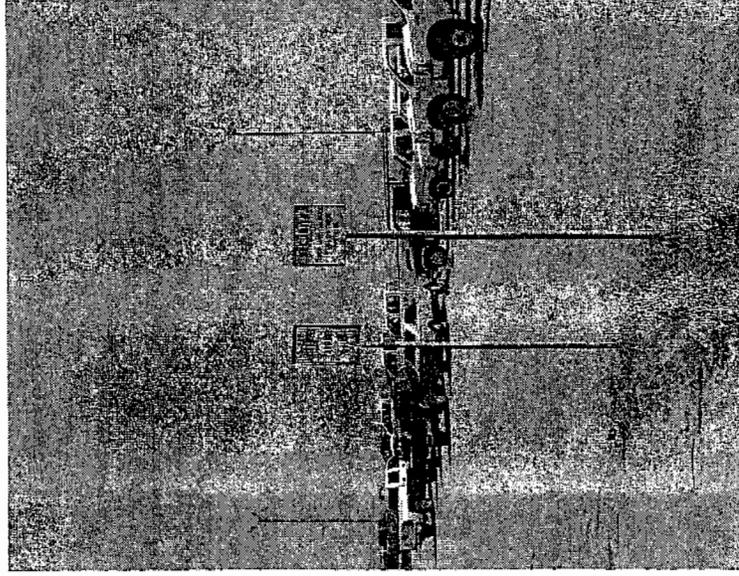
Sign 3A

Venoco Parking Lot Signs to Be Removed

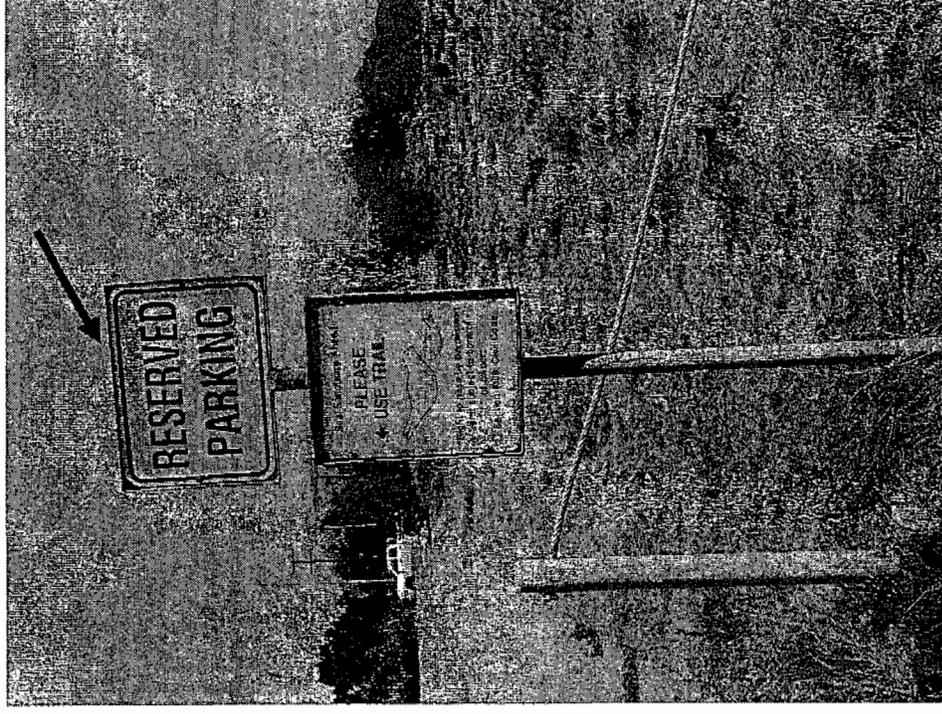


Signs 4A
and 5A

Venoco Parking Lot Signs To Be Removed



Signs 6A and 7A



Sign 8A

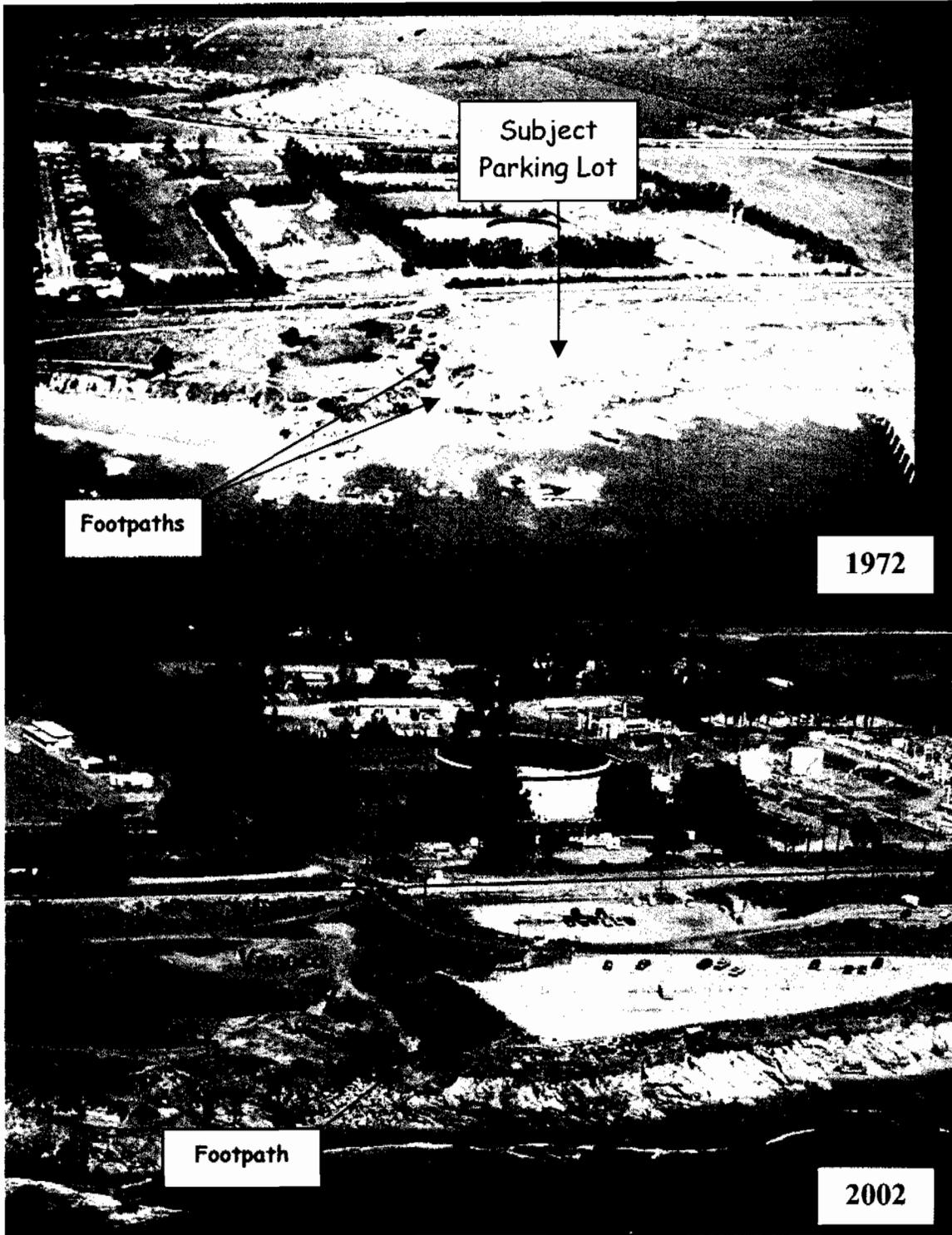


Exhibit 6
A-4-CPN-06-020
Aerial Photos