

CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST AREA
89 SOUTH CALIFORNIA ST., SUITE 200
SANTA BARBARA, CA 93001
(805) 585-1800

RECORD PACKET COPY

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Ventura District Staff
Staff Report: 3/21/03
Hearing Date: 4/10/03



STAFF REPORT: APPEAL SUBSTANTIAL ISSUE

LOCAL GOVERNMENT: City of Carpinteria

LOCAL DECISION: Approval with Conditions

APPEAL NO.: A-4-CPN-03-016

APPLICANT: Louis Carnevale

APPELLANT: Carpinteria Creek Foundation

PROJECT LOCATION: Corner of Carpinteria Avenue, Arbol Verde Street and Concha Loma Drive in the City of Carpinteria, Santa Barbara County.

PROJECT DESCRIPTION: Construction of a 2,207 sq. ft. two story single family home with attached garage/workshop, porch, driveway, fence, garden wall, sidewalk, drainage structures, vegetated bio-swale, restoration of riparian habitat, and 464 cu. yds. of grading (308 cu. yds. cut, 156 cu. yds. fill).

SUBSTANTIVE FILE DOCUMENTS: City of Carpinteria Local Coastal Program, Final Environmental Impact Report, Carnevale Duplex Project, May 2002; Draft Environmental Impact Report, Carnevale Duplex Project, February 2002; City of Carpinteria Final Development Plan 99-881-DP/CDP (City Council Approval dated January 27, 2003).

SUMMARY OF STAFF RECOMMENDATION SUBSTANTIAL ISSUE DOES NOT EXIST

Staff recommends that the Commission determine that **no substantial issue** exists with respect to the grounds on which the appeal has been filed. The **motion and resolution** for no substantial issue are found on **page 4**.

The appeal contends that the Carnevale Residential Project, as approved by the City, is inconsistent with the City's LCP in regard to protection of riparian ESHA and visual resources. The appeal specifically contends that (1) the approved setback from the riparian dripline is inadequate to prevent significant impacts to ESHA; (2) the project includes non-resource dependent development within ESHA; and (3) the project is not sited and designed to prevent adverse impacts to the visual quality of Carpinteria Creek.

I. APPEAL JURISDICTION

The project site is a 0.45 acre parcel located on the south side of Carpinteria Avenue, on the west side of Arbol Verde Street, and on the north side of Concha Loma Drive in the City of Carpinteria, Santa Barbara County. The Post Local Coastal Program (LCP) Certification Permit and Appeal Jurisdiction map certified for the City of Carpinteria (adopted November 17, 1983) indicates that the appeal jurisdiction for this area extends 100 feet from each bank of Carpinteria Creek. In addition, Section 30603 of the Coastal Act states, in part, that an action taken by a local government on a coastal development permit application may be appealed to the commission if the development approved is within 100 feet of any wetland, estuary, or stream. Carpinteria Creek traverses the northwest portion of the subject site from west to east, and all but the extreme southeast corner of the lot is located within 100 feet of the top of the creek's southeast bank. As such, nearly all portions of the development are located within the appeal jurisdiction of the Commission and accordingly, the City's action to approve the permit is appealable.

The Carnevale project includes, at a minimum, the following development within 100 feet of Carpinteria Creek: a) a 2,207 sq. ft. two story single family home with attached garage/workshop, porch, and driveway; b) 464 cu. yds. of grading; c) a stormwater filter, drainage pipe and approximately 15 sq. ft. rip-rap energy dissipator; d) a 42 inch high, 40 ft. long split rail wooden fence and 176 foot long, maximum 2 foot high garden wall; e) restoration of riparian habitat southeast of Carpinteria Creek; f) construction of a vegetated bio swale; and f) construction of a 5 foot wide sidewalk. Because the property includes areas within 100 feet of a creek, if the Commission finds that the appeal raises a substantial issue, the City's action of approving a CDP authorizing construction of the project would be subject to Commission review de novo.

A. Appeal Procedures

The Coastal Act provides that after certification of Local Coastal Programs, a local government's actions on Coastal Development Permits in certain areas and for certain types of development may be appealed to the Coastal Commission. Local governments must provide notice to the Commission of its coastal permit actions. During a period of 10 working days following Commission receipt of a notice of local permit action for an appealable development, an appeal of the action may be filed with the Commission.

Appeal Areas

Under Section 30603 of the Coastal Act, development approved by a local government may be appealed to the Commission if they are located within the appealable areas, such as those located between the sea and the first public road paralleling the sea, within 300 feet of the inland extent of any beach or of the mean high-tide line of the sea where there is no beach, whichever is greater, on state tidelands, or along or within 100 feet of any wetland, estuary, or stream. Further, any development approved by a local County government that is not designated as a principal permitted use within a zoning

district may also be appealed to the Commission, irrespective of its geographic location within the coastal zone. Finally, development that constitutes major public works or major energy facilities may also be appealed to the Commission.

Grounds for Appeal

The grounds for appeal of development approved by the local government and subject to appeal to the Commission shall be limited to an allegation that the development does not conform to the standards set forth in the certified Local Coastal Program or the public access policies set forth in Division 20 of the Public Resources Code (Section 30603[a][4] of the Coastal Act).

Substantial Issue Determination

Section 30625(b) of the Coastal Act requires the Commission to hear an appeal unless the Commission determines that no substantial issue exists with respect to the grounds on which the appeal was filed. When Commission staff recommends that a substantial issue exists with respect to the grounds of the appeal, substantial issue is deemed to exist unless three or more Commissioners wish to hear arguments and vote on substantial issue. If the Commission decides to hear arguments and vote on the substantial issue question, proponents and opponents will have three minutes per side to address whether the appeal raises a substantial issue. The only persons qualified to testify before the Commission at the substantial issue stage of the appeal process are the applicant, persons who opposed the application before the local government (or its representatives), and the local government. Testimony from other persons must be submitted in writing. It takes a majority of Commissioners present to find that substantial issue is raised by the appeal.

De Novo Review Hearing

If a substantial issue is found to exist, the Commission will consider the City's action de novo. The de novo permit may be considered by the Commission at the same time as the substantial issue hearing, or at a later time. The applicable test for the Commission to consider in a de novo review of the project is whether the proposed development is in conformity with the certified Local Coastal Program and the public access and public recreation policies of the Coastal Act. If a de novo hearing is held, testimony may be taken from all interested persons.

B. Local Government Action and Filing of Appeal

Commission staff received a Notice of Final Action for a Coastal Development Permit (Case No. 99-881-DP/CDP) issued by the City for the construction of the new single family residence on February 3, 2003. Following receipt of the Notice of Final Action, a 10 working day appeal period was set and notice provided beginning February 4, 2003 and extending to February 19, 2003.

An appeal of the City's action was filed by the Carpinteria Creek Foundation, during the appeal period, on February 19, 2003. Commission staff notified the City, the applicant, and all interested parties that were listed on the appeal.

II. STAFF RECOMMENDATION ON SUBSTANTIAL ISSUE

MOTION: *I move that the Commission determine that Appeal No. A-4-CPN-03-016 raises **NO** substantial issue with respect to the grounds on which the appeal has been filed under Section 30603 of the Coastal Act.*

STAFF RECOMMENDATION:

Staff recommends a **YES** vote. Passage of this motion will result in adoption of the following resolution and findings. Passage of this motion will result in a finding of no substantial issue and the local actions will become final and effective. Failure of this motion will result in a de novo hearing on the application. The motion passes only by an affirmative vote of the majority of the appointed Commissioners present.

RESOLUTION TO FIND SUBSTANTIAL ISSUE:

The Commission hereby finds that Appeal No. A-4-CPN-03-016 raises **no substantial issue** with respect to the grounds on which the appeal has been filed under Section 30603 of the Coastal Act regarding consistency with the Certified LCP and/or the public access and recreation policies of the Coastal Act.

III. FINDINGS AND DECLARATIONS FOR SUBSTANTIAL ISSUE

The Commission hereby finds and declares:

A. Standard of Review

On August 6, 2002 the Commission approved an amendment for an updated Land Use Plan for the City of Carpinteria LCP. The amendment was adopted by resolution of the City of Carpinteria City Council on January 27, 2003, and the certification review for the amendment is scheduled for April 10, 2003. Although many of the LUP policies will become effective upon certification, many others, including those concerning protection of creek corridors, will only become effective once necessary amendments are made to the City's Implementation Program (IP). Because the amended LUP has not yet been certified, the standard of review for this appeal is the current certified City of Carpinteria LCP (as certified on January 22, 1980 and subsequently amended).

B. Background

The project site is a 0.45 acre parcel located south of Carpinteria Avenue at the entrance to the Concha Loma residential neighborhood. The northwest portion of the parcel contains the bed and southeastern bank of Carpinteria Creek, the latter of which contains riparian woodland habitat, including mature stands of California Sycamore (*Platanus racemosa*) and Arroyo Willow (*Salix lasiolepis*). The woodland understory is disturbed and contains many non-native species. The creek and riparian woodland is home to special status wildlife, including Steelhead trout (*Oncorhynchus mykiss*), Tidewater goby (*Eucyclogobius newberryi*), Monarch butterfly (*Danaus plexippus*), and Cooper's hawk (*Accipiter cooperii*). The riparian canopy extends past the top of bank an average of approximately 45 feet, although portions of the woodland extend as little as 2 feet and as much as 70 feet. Carpinteria Creek and the surrounding riparian habitat is designated Environmentally Sensitive Habitat Area (ESHA). The remainder of the parcel consists of disturbed ruderal grassland. An informal footpath crosses the property, and is used as a "shortcut" from Carpinteria Avenue to a dirt flood control access road that leads to the creek bottom in the southwestern portion of the site.

The parcel is zoned Planned Residential Development (PRD-15) in the City's certified Local Coastal Program (LCP). The PRD-15 zone designation allows for a maximum of 15 units per acre or 1 unit per 2,904 sq. ft. of gross land area, which would allow a base buildout of 6 units. The site is also subject to the Environmentally Sensitive Habitat Area (ESH) Overlay District, which requires a minimum 20 foot buffer strip from the top of stream banks and limits development within stream corridors to projects whose primary purpose is improvement of fish and wildlife habitat, flood control, bridges, and pipelines where no alternative route is feasible. In addition, the site is subject to the Flood Hazard (FH) Overlay District, which requires creek setback and finished floor elevation standards.

The project applicant has unsuccessfully pursued City approval for two previous development proposals for the site, including a 1988 proposal to construct an approximately 6,000 sq. ft. mixed use building, and a 1990 proposal to build an approximately 7,700 sq. ft. three-unit condominium. Both of the proposals would have required clearance of riparian habitat and channelization of the creek bank. The parcel has also been the subject of a campaign to preserve the site as a public park. In 1995, community members, including the Concha Loma / Arbol Verde neighborhood and the Carpinteria Creek Committee, petitioned the City to acquire the site for a public park, and by 1999, when the current proposal was submitted, had raised approximately \$46,000 dollars towards the purchase price of the property.

C. City Approval

In June 1999, Louis Carnevale submitted a proposal to the City of Carpinteria to build an approximately 3,500 sq. ft. duplex on the subject site. A Mitigated Negative Declaration (MND) was prepared for the project and as a result the project was reduced to incorporate mitigation measures, including a 10 foot setback from the riparian habitat

(excluding the willow copse). Upon review of the MND, the Planning Commission determined that preparation of a full EIR was necessary to evaluate the environmental impacts of the proposed project. A Draft EIR was published in February 2002, and a Final EIR in May 2002. The Final EIR was certified by the Planning Commission in July 2002. To comply with additional mitigation measures provided in the Final EIR, the applicant further reduced the project to allow for a 20 foot setback from the riparian dripline, as shown in the Final EIR. The applicant abandoned the duplex proposal and instead proposed construction of a 2,207 sq. ft. single family residence.

On November 4, 2002, the City of Carpinteria Planning Commission approved a Development Plan for the construction of the Carnevale Residential Project as described in this report. The Planning Commission's decision was appealed to the Carpinteria City Council by the Carpinteria Creek Foundation. On January 27, 2003, the City Council granted the appeal for the limited purpose of modifying an addendum to the project Final EIR, adopting additional findings, and adding a condition of approval to prohibit hard banking of the creek on the property. The City Council denied the remainder of the appeal and approved the project via Resolution No. 4771. The resolution and conditions of approval are attached as **Exhibit 2**.

D. Project Description

The action undertaken by the City in CDP No. 99-881-DP/CDP, and subject to appeal, is the City's approval of a development permit and coastal development permit for construction of a 2,207 sq. ft. two story single family home with attached garage/workshop, porch, driveway, 40 foot long split rail fence, 176 ft. long, max. 2 ft. high garden wall, five foot wide sidewalk, drainage structures, vegetated bio-swale, restoration of riparian habitat, and 464 cu. yds. of grading (308 cu. yds. cut, 156 cu. yds. fill) at the intersection of Carpinteria Avenue, Arbol Verde Street and Concha Loma Drive in the City of Carpinteria. This project is referred to as the Carnevale Residential Project elsewhere in this report.

The footprint of the residence, including driveway and porch (but excluding landscaping and sidewalk, and drainage structures) is 2,914 sq. ft. (.07 acre, or 15% of the total parcel).

Project plans are attached to this report as **Exhibit 4**.

E. Appellants' Contentions

The appeal filed by the Carpinteria Creek Foundation is attached as **Exhibit 1**. The appellants contend that the Carnevale Residential Project, as approved by the City, is inconsistent with the City's LCP in regard to protection of riparian ESHA and visual resources. The appellants specifically maintain that the approved setback from the riparian dripline is inadequate to prevent significant impacts to ESHA, and therefore violates LCP Policies 1-1 (which incorporates Chapter Three of the Coastal Act,

including Section 30240 for the protection of ESHA) and 9-15 (which provides ESHA setback standards). The appellants further contend that the project includes non-resource dependent development within ESHA, in violation of LCP Policy 1-1, as well as of LCP Policies 9-16 and 9-17 (which limit development in stream corridors). Lastly, the appellants assert that the project is not sited and designed to prevent adverse impacts to the visual quality of Carpinteria Creek, in violation of LCP Policy 4-1.

F. Analysis of Substantial Issue

Pursuant to Sections 30603 and 30625 of the Coastal Act, the appropriate standard of review for the subject appeal is whether a substantial issue exists with respect to the grounds raised by the appellants.

Section 30603 provides:

The grounds for an appeal pursuant to subdivision (a) shall be limited to an allegation that the development does not conform to the standards set forth in the certified local coastal program or the public access policies set forth in this division. (Section 30603(b)(1)).

Section 30625 (b) provides:

The commission shall hear an appeal unless it determines the following:

....

(2) With respect to appeals to the commission after certification of a local coastal program, that no substantial issue exists with respect to the grounds on which an appeal has been filed pursuant to Section 30603. (Section 30625(b)(2)).

Therefore, the grounds for an appeal of the CDP are limited to an allegation that the development approved under CDP No. 99-881-DP/CDP does not conform to the City of Carpinteria's certified LCP or public access policies of the Coastal Act. The appeal alleges that the approved development does not comply with the ESHA and visual resource protection policies of the City of Carpinteria LCP. The Commission finds that a substantial issue does not exist with respect to the grounds on which the appeal has been filed for the specific reasons discussed below.

Protection of Riparian ESHA

The appellants contend that (1) the approved setback from the riparian dripline is inadequate to prevent significant impacts to ESHA; and (2) the project includes non-resource dependent development within ESHA. These two claims are discussed in turn below.

Creek Setback

The appellants assert that the Carnevale Residential Project does not conform to the following policies of the City of Carpinteria LCP:

LCP Policy 1-1, which states:

The City shall adopt the policies of the Coastal Act (Public Resources Code Sections 30210 through 30263) as the guiding policies of the land use plan.

Section 30240 of the Coastal Act, which is incorporated by reference in LCP Policy 1-1 and states:

- (a) ***Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on those resources shall be allowed within those areas.***
- (b) ***Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade those areas, and shall be compatible with the continuance of those habitat and recreation areas.***

City of Carpinteria LCP Policy 9-15, which states:

The minimum buffer strip for natural streams within the City shall be 20 feet from the top of the bank. These minimum buffers may be adjusted by the City on a case-by-case basis after investigation of the following factors:

- a. ***soil type and stability of the stream corridor;***
- b. ***how surface water filters into the ground;***
- c. ***types and amount of riparian vegetation and how such vegetation contributes to soil stability and habitat value;***
- d. ***slopes of the land on either side of the stream; and***
- e. ***location of the 100-year flood plain boundary.***

The approved project site is a 0.45 acre parcel bounded on three sides by Carpinteria Avenue and two residential streets, Arbol Verde Street and Concha Loma Drive. Carpinteria Creek runs from west to east through the northwest portion of the site, and riparian vegetation extends southeasterly from the top of bank. The extent of riparian vegetation generally increases from north to south, from less than two feet from top of bank in the northern part of the parcel, to approximately 35 feet in the center of the parcel, and up to 70 feet in the southern part of the parcel. The project provides for a minimum 37 foot setback from the top of the stream bank, extending to an average of 55 feet from the top of bank in the center of the parcel, and up to 125 feet in the southern part of the parcel. As shown on the approved plans, the project provides for a 20 foot setback from the dripline of riparian vegetation, which includes California Sycamore (*Platanus racemosa*) and Arroyo Willow (*Salix lasiolepis*).

The 20 foot setback was established in lieu of an earlier proposed 10 foot setback in order to comply with mitigation measures included in the project EIR. Application of a

20 foot setback was consistent with statements, made by biologists Darlene Chirman, Mark Holmgren, and Dr. Thelma Schmidhauser in correspondence to the City, that a 20 foot setback was necessary to avoid significant impact to the riparian habitat. Other biologists, including the Lawrence Hunt, Rachel Tierney, and Vince Semonsen, the City Biologist, had concluded that a 10 foot setback from the riparian dripline was adequate to prevent significant impacts.

The appellants contend that the 20 foot setback is measured from the dripline as it existed in 1999, and that the setback from the current dripline is only 9 to 13 feet. The appellants assert that under CEQA guidelines, the dripline should have been established at the time of the Notice of Preparation of the Draft Environmental Impact Report (EIR) for the project, which was in June 2001.

The January 27, 2003 staff report on the project states that Rincon Consultants, Inc. resurveyed the site and confirmed the location of the dripline in October 2001, as noted in the certified Final EIR for the project. The report thus maintains that the dripline as shown on the approved plan provides an appropriate baseline from which to measure the 20 foot setback. The January 27, 2003 staff report further notes that City staff had recently measured the distance between the willow dripline on site and story poles demarking the footprint of the residence, and found the distance to be between 13 and 19 feet. In addition, the report notes that the City Biologist has determined that the current setback is adequate to reduce impacts to riparian habitat to a less than significant level, and notes that the setback was increased from 10 to 20 feet in part to provide sufficient area to accommodate the growth of vegetation.

As noted above, LCP Policy 9-15 requires a minimum setback of 20 feet from the top of bank of streams, which may be adjusted based on soil type, stability of the stream corridor, surface water infiltration, type and amount of riparian vegetation and its contribution to soil stability and habitat value, slope characteristics, and location of the 100 year flood plain boundary. Using these criteria, the City recommended a 10 foot setback from the riparian dripline. Subsequent to publication of the Final EIR, the project applicant increased the setback to 20 feet from the riparian dripline. The approved project setback is approximately 37 to 125 feet from the top of bank of stream, thus providing a buffer that is significantly larger than the minimum required under LCP Policy 9-15. Furthermore, LCP Policy 9-15 states that the minimum buffer *may* be adjusted by the City on a case-by-case basis, but does not *require* such adjustments to be made. Given that the project setback significantly exceeds the minimum required under LCP Policy 9-15, and that the policy does not require that minimum to be exceeded under any circumstance, the appeal does not raise a substantial issue regarding conformance with LCP Policy 9-15.

LCP Policy 1-1 incorporates Section 30240 of the Coastal Act, which requires ESHA to be protected against any significant disruption of habitat values, and requires adjacent development to be sited and designed to prevent impacts that would significantly degrade ESHA. The setback between the current riparian dripline and the approved residence is between 9 and 19 feet, with differing measurements being noted by City

staff and appellants. Several biologists have stated that a 20 foot setback from riparian vegetation is necessary to protect habitat resources. Other biologists have determined that extension of the setback from 10 feet to 20 feet would not significantly change impacts to the riparian ESHA.

Given the range of current setback measurements noted by City staff and interested parties, as well as the range of setback distances determined by various biologists to be adequate to prevent adverse impacts to the riparian ESHA, inadequate basis exists to determine that the approved project substantially conflicts with the requirements of LCP Policy 1-1. Therefore, the appeal does not raise a substantial issue regarding conformance with either LCP Policy 9-15 or LCP Policy 1-1.

Development within ESHA

The appellants assert that the Carnevale Residential Project does not conform to the following policies of the City of Carpinteria LCP:

LCP Policy 1-1, which states:

The City shall adopt the policies of the Coastal Act (Public Resources Code Sections 30210 through 30263) as the guiding policies of the land use plan.

Section 30240 of the Coastal Act, which is incorporated by reference in LCP Policy 1-1 and states:

- (a) Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on those resources shall be allowed within those areas.***
- (b) Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade those areas, and shall be compatible with the continuance of those habitat and recreation areas.***

LCP Policy 9-16, which states:

No structures shall be located within the stream corridor except: developments where the primary function is the improvement of fish and wildlife habitat; dams; structures necessary for flood control purposes; bridges, when supports are located outside the critical habitat; and pipelines, when no alternative route is feasible.

LCP Policy 9-17, which states:

All development, including dredging, filling, and grading, within stream corridors shall be limited to activities necessary for flood control purposes, bridge construction, water supply projects, or laying of pipelines, when no alternative route is feasible. When such activities require removal of riparian plant species, re-vegetation with local native plants shall be required. Minor clearing of vegetation shall be permitted for hiking and equestrian trails.

The project includes structural development within the canopy of riparian vegetation on the site, including an approximately 18 foot length of a 42 inch high split rail fence, an approximately 80 foot long, 6 inch underground stormwater drainpipe, and an approximately 15 sq. ft. rip-rap energy dissipator. In addition, an approximately 22 foot length of the fence and 28 foot length of the drain pipe is located within the 20 foot buffer from the riparian dripline. The energy dissipator and lower 43 feet of the drain pipe are located adjacent to the footprint of the flood control access road that leads to the creek bed. The fence is intended to prevent trespass onto the property and into the ESHA, and the storm water structures are intended to transport runoff from the project into the stream in a non-erosive manner.

The appellants contend that the fence and stormwater structures are non-resource dependent uses that do not fall within any the development categories allowed under LCP Policies 9-16 and 9-17. However, the primary function of the stormwater system is to improve creek water quality by transporting filtered site runoff to the creek in a non-erosive manner. Alternatives to the approved drainage system would entail directing surface runoff over the slopes of the property, thus increasing the potential for erosion of the banks and sedimentation of the creek, or allowing the runoff to flow down Concha Loma Drive, thus increasing its velocity and potential pollutant load. Similarly, a primary function of the fence is to prevent human disturbance of the riparian woodland adjacent to Carpinteria Avenue. Therefore, the approved developments do not raise a substantial issue as to conformity with LCP Policies 9-16 and 9-17. In addition, although the fence and stormwater structures do not require ESHA in order to function, and therefore are not resource dependent uses, the minimal footprint of development, potential benefits to ESHA quality, and negligible adverse impacts of the structures do not raise a substantial issue as to conformity with Section 30240 of the Coastal Act, as incorporated in LCP Policy 1-1.

Therefore, for the reasons stated above, the appeal does not raise a substantial issue regarding conformance with LCP Policies 1-1, 9-16, and 9-17.

Protection of Visual Resources

The appellants assert that the Carnevale Residential Project does not conform to the following policy of the City of Carpinteria LCP:

LCP Policy 4-1, which states:

Broad unobstructed views from the nearest public street to the ocean, including but not limited to Linden Avenue, Bailard Avenue, Carpinteria Avenue, and U.S. 101, shall be preserved to the extent feasible. In addition, new development that is located on or adjacent to bluffs, beaches, or streams, or adjacent to Carpinteria Marsh shall be designed and sited to prevent adverse impacts on the visual quality of these resources. To preserve views and protect these visual resources, new development shall be subject to all of the following measures:

- (a) *Provision for clustering development to minimize alterations to topography or to avoid obstruction of views to the ocean.*
- (b) *Height restrictions to avoid obstruction of existing views of the ocean from the nearest public street.*
- (c) *In addition to the bluff setback required for safety (Policy 3-4), additional bluff setbacks may be required for oceanfront structures to minimize or avoid impacts on public views from the beach. Blufftop structures shall be set back from the bluff edge sufficiently far to insure that the structure does not infringe on views from the beach except in areas where existing structures already impact public views from the beach. In such cases, the new structure shall be located no closer to the bluff's edge than the adjacent structures.*
- (d) *Special landscaping requirements to mitigate visual impacts.*

Although LCP Policy 4-1 provides no specific standards for protection of stream views, it does require new development located adjacent to streams to be designed and sited to prevent adverse impacts on the visual quality of streams. The LCP defines streams as

watercourses, including major and minor streams, drainageways, and small lakes, ponds, and marshy areas through which streams pass.

The project site currently affords views of riparian vegetation, including the scenic sycamore canopy, but does not afford views of the stream, as defined by the LCP, from any public vantage point. Although the project will diminish views of the riparian vegetation adjacent to the stream, it will not impact views of the stream itself. Therefore, the appeal does not raise a substantial issue regarding conformance with LCP Policy 4-1.

In summary, for the reasons discussed above, the Commission finds that the appeal does not raise a substantial issue regarding whether the City decision to approve CDP No. 99-881-DP/CDP conforms to the LCP or applicable provisions of the Coastal Act.

G. Conclusion

For the reasons discussed above, no substantial issue is raised with respect to the conformity of the project in regards to the ESHA and visual resource protection policies of the City of Carpinteria LCP. Therefore, the Commission finds that the appeal filed by the Carpinteria Creek Foundation does not raise a substantial issue as to the City's application of the policies of the LCP in approving CDP 99-881-DP/CDP.

EXHIBIT 1

Appeal No. A-4-CPN-03-016

(32 pages, including attachments)

STATE OF CALIFORNIA—THE RESOURCES AGENCY

PETE WILSON, Governor

CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST AREA
89 SOUTH CALIFORNIA ST., 2ND FLOOR
VENTURA, CA 93001
(805) 641-0142

APPEAL FROM COASTAL PERMIT
DECISION OF LOCAL GOVERNMENT



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

SECTION I. Appellant(s)

Name, mailing address and telephone number of appellant(s):

Carpinteria Creek Foundation
P.O. Box 1128
Carpinteria, CA 93014 (805) 684-2246
Zip Area Code Phone No.

SECTION II. Decision Being Appealed

1. Name of local/port government: City of Carpinteria

2. Brief description of development being appealed: Carnevale Residential Project
1,695 sf single family residence
adjacent to Carpinteria Creek

3. Development's location (street address, assessor's parcel no., cross street, etc.): APN 001-070-031
S of Carpinteria Ave., W of Arbol Verde, N of Concha Loma

4. Description of decision being appealed:

a. Approval; no special conditions: _____

b. Approval with special conditions: DP/CDP

c. 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: A-4-CPN-03-016

DATE FILED: 2/19/03

DISTRICT: _____

H5: 4/88

RECEIVED

FEB 19 2003

CALIFORNIA
COASTAL COMMISSION
SOUTH CENTRAL COAST DISTRICT

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

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

- a. Planning Director/Zoning Administrator
- b. City Council/Board of Supervisors
- c. Planning Commission
- d. Other _____

6. Date of local government's decision: January 27, 2003

7. Local government's file number (if any): 99-881-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:

Louie Carnevale
4867 Sandyland Rd.
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) See Attachment B

- (2) _____

- (3) _____

- (4) _____

SECTION IV. Reasons Supporting This Appeal

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, which continues on the next page.

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.)

See Attachment A, summarized below:

1. Development adjacent to ESHA is not sited and designed to prevent significant impacts in violation of LCP Policies 1-1, and 9-15.
2. The approved project includes non-resource-dependent development in ESHA in violation of LCP Policy 1-1, 9-16.& 17.
3. The approved project is not sited and designed to prevent adverse visual impacts in violation of LCP Policy 4-1.

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.

Please send all correspondence to:

Environmental Defense Ctr
906 Garden St
Santa Barbara, CA 93101

[Signature]
Signature of Appellant(s) or
Authorized Agent

February 18, 2003

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

Section VI. Agent Authorization

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

[Signature]
Bob Hansen, Secretary, CCF
Signature of Appellant(s)

Date February 19, 2003

Attachment A

APPEAL TO CALIFORNIA COASTAL COMMISSION BY CARINTERIA CREEK FOUNDATION OF CARPINTERIA CITY COUNCIL'S APPROVAL OF PROJECT NO. 99-881-DP/CDP (APN 001-070-031) CARNEVALE RESIDENTIAL

On behalf of the Carpinteria Creek Foundation ("CCF"), the Environmental Defense Center ("EDC") submits this appeal of the City of Carpinteria's ("City") approval of the Carnevale Residential Project based on alleged violations of the City's certified Local Coastal Program ("LCP"). In bringing this appeal, the goal of the CCF is to ensure protection of Carpinteria Creek consistent with the requirements of the City's LCP and the California Coastal Act, Cal. Pub. Res. Code §§ 30000 *et seq.* Carpinteria Creek is one of the region's largest and most biologically diverse perennial streams and one of only several steelhead runs along California's South Central Coast.

We bring this appeal pursuant to the California Coastal Act, which allows any person to appeal a final action taken by a local government on a coastal development permit application. Pub. Res. Code § 30603(a). The Carpinteria City Council approved a CDP for the Carnevale Residential Project on January 27, 2003, and submitted its Notice of Final Action to the Coastal Commission on February 3, 2003. However, the City failed to comply with the requirements of the LCP by approving development too close to Environmentally Sensitive Habitat Areas ("ESHA") to avoid substantial disruption of the riparian habitat values. The approved project also includes development in the ESHA that is not dependent on the ESHA and that could feasibly be located outside of it. In addition, project approval will obstruct public views of Carpinteria Creek in violation of the plain language of the LCP.

In submitting this appeal, CCF urges the Commission to modify the Carnevale Residential Project in the following manner so as to comply with the resource protection provisions of the Coastal Act and LCP:

- 1) an increased creek setback of at least 20 feet from the current riparian dripline (or whatever distance is necessary to avoid a significant impact);
- 2) relocation of the fence, storm drain and energy dissipater from the ESHA and buffer;
- 3) prohibition on development, including grading, decks and patios, in the riparian buffer;
- 4) controls on lighting adjacent to the riparian buffer; and
- 5) reasonable design modifications to further minimize blockages of public views of Carpinteria Creek.

Specifically, CCF's appeal is based on the following:

- I. **The residential development adjacent to ESHA is not sited and designed to prevent impacts which would significantly degrade the habitat and as a result the project is inconsistent with City LCP Policies 1-1 and 9-15.**

As approved, the Carnevale Residential Project is set back less than 20 feet from the riparian dripline of Carpinteria Creek. Substantial evidence in the record, including fact-based testimony by several biologists (Darlene Chirman, Mark Holmgren and Dr. Thelma Schmidhauser), illustrates that a setback of less than 20 feet from the riparian dripline will result in a significant impact to the riparian habitat. (See Attachment #1) The LCP requires setbacks from ESHAs sufficient in size to prevent significant impacts to ESHA. The approved project results in a significant impact to the riparian habitat and the approval therefore conflicts with the LCP.

Under the Coastal Act, "Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade those areas, and shall be compatible with the continuance of those habitat and recreation areas." Pub. Res. Code § 30240(b). To ensure consistency between the LCP and the Act, the City's LCP Policy 1-1 incorporates verbatim the Coastal Act's provisions, including Section 30240(b) as "the guiding policies of the land use plan." Therefore, to comply with the LCP, the project must comply with Section 30240(b) of the Act and thus must be sited a sufficient distance from the riparian ESHA (i.e. riparian dripline) to prevent significant impacts.

The certified EIR states that the project will result in a significant habitat impact unless it maintains a minimum 20-foot setback from the dripline. However, the City has applied this setback to the dripline location as of 1999 rather than to a more current dripline location. The riparian vegetation is growing out from the creek, so use of the 1999 dripline location results in a setback of approximately 10 instead of 20 feet. Substantial evidence in the form of written and spoken testimony from the CCF's biologists support the conclusion that a minimum 20-foot setback (from 2001 dripline location) is needed to avoid significant impacts to the creek and ESHA. The approved building is set back only half this distance from the current dripline, and the dripline was not specifically remapped in 2001¹.

Based on the evidence in the record including the certified EIR, this setback of less than 20 feet will result in a significant impact to the ESHA. Since the LCP and Coastal Act require that development adjacent to ESHAs "shall be sited and designed to prevent impacts which would significantly degrade those areas," the project violates the LCP and Coastal Act.

¹ The CCF reports that the dripline had grown out between 1999 and October 2001, a rainy period, however the City's assertion is that the dripline did not grow out between 1999 and October 2001, but has grown out approximately 10 feet since, during a period of very low rain fall. The CCF contends that the dripline should have been remapped in 2001 during EIR preparation and that the 20-foot minimum setback should have been measured from the 2001 dripline location. In fact, the California Environmental Quality Act guidelines require that the baseline be measured at the time of publication of the Notice of Preparation. See CEQA Guidelines § 15125.

In addition, the Project's proximity to Carpinteria Creek also violates LCP Policy 9-15. This policy requires a minimum buffer of 20 feet from the top of bank which can be adjusted after consideration of five factors: soil type and stability of stream, how surface water filters into the ground, types of riparian vegetation and habitat value, slopes and extent of 100-year flood plain. The City did not specifically consider the 100-year flood plain and how water filters into the ground when it decided the setback of 20 feet from the 1999 dripline (10 feet from the current dripline) was adequate.²

II. The approved project includes non-resource-dependent development in the ESHA, which could be avoided, and therefore the project is inconsistent with the City's LCP Policies 1-1, 9-16, and 9-17.

The City's LCP requires that all uses that are not dependent on being located in the ESHA must avoid the ESHA. The fence, storm drain and energy dissipater³ are not dependent on the resources of the ESHA or being located within it but were nonetheless approved in violation of the LCP. Therefore, the City's approval of the project with the fence, storm drain, and energy dissipater in the ESHA is inconsistent with the Coastal Act and LCP.

First, siting the storm drain, fence, and energy dissipater in ESHA violates the City's LCP Policy 1-1, which states that "The City shall adopt the policies of the Coastal Act (Public Resources Code Sections 30210 through 30263) as the guiding policies of the land use plan." The Carnevale Residential Project violates several provisions of the Coastal Act as incorporated into the City's LCP. First, Coastal Act § 30240(a) states that: "Environmentally sensitive habitat areas and parks shall be protected against any significant disruption of habitat values, and only uses dependent on those resources shall be allowed within those areas." (Emphasis added.) Second, LCP Policy 9-16 states that: "No structures⁴ shall be located within the stream corridor⁵ except: developments where the primary purpose is improvement of fish and wildlife habitat; dams; structures necessary for flood control purposes; bridges, where supports are located outside the critical habitat; and pipelines, when no alternative route is feasible." Lastly, LCP Policy 9-17 states that: "All development ... within stream corridors shall be limited to activities necessary for flood control purposes, bridge construction, water supply projects, or laying of pipelines, when no alternative route is feasible ..."

² The project is setback more than 20 feet from the top of bank, however, CCF asserts that, based on biological evidence in the record, a larger setback is needed to prevent a significant disruption to the ESHA.

³ The City added a condition to the project requiring an alternative location for the storm drain and energy dissipater to avoid the flood control access ramp, but did not require these developments to be located out of the ESHA.

⁴ The City's Municipal Code defines "structures" and this definition includes fences, storm drains and energy dissipaters.

⁵ The LCP defines stream corridor as "a stream and its minimum prescribed buffer strip." (Carpinteria City LCP Section 3.9)

The project includes a fence (primarily on public City property associated with the Carpinteria Avenue Right-of-Way) located within the ESHA and "stream corridor" as defined by the existing LCP. The fence can feasibly be located outside of the ESHA and in fact would better fulfill its stated intent to protect the habitat from human intrusion if it was outside of, rather than within, the ESHA and buffer. The fence is not necessary for flood control, and is not a water supply project or a bridge. Construction of the fence would require trimming of sycamore and willow trees and digging of post holes, which could impact roots of the riparian trees according to written testimony by Dr. Schmidhauser. Moreover, the fence could feasibly be located outside of the ESHA and buffer, or could be eliminated from the project to comply with the LCP. Therefore, approval of this project with the fence in the stream corridor and ESHA violates LCP Policies 9-15, 9-16 and 9-17 and Coastal Act § 30240(a) as incorporated into the LCP by Policy 1-1.

The approved project also includes a storm drain with an energy dissipater at its terminus near the stream bed as depicted in the project plans. The City conditioned the project to require consideration of alternatives to the storm drain location that could avoid the significant trenching and energy dissipater construction on the flood control access ramp but *did not require avoidance of the ESHA*. In this situation, a storm drain is not "necessary for flood control purposes" because runoff from this one house would be minimal according to City Public Works Director Steve Wagner's comments to the Planning Commission.

The storm drain and energy dissipater are not dependent on being in the ESHA because they can feasibly be located outside of the ESHA or eliminated from the project. Mr. Wagner described a specific alternative to the storm drain and energy dissipater that would locate them outside of the ESHA. EDC and the CCF also described a feasible alternative for these facilities that would avoid trenching and construction in the ESHA. The CCF recommended to the City that the storm drain (with the storm drain filter⁶) terminate outside of the ESHA to comply with the LCP, to avoid incompatible trenching and construction in the ESHA and to allow runoff to filter through and recharge the ESHA. By failing to specify that these developments must be located out of the ESHA and buffer, the City's approval of the project violated the LCP Policies 9-15, 9-16 and 9-17, and Coastal Act Section 30240(b) as incorporated in Policy 1-1.

III. The project is not sited and designed to prevent adverse impacts on the visual quality of Carpinteria Creek, in violation of LCP Policy 4-1.

According to the certified EIR and other evidence in the administrative record for the Carnevale Project, the approved project will adversely affect the visual qualities of the creek including views from public roads. Alternative designs, including a one-story house, could have lessened the adverse view blockage impact. By failing to employ conditions to minimize the view blockage, the City's approval of the project violates the LCP and should be reversed.

⁶ The City failed to impose conditions requiring maintenance of the storm drain filter so that it remains effective during the project life.

LCP Policy 4-1 states that "development that is located adjacent to bluffs, beaches or streams ... shall be designed and sited to prevent adverse impacts on the visual qualities of these resources." However, as approved, the Carnevale Project would block substantial public views of Carpinteria Creek and its associated riparian vegetation from Concha Loma, Arbol Verde, and Carpinteria Avenue. Testimony from neighbors, evidence from Peggy Oki (an artist with experience in producing architectural sketches), and a 10-31-02 letter from Al Clark identify the adverse view blockages. Ms. Oki's testimony quantifies this impact, which the certified EIR identifies as *adverse*.

Under LCP Policy 4-1, *adverse* impacts to visual qualities of creeks need not be *significant* in order for an inconsistency with the policy to be identified. According to the plain language of the policy, developments must be designed and sited to prevent all adverse impacts on the visual resources of creeks. In this case, while preventing *all* adverse impacts to visual resources of the onsite creek may not be feasible, the *impacts to the creek's visual qualities can feasibly be lessened through design modifications*. However, the City did not act to minimize the adverse impacts to visual qualities by modifying the project design and therefore the approval violated LCP Policy 4-1.

IV. Relief Sought

CCF's appeal issues can be resolved in the following way through agreement with the applicant prior to the appeal or as suggested modifications proposed by the Coastal Commission to the City and applicant to ensure consistency with the LCP.

1. Require 20-foot buffer between the residential development, including eaves, and the current riparian dripline.
2. Eliminate fence, storm drain and energy dissipater from ESHA and 20-foot buffer.
3. Reduce blockages of public views of the Carpinteria Creek ESHA.
4. Prohibit construction of patio, deck, stairs or other developments in riparian ESHA buffer.
5. Prohibit internal and external lighting which could spill into the Carpinteria Creek ESHA.

ATTACHMENT #1

DARLENE CHIRMAN
Biological Consulting

39 San Marcos Trout Club
Santa Barbara, CA 93105

(805)692-2008
FAX 967-2380

e-mail: dchirman@rain.org

May 29, 2001

City of Carpinteria
Planning Commission
5775 Carpinteria Avenue
Carpinteria, CA 93013

RE: Project 99-881-DP Duplex
Louie Carnevale

Honorable Commissioners:

I have been retained by the Carpinteria Creek Foundation to prepare an evaluation of the potential for environmental impacts as a result of the proposed Carnevale project (Project 99-881-DP). I have attached a current copy of my resume for your convenience and reference (See Exhibit 1). This report addresses the adequacy of the creek setback (i.e., buffer) to protect Environmentally Sensitive Habitat ("ESH") of Carpinteria Creek from the impacts of the proposed development of a duplex on Arbol Verde and Concha Loma in Carpinteria. The parcel straddles Carpinteria Creek, with development proposed for the portion of the parcel east of the creek. Please refer to my letter of March 20, 2000, (See Exhibit 2), for additional comments related to the project.

I re-surveyed the property on May 21, 2001, to evaluate the latest development proposal and its potential impacts to the existing riparian vegetation and the habitat value it provides.

The ESH extends to the dripline of the canopy trees, which is primarily Western Sycamore (*Platanus racemosa*), and some Arroyo willow (*Salix lasiolepis*) near the northern boundaries of the property. I recommend a 20-foot buffer from ESH to protect the biological resources on the site. I noted that some Arroyo willow branches have been pruned, reducing the extent of the ESH adjacent to the development area. The dead branches were left on the ground; according to Carpinteria Creek Committee members, this pruning occurred in February of this year.

Carpinteria Creek is a perennial water source, providing high wildlife value. In 2000, a federally endangered steelhead (*Oncorhynchus mykiss*) was recorded in the creek on or adjacent to the project site. See Exhibit 3. The creek and its riparian habitat were recently designated as Critical Habitat for Steelhead by the National Marine Fisheries Service. See Exhibit 4. The 1991 Riparian Habitat Study notes the "Carpinteria Creek, extending from Carpinteria Avenue to the ocean, supports the single most significant riparian habitat for birds in southern Santa Barbara County (Lehman, 1991)." The multistory canopy development is a major contributor to the high biodiversity—the Sycamore canopy trees, the Arroyo willow, and the ground cover species such as California blackberry, Mugwort, and Poison oak. This site is a link of riparian corridor connected to the much wider riparian area north of Carpinteria Street. The Arroyo willow is a critical component of ESH, as habitat for such species as the endangered Willow Flycatcher, which has been observed in the Carpinteria Creek corridor near the site (pers. comm. R. Hansen). According to UCSB Ornithologist Mark Holmgren, this is most likely the migrating mountain race of

Willow Flycatcher, *Empidonax traillii brewsteri*, which is endangered at the Federal and State levels. For these reasons, Carpinteria Creek and its associated riparian vegetation are ESH.

In order to avoid significant direct biological impacts to the ESH, no development should occur within this ESH: no fill or retaining walls, or parking areas should be allowed within this zone. A buffer extending outward from the existing native riparian vegetation provides protection from disturbance to the vegetation, for its wildlife inhabitants, and allows for biofiltration of run-off to protect the water quality of Carpinteria Creek. The proposed 10-foot buffer is inadequate in that it is only a 10-foot setback from the Sycamore tree canopy and does not include the willow copse. The Coastal Act and City LCP require a setback adequate to prevent significant disruption of the ESH. A minimum 20-foot setback from the ESH (e.g., from the sycamore and willow driplines) is necessary to avoid significant indirect impacts to the ESH and thus to comply with the LCP and the Coastal Act.

The applicant has mapped and offered a "10-foot setback from the tree canopy". However, the eaves, which appear to be approximately 3 feet wide from the plans, encroach into this buffer in three places. This encroachment can significantly alter the ability of the buffer to function as a biofilter and wildlife corridor.

The Arroyo willow is a significant component of ESH. When the 10-foot setback is modified to include Sycamore and willow, the covered patio and additional eaves encroach on the 10-foot buffer. I estimate less than 3 feet would separate the willows from the patio roof. This is inadequate protection of ESH. This porch would be approximately 25 feet from top-of-bank, the narrowest setback of the development.

The City's existing LCP provides for a *minimum* setback of 20 feet from the top-of-bank of Carpinteria Creek. Under Policy 9-15, this minimum setback can be adjusted upwards on the basis of five specific factors. Given the 25-30 feet of existing riparian vegetation ESH beyond the top of the bank and the sensitivity of Carpinteria Creek, and the fact that most of the site is located in the 100-year flood plain, the setback must include a minimum 20-foot buffer from the outermost edge of this native vegetation to avoid potentially significant environmental impacts. The setback should be a minimum of 20 feet from the willow and sycamore dripline.

The County Flood Control District's recommendation for the 1992 development proposal at this site, which was denied due to an insufficient creek setback, was a 50-foot setback from the top-of-bank, or 25 feet if the creekbank is hard-banked. The latter is not an option, according to LCP Policy 9-20 and the February 2000 designation by the National Marine Fisheries Service of Carpinteria Creek as Critical Habitat for Steelhead. The updated Biological Review states that the "revised project proposes to construct a significantly smaller structure, and located this structure farther back from the creek, so as not to require bank stabilization." However, the proposed setback is *not* 50-feet from top-of-bank, as recommended by the Flood Control District without bank stabilization. At the narrowest point, the development is 25 feet from top-of-bank.

A biologically sufficient buffer from the dripline of the existing sycamores and willows is 50 feet. This is consistent with the City's soon to be adopted LCP policies. While this project was submitted prior to the LCP revision, the revised LCP illustrates that the City acknowledges the deficiency of its existing LCP creek setback policy. The need to protect the ESH riparian corridor and a buffer area is codified by Section 30240 the Coastal Act, which states that:

“(a) Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on those resources shall be allowed within those areas.

“(b) Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade those areas, and shall be compatible with the continuance of those habitat and recreation areas.”

The City's current draft LCP proposes a 50-foot setback from the top-of-bank or existing riparian vegetation, whichever is greater. That same 50-foot setback is also the standard in both the Goleta and Montecito Community Plans for urban areas.

Based on my biological expertise, I recommend a 20-foot buffer from existing riparian vegetation or a 50-foot buffer from the top-of-bank. This is necessary to avoid significant impacts to Carpinteria Creek, and allows reasonable use of the parcel while protecting the biological resources. The 20-foot buffer (from the sycamore and willow driplines) may be the appropriate location for a pervious-surfaced trail. Given the need to elevate the residential level approximately 2 feet above current grade with some backfilling against the foundation, the proposed 3-to-10-foot setback is inadequate to protect the adjacent ESH both during construction and for the life of the project. The recommended 20-foot setback would allow reasonable use of the site while avoiding significant impacts to the creek and ESH.

In summary, the project as proposed may have significant adverse impacts to the Environmentally Sensitive Habitat along Carpinteria Creek – the water quality, the existing native riparian trees, understory shrubs and groundcover, and the wildlife habitat provided by this plant community. I recommend a 20-foot setback from existing riparian vegetation – the willows as well as the canopy trees, as a compromise to allow use of the property while avoiding these impacts.

Sincerely,



Darlene Chirman
Biologist

Enclosures: Exhibits 1, 2, 3, 4

Copies:
Environmental Defense Center
906 Garden Street
Santa Barbara, CA 93101

Carpinteria Creek Committee
P.O. Box 1128
Carpinteria, CA 93124-1128

DARLENE CHIRMAN
Biological Consulting

39 San Marcos Trout Club
Santa Barbara, CA 93105

(805)692-2008
FAX 967-2380

e-mail: dchirman@rain.org

April 2, 2002

Paul Kermoyan
City of Carpinteria
Community Development Department
5775 Carpinteria Avenue
Carpinteria, CA 93013

RE: CARNEVALE DUPLEX DRAFT EIR

Dear Mr. Kermoyan:

I am a biologist retained by the Carpinteria Creek Foundation to comment on the draft EIR for the Carnevale Duplex Project. I have attached a copy of my current resume for reference. This letter primarily addresses the adequacy of the draft EIR in evaluating the proposed buffer for Carpinteria Creek and associated riparian vegetation, as proposed in the development plan for a residential duplex unit on the property. I have previously commented on the Mitigated Negative Declaration, which was deemed inadequate; the Carpinteria City Council requested the preparation of this EIR.

EIR Focus

When it directed the Planning Department to prepare an EIR for this project in June 2001, the Carpinteria City Council specifically requested that

buffer functions, flooding, biology, and effect of eaves be addressed by the EIR. None of these were adequately evaluated by the draft EIR.

Buffer Functions

The term *riparian* is defined as the "bank of a stream". The riparian zone generally has higher primary productivity than the adjacent upland system. Most research has addressed the water quality maintenance function of vegetated streamside buffers, filtering sediment, nutrients, pesticides and bacteria (Lowrance et al, 1985). Numerous factors influence the buffer effectiveness, including slope, soil hydrologic properties, topographic roughness, and vegetation. In riparian forests buffers of 15-80 meters (50-267 feet) adequately protect water quality (Phillips, 1989). Streamside vegetation provides shade and "a bank-stabilizing force to prevent excessive sedimentation and to intercept pollutants" (Mahoney and Erman, 1984). They state that streams in forest systems with bufferstrips wider than 30 meter (100 feet) had invertebrate communities no different than control streams; water quality was generally maintained with 10-20 meter buffers (33-67 feet).

The dEIR does not look at factors at the project site that could affect the width of buffer needed to protect the stream water quality.

Buffer zone *outside* the riparian vegetation

“Buffer zones of less valued habitat can be retained around areas considered more valuable, for example, breeding areas or communities that are sensitive or species rich. They form a spatial shield around these priority areas” (Peck, 1998). The example given is a *half-mile* buffer of upland vegetation around Pinhook Swamp. The width needed to protect environmentally sensitive habitat is not known; Peck states this is due to our limited knowledge of biodiversity, and it is “therefore prudent to err on the conservative side, that is, to leave more than the absolute minimum amount of space.” Much of the literature on buffer zones focuses on maintaining water quality, however, Peck states “we might consider which vulnerable habitats or species were located near the periphery of the reserve, and so could benefit from a buffer zone.”

Migratory bird species use the Carpinteria Creek riparian corridor extensively, including the endangered Willow Flycatcher. The 1991 Riparian Habitat Study notes that “Carpinteria Creek, extending from Carpinteria Avenue to the ocean, supports the single most significant riparian habitat for birds in southern Santa Barbara County” (Lehman, 1991). A buffer from the riparian vegetation, *including the Arroyo willow*, is needed to ensure the project does not significantly impact the biological riparian resources. In this urban setting, ½ mile or 100 feet of buffer is not consistent with use of the property, but 20 feet is. I recommend a 20-foot setback from the dripline, including the willow copse, to protect the riparian vegetation and the wildlife, which depends on it for food, cover and nest sites.

Riparian vegetation depends on the supplemental water that drains from adjacent land to the creek—both surface and sub-surface flow. This flow is interrupted and diverted by the proposed development—the run-off from the building and the eaves are diverted and do not reach the riparian vegetation. This could cause significant detrimental impacts to the long-term health and survival of the existing Sycamore and willow tree cover and other riparian vegetation. A 20-foot setback could minimize these impacts; while this is *minimal*, it would allow use of the constrained site.

The height of the building will significantly decrease light reaching the willow thicket. With the smallest buffer in the area from the porch/eaves in this area, I estimate 0-7 feet of buffer, not the minimum of 10 feet described in the dEIR. This will reduce the growth, vigor and regeneration of the willow copse, which is an integral part of the Environmentally Sensitive Habitat. Willows can grow in shade, but are less vigorous.

According to neighbors with whom I have spoken, trimming back of the Western sycamore and/or the Arroyo willow occurred in 1991, 2001 and 2002. This suggests that the roots extend further than the present dripline of the trees, and the buffer zone is needed to be adequate to protect the root zone of the trees. Twenty feet from the dripline is the setback is my recommendation.

Impact of eaves

The impacts of the eaves, estimated from the drawings to have 3 feet of overhang, are not addressed whatsoever in the dEIR. The buffer, described in the project and the EIR, is ostensibly 10 feet wide, but is measured from the foundation. For purposes of hydrology and shading impacts, the buffer should be measured from the roof overhang. As noted in my letter of May 29, 2001, the eaves encroach into the "10-foot setback from the tree canopy" in three places. The eaves capture and divert rainfall away from the buffer zone and extend the shading zone. The City Council specifically requested that the dEIR address the impacts of the eaves, and the dEIR fails to do so. Ultimately, the eaves decrease the proposed buffer, and because they are not addressed in the dEIR, their impact on drainage and shading is not evaluated or known.

AI

Impact GEO-2

The dEIR states that "The presence of a high groundwater table and sandy soil on the project site indicates the potential for liquefaction to occur in the event of seismic groundshaking" with attendant vertical settlement and lateral spread. This Class II impact is considered mitigable by the dEIR. A proposed mitigation should a liquidifaction study deem them necessary, is: "drainage to lower the groundwater table to below the liquefiable soils". The impact of this geological protection measure on the hydrology of the adjacent riparian vegetation is not addressed in the dEIR. The riparian vegetation persists in part because of the high water table, as reported in the document. If this is drained, it could jeopardize the health of the riparian vegetation. The width of the buffer zone could be critical under these conditions, but I don't know if the formulae are available to calculate the buffer width needed to prevent negative impacts to the Environmentally Sensitive Habitat. The dEIR fails to evaluate the impact on the riparian zone should this geological mitigation be implemented.

AJ

Should lateral spread occur, the area most in jeopardy would be the bank currently showing erosion (near the bridge), where the narrowest setback from the top-of-bank is proposed at 27 feet. This could result in demands for hard-bank protection after approval and construction of the project. A major reason for a 50-foot setback requirement from the top-of-bank, is to preclude this scenario.

Creek systems are naturally dynamic. We can expect some bank erosion and some aggradation or deposition of sediments. This creek meander should be allowed to occur, and can do so with adequate setbacks for development.

Evaluation of Alternatives

The no-project alternative is stated to be the Environmentally Superior Alternative, although the dEIR recognizes that this would not protect the site from future development. Alternative 4, the Public park/open space alternative includes habitat restoration but potential increased public access to the creek could further degrade the habitat value, according to the dEIR. However, a site-specific habitat restoration plan could limit public access points to the

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creek so that the habitat could be improved with some limited public access to the creek, such as at the site of the current Flood Control access route.

Alternative 2 evaluates a project reduced by 15% with a minimum of 50-foot setback. According to the dEIR, this would comply with Implementation Measure 23 of the 2001 General Plan/Local Coastal Plan (yet to be approved by the Coastal Commission). However, the dEIR states the policy on page 4.1-7:

A setback of 50 feet from top of bank of creeks or existing edge of riparian vegetation (dripline) whichever is further ...

Alternative 3 evaluates a reduced project meeting the 20-foot dripline setback; this would require a project 33% smaller than currently proposed, but still allowing reasonable use of the property. The dEIR states this would be superior to the proposed project, especially where the proposed building is less than 50 feet from the top of bank. However, the dEIR erroneously concludes that the proposed project adequately mitigates any significant impacts to the biologically resources. In fact, it does not address several issues raised above. **In my professional opinion, Alternative 3 is required to reduce or eliminate significant impacts to the riparian vegetation and biological resources.**

Impact BIO-2

The impacts of project implementation—construction and habitat restoration—to the Environmentally Sensitive Habitat is considered Class II, *significant but mitigable*. The mitigations are all related to short-term impacts, and the long-term impacts of having a building and its occupants right up against the willow copse and 7-10 feet from the Sycamore are not addressed.

Summary

The dEIR does not adequately evaluate the impacts of the project to the Environmentally Sensitive Habitat, and does look at the factors that affect the width of a buffer zone required to minimize disruption to the hydrology of the riparian zone and disturbance to its wildlife inhabitants.

Each of the Alternatives would be Environmentally Superior to the Proposed Project. The No Project Alternative would retain the current conditions. I would *not* concur that this is the Environmentally Superior Alternative, given the invasive plant species in the understory, current human impact of the trail and creek access, and it would not preclude future development of the site. Alternative 4, the Public Park/Open Space alternative is stated to include habitat restoration of the riparian corridor. A habitat restoration plan *can* incorporate controlled access to the creek or in/adjacent to the riparian corridor, eg. restrictions on ingress, and relocation of the trail further from the dripline. Thus **Alternative 4, in my opinion, is the Environmentally Superior Alternative.**

AL

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However, this would not meet the applicant's objectives for a residential development on his property. A project that allows for some development on the parcel, but protects the biological resources is sought. Alternative 2, would allow a project with a minimum 50-foot creek setback would have fewer impacts than the proposed project. However it would not meet Implementation Measure 23 setback requirements, which is *50 feet from the creek top-of-bank or 50 feet from existing riparian vegetation, whichever is greater*. Where the existing riparian vegetation is greater than 50 feet, as near the Western Sycamore, significant impacts could occur if no setback beyond the dripline is provided. Alternative 3, a project meeting a 20-foot dripline setback, *which needs to include the dripline of the willow copse*, would protect the riparian vegetation and other biological resources from significant impacts, as noted above. Thus, **Alternative 3 is recommended in that it allows for a development project, albeit approximately 33% smaller than the proposed project, while avoiding significant impacts to biological resources.**

Sincerely,

Darlene Chirman

Darlene Chirman
Habitat Restoration Ecologist

REFERENCES

Lowrance, Richard, Ralph Leonard, and Joseph Sheridan. Managing riparian ecosystems to control nonpoint pollution. *Journal of Soil and Water Conservation*, Jan-Feb. 1985 pp 87-91

Mahoney, Don L. and Don C. Erman. The role of streamside bufferstrips in the ecology of aquatic biota. *California Riparian Systems: Ecology, Conservation and Productive Management*, R.E. Warner and M. Hendrix, Ed. 1984: pp 168-176. University of California Press.

Peck, Sheila. *Planning for Biodiversity: Issues and Examples*. 1998. Island Press.

Phillips, Jonathon D. Nonpoint source pollution control effectiveness of riparian forests along a coastal plain river. *Journal of Hydrology* 110 (1989): 231-237

DARLENE BRANSTROM CHIRMAN

39 San Marcos Trout Club
Santa Barbara, CA 93105

(805)692-2008
FAX 967-2380

e-mail: dchirman@rain.org

My professional focus is habitat restoration/enhancement.

EDUCATION

- 1994 M.S. Ecology, Conservation Biology emphasis
University of California at Davis
Master's Thesis: "Nutrient dynamics during establishment of understory woody species in California Central Valley riparian habitats"
- 1991 B.S. Wildlife Biology; minor in Botany
University of California at Davis
Highest honors; Departmental Citation, Wildlife & Fisheries Biology
- 1973 Associate Degree in Nursing. Santa Barbara City College

PROFESSIONAL EXPERIENCE

- 1998-present **DARLENE CHIRMAN BIOLOGICAL CONSULTING**
Project management for habitat restoration projects; habitat restoration planning. Clients include Santa Barbara Audubon, Community Environmental Council, Land Trust of Santa Barbara County, Santa Barbara County Parks, and University of California at Santa Barbara
- 1997 Contract work with Biological Consulting firms, Santa Barbara.
Monitoring revegetation sites
- 1994-96 Project Coordinator, Cosumnes Flooding and Plant Competition Experiment.
Joint project University of California at Davis & The Nature Conservancy.
Research site: Cosumnes River Preserve, Galt, California
- 1991-93 Departmental research assistant. Land, Air and Water Resources Department
University of California at Davis
- 1973-85 Registered nurse, primarily at the Rehabilitation Institute at Santa Barbara

RELEVANT VOLUNTEER ACTIVITIES

- 1999-present Santa Barbara County Task Force, Southern California Wetland Recovery Project
- 1996-present Santa Barbara Audubon Society. Conservation Committee. Current President of Board of Directors. Representative on Goleta Slough Management Committee

Thelma Schmidhauser, Ph.D.
726 Arbol Verde Street
Carpinteria, CA 93013

March 29, 2002

To: Steven Velyvis, Staff Attorney and Brian Trautwein, Environmental Analyst at EDC

RE: Draft EIR for Carnevale Duplex Project, Development Proposal 99-881DP

Dear Msr. Velyvis and Trautwein:

This letter confirms my oral testimony to the Carpinteria City Planning Commission on June 12, 2001 in the matter of the Carnevale Development Proposal. I have reviewed the section on biological resources in the draft EIR and I continue to find the riparian setback to be inadequate to avoid a significant adverse effect on the riparian trees and habitat. I recommend a buffer of at least 20-ft. from dripline of sycamores and willow copse. I therefore submit these written comments for the public record.

I have a doctorate degree from the University of Virginia at Charlottesville and, while there, was involved in botanical research at an experimental station that is now the State Arboretum of Virginia. My testimony deals with the rationale and need for a minimum 20-foot setback from the riparian vegetation's dripline.

The rationale for a 20-foot setback from the dripline of riparian vegetation is not arbitrary. It is based on sound evidence and the basic principles of botany.

The roots that most people associate with mature trees are the huge roots that anchor the trees. People sit on, stand or walk on these without any apparent damage to the tree. But these are not the roots that nourish the tree. To find these one must go down and outward from the main trunk. Roots as they grow down and outward decrease in size and circumference until they are so fine that they are aptly termed "root hairs". Through these slender filaments the tree takes up water and minerals by the process of osmosis, the diffusion of fluids through the cell walls. The transmission of nutrients and water from one cell to the next continues from root tip to the crown of the tree. This is a very delicate process, one that is liable to suffer both from excavation around the trees, which could damage these fine roots, and compaction of the earth above the roots which would impede the percolation of rain water down to the roots.

Using the dripline as the buffer line, such as in the proposed willow protection, does not take into account that the area covered by the underground root system may extend beyond the dripline. Trees are living things and as such respond to their environment. If a tree is stressed by drought, its crown may be reduced to conserve moisture while its

Environmental Defense Center/re Carnevale Development Proposal
March 26, 2002
Page 2

roots extend their area to find all available moisture. In this example, the tree's feeder roots would extend well beyond the crown and its dripline.

The apparent pruning of the subject sycamore trees' eastern branches in past years and the reduction in the willows by apparent pruning in 2001 and, more recently, by accidental pruning by the city has reduced the extent of the dripline in this direction. The vitally important feeder root perimeter probably extends well beyond the current dripline. An additional buffer area is therefore needed to adequately protect these trees and their life giving feeder roots.

A 10-foot buffer from the sycamore trees is not adequate to protect the root systems of the riparian vegetation. Further, the project provides no dripline protection for the willows and doesn't consider that overhangs (eaves) actually further reduce the buffer. Willows are an important riparian species and also require protection. The construction and development activities will extend beyond and below the actual footprint of the building. Feeder roots can be damaged by activities such as trenching, grading etc. Roof overhang can rob the vegetation of its natural supply of water from rainfall. Water moves perpendicularly down through the soil not laterally so any ground covered by overhang will remain dry. Therefore 20 feet should be considered a minimum setback from the dripline, including the willows, to avoid a significant impact to the trees and riparian habitat (which is considered Environmentally Sensitive Habitat under the city of Carpinteria LCP). Alternative # 3 from the EIR would reduce or avoid this impact and should be selected

AR

To lose these trees now or as a result of slow deterioration brought on by adjacent development would be a tragedy. The trees and riparian habitat of Carpinteria Creek are assets to the community and can be adequately protected with a minimum 20-foot setback from the dripline of the riparian vegetation in which setback no grading or development is allowed.

Thank you for your consideration.

Sincerely,

Thelma Schmidhauser

Thelma Schmidhauser, Ph.D.

October 29, 2002

To: City of Carpinteria Planning Commission

RE: Draft EIR for Carnevale Duplex Project, Development Proposal 99-881DP

Dear Commissioners:

I have a doctorate degree in Biology from the University of Virginia and was involved in botanical research there. On June 12, 2001 I provided oral testimony and on March 15, 2002 I provided written testimony with respect to the need for a minimum 20' setback from dripline in the matter of the Carnevale Development Proposal. I recommended that distance as an absolute minimum riparian setback in order to avoid a significant adverse effect on the riparian trees and habitat.

My prior testimony provided the rationale and need for a minimum 20-foot setback from riparian vegetation's dripline and my credentials and c.v. to provide such expert testimony were also given to the City.

As I earlier testified, rationale for a 20' setback from the dripline of riparian vegetation is not arbitrary. It is backed by sound, substantial evidence and a basic principle of botany. It is based on the uptake of water and nutrients by cell to cell transfer..

I also testified that recent near-drought conditions have likely induced feeder roots of the riparian vegetation to extend well beyond the dripline in search of moisture. I also testified that apparent pruning of the subject sycamore trees' eastern branches in past years and by a reduction in the willows by apparent pruning in 2001, and recently accidentally by the City, has likely reduced the extent of the dripline in this direction. Both of these factors strongly suggest that the vitally important feeder root perimeter extends well beyond the current dripline, and that an additional buffer area is therefore necessary to adequately protect the trees and habitat from significant degradation.

As I stated in my March 15, 2002 letter: "A 10-foot buffer from the sycamore trees is not adequate to protect the root systems of the riparian vegetation.... The construction and development activities will extend beyond and below the actual footprint of the building and feeder roots could be easily damaged by activities of trenching, grading, etc.

Therefore, 20 feet should be considered a minimum setback from the dripline, including the willow, to avoid a significant impact to the trees and sensitive riparian habitat." Trenching for the storm drain right in the middle of the sycamores poses similar impacts and should be avoided if there is an alternative means of drainage.

I was therefore gratified that the Planning Commission decided to use a minimum 20' dripline setback at their June 2, 2002 meeting and re-affirmed that at their July 3, 2002 certification of the EIR.

However, the project as recently staked for consideration by the ARB had a substantially less than 20' setback. This is based on my causal observation of the setback distances as staked and by the measurement of the actual 20' as measured by the Creek Committee during the period that the project was staked. I understand that the applicant is using a dripline mapped in November of 1999. I also understand that the City should have re-mapped the dripline on June 9, 2001, under CEQA, as the legal baseline.

My expert opinion as provided to you on March 15, 2002 is that a 20' setback was required AT THAT TIME in order to prevent an adverse impact on the life of the trees. It is my further opinion that the November 1999 dripline mapping is out of date, in terms of the extent of biological resources at the site at the time of my testimony, and will not provide adequate protection to prevent an adverse impact to the biological resources. I recommend that a 20' setback measured from the edge of the current extent of riparian vegetation should be required since the November 1999 measurement does not provide adequate protection and the City did not re-map the dripline in July of 2001.

As I state in my earlier letter: "To lose these trees immediately or as a result of slow deterioration brought on by adjacent development would be a tragedy and a significant impact that can be avoided. The trees and riparian habitat of Carpinteria Creek are assets to the community and can be adequately protected with a minimum 20-foot setback from the dripline of the riparian vegetation in which grading and other development is prohibited."

Thank you for your consideration.

Sincerely,

Thelma Schmidhauser, P.h.D.

FROM : MARTIN POTTER CDFG

FAX NO. : 805-640-3677

Apr. 05 2002 09:04AM P1

42

STATE OF CALIFORNIA-THE RESOURCES AGENCY
DEPARTMENT OF FISH AND GAME

GRAY DAVIS, Governor

South Coast Region
4949 Viewridge Avenue
San Diego, California 92123
(858) 467-4201
FAX (858) 467-4239



April 5, 2002

Paul Kermoyan
City of Carpinteria
5775 Carpinteria Ave.
Carpinteria, CA 93013-2697

**Draft Environmental Impact Report for
the Carnevale Project
SCH # 2001071059, Santa Barbara County**

Dear Mr. Kermoyan,

The Department of Fish and Game (Department), has reviewed the Draft Environmental Impact Report (DEIR) for impacts to biological resources. The proposed project consists of construction of a residence on an approximately one-half acre property located along Carpinteria Creek (creek) at the intersection of Concha Loma Dr. and Arbol Verde St. in Carpinteria. Special status species which have the potential to be impacted by the project include the Federally Endangered southern steelhead (*Oncorhynchus mykiss*) and tidewater goby (*Eucyclogobius newberryi*), the Federal and State Endangered southwestern willow flycatcher (*Empidonax traillii eximius*) and least Bell's vireo (*Vireo bellii pusillus*), the State Endangered western yellow-billed cuckoo (*Coccyzus americanus occidentalis*), and the State Special Concern Species southwestern pond turtle (*Clemmys marmorata pallida*), two-striped garter snake (*Thamnophis hammondi*), Cooper's hawk (*Accipiter cooperii*), sharp-shinned hawk (*Accipiter striatus*), and yellow warbler (*Dendroica petechia brewsteri*).

The following statements and comments have been prepared pursuant to the Department's authority as Trustee Agency with jurisdiction over natural resources affected by the project (CEQA Guidelines §15386) and pursuant to our authority as a Responsible Agency (CEQA Guidelines §15381) over those aspects of the proposed project that come under the purview of the Fish and Game Code Section 1600 et seq.:

Streambed Alteration Permitting

The Department requires a Streambed Alteration Agreement (SAA), pursuant to Section 1600 of the Fish and Game Code, prior to any direct or indirect impact to a lake or stream bed, bank or channel or associated riparian resources. The proposed project includes a minimum 27-foot setback from the top of the creek bank, with a 10-foot setback from the riparian zone dripline. The 10-foot dripline setback excludes a willow copse adjacent to an

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FROM: MARTIN POTTER CDFG

FAX NO.: 805-640-3677

Apr. 05 2002 09:05AM P2

Mr. Paul Kermoyan
April 5, 2002
Page 2 of 3

unauthorized central path. The Department emphasizes that, in order to protect the resources found in Carpinteria Creek, substantial revisions to the proposed project may be required in the SAA, including a dripline setback to include the willow copee. 

Mitigation Measures

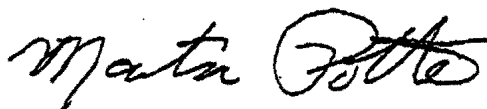
The Department supports the mitigation measures contained in Section 4.4 of the DEIR and recommends their adoption, including the recommended restoration plan attached.

Bird Nesting Avoidance - Mitigation measure BIO-2(a) on page 4.4-18 of the DEIR restricts restoration activities within the creek riparian areas to between November 1st and April 15th. However, the Department recommends project activities take place outside of the breeding bird season of March 1st to August 15th to avoid take (including disturbances which would cause abandonment of active nests containing eggs and/or young). We do not believe the restoration activities will have a significant impact on migrating birds, and therefore recommend the dates in BIO-2(a) be changed to between August 16th and February 28th. If project activities cannot avoid the breeding bird season, nest surveys should be conducted and active nests should be avoided and provided with a minimum buffer as determined by a biological monitor (the Department recommends a minimum 500 foot buffer for all active raptor nests). B

Lighting - The proposed restoration plan recommends outdoor night lights be directed away from the riparian zone. The Department also recommends any artificial night lighting be shielded or hooded so that light is directed to the ground. In addition, recent research indicates some types of light are less harmful to wildlife. In some studies, low-pressure sodium lights exhibit the least overall damage to wildlife. The Department therefore recommends the use of low-pressure sodium outdoor lights to reduce impacts to wildlife. C

Thank you for this opportunity to provide comment. Questions regarding this letter and further coordination on these issues should be directed to Mr. Martin Potter, Wildlife Biologist, at (805) 640-3677.

Sincerely,



For Ms. Morgan Wehtje
Environmental Scientist IV

cc: Mr. Martin Potter
Department of Fish and Game
Ojai, California

44

Mark A. Holmgren, Biologist
P.O. Box 13862
Santa Barbara, California 93107

Paul Kermoyan, AICP
Community Development Department
City of Carpinteria
5775 Carpinteria Ave.
Carpinteria, California 93013

14 April 2002

Regarding: Carnevale Duplex Project, Draft Environmental Impact Report (Feb 2002)

Dear Mr. Kermoyan:

I offer my comments independent of any of the invested parties in support for or in opposition to the Carnevale Duplex Project. My participation arises from my concern for the value of this section of Carpinteria Creek relative to that of similar riparian habitats in coastal Santa Barbara Co. I have examined the animal (principally avian) activities in this section of Carpinteria Creek over 17 years. My monitoring efforts combined with my casual bird observations in coastal creeks from Ventura County to San Luis Obispo County have provided factual data and impressions that form the basis for my evaluation of the compatibility of the proposed project with the policies of the City's LCP and other regulatory guidance.

A

For nearly 15 years I have worked in riparian systems in southern California with emphasis on endangered bird species issues and riparian habitat choice by birds. During this period, I have studied Southwestern Willow Flycatcher in Santa Barbara Co. and Least Bell's Vireos in Ventura County. Since 1995, I have led a team of researchers on studies of riparian birds on Vandenberg Air Force Base. I have served as the Associate Director of UCSB's Museum of Systematics and Ecology since 1984.

Creek Habitats that affect the

Summary of My Comments

My evaluation of the Project description and information presented in DEIR indicates an encroachment into an Environmentally Sensitive Habitat Area (ESHA) and its buffer, immediate and long-term impacts to the persistence of the ESHA and to the animals supported in the project area, and inconsistencies with existing LCP policies. Assumptions concerning the role of this ecosystem in its regional context are in error. Mitigations designed to reduce impacts are misguided and inadequate to offset the impacts acknowledged in the DEIR. This preferred project alternative is unsupported and results in significant impacts that could be feasibly mitigated. Alternative 3 recognizes the biological realities of the support system on the site and is preferred to the present project. Offsite mitigation, in addition to a larger riparian setback, may be needed to achieve full compliance with LCP policies.

B

The Riparian System

Background. In semi-arid, coastal California, riparian ecosystems affect a very large portion of the animals living not only in riparian, but also in scrub, chaparral, oak woodland, beach, and even those in human-dominated environments. The nature and timing of the support provided to animals by riparian habitats is incredibly varied and extensive. Where their wetland features are persistent, riparian habitats are the most productive terrestrial habitats in our region. Considering their rarity and the extent of conversion and compromise that has occurred in all drainages, those remaining intact perennially wet habitat patches, despite draining, ditching, and drafting, have become even more valuable and they merit the maximum protection possible.

Although moderately degraded, the lowest one-half mile section of Carpinteria Creek is an outstanding example of old growth riparian with perennial flow. It is perhaps the very best that remains embedded within any of our local urban environments. The nearest remaining local creek of comparable support value to birds is Rincon Creek to the east. No creek in Santa Barbara and only the junction of Atascadero and San Antonio creeks in Goleta are similar to lower Carpinteria Creek in the extent of support they provide to animal communities. Carpinteria Creek is unique among our local riparian systems.

Processes that Sustain the Ecosystem. The Carnevale section of Carpinteria Creek is an important section of old-growth riparian. The trees are healthy and the animal species support is extensive. In seasonally arid environments especially, the majority of a tree or shrub is in its underground root system, which extends to and beyond the circumference of the crown. The health of the sycamore and willow trees at Carnevale is tied to access by their root systems to water and nutrients in the soil. The leaves of the crown of these trees serve to refocus water from fog to the ground at the drip line. The ground and the trees' root systems are thereby hydrated outside of the rainy season. Additionally, groundwater recharge from rains in uplands seep towards the creek after the wet season and this contributes to the health, productivity, and animal support from these trees. Therefore, the integrity of the root systems is critical to the services the trees provide. The unimpeded seepage pattern of groundwater following rains is especially important for replacement sapling trees as they mature.

Ecosystem Support for Birds. The activities conducted by birds at the Carnevale site in lower Carpinteria Creek includes foraging for insects, seeds, and plant materials; nest construction in and immediately outside of the riparian vegetation; gathering of nesting materials; mating; communal roosting; bathing; and refuge. Carpinteria Creek works throughout the year for animals including birds. However, if measured by the number of species and individual animals served, migrant species and over wintering birds derive the greatest benefits. Therefore, riparian protection must be as strong during the two migratory periods (August to November and April to May) and in winter (November to 15 March) as in the breeding season.

Environmentally Sensitive Habitat Areas

The ESHA Map. This DEIR provides no map showing the ESHA boundary. This makes the task of reviewing the project, in light of its emphasis on protection of ESHA, very difficult. Nevertheless, statements in the EIR (e.g., on page 3-1) suggest that 2/3 of the project area is within ESHA. From this statement and others, and for the purposes of my discussion, I assume that the ESHA border roughly corresponds to the Sycamore drip line.

Areas Acknowledged as Environmentally Sensitive Habitat Tend to Exclude the Ecotone¹. The DEIR speaks of the ESHA as consisting of freshwater marsh and riparian woodland. A large number of species that use the habitat are principally using the aerial or terrestrial habitats beyond the edge of the vegetation (see Addendum A). For example, one neotropical migrant bird, Willow Flycatcher (*Empidonax traillii*) uses Carpinteria Creek (including the Carnevale site) during migration in spring, early summer, and late summer. Typically, individuals perch near the outer edge of the vegetation and sally outward up to 40' from the outer edge of the riparian. Without the ecotone - in this area that is where the aerial and riparian vegetated environment meet - Willow Flycatchers would not be able to use the riparian zone. Thus, the riparian ESHA provides ecosystem support in the ecotone for many species. This understanding is seldom reflected when it comes to mapping ESHA.

Project Impacts

According to the DEIR, the 10' setback is sufficient to accommodate ESHA. However, Addendum A shows that many species conduct sensitive activities in the area beyond the canopy edge. Even if we place the ecotone within the buffer, that buffer proposed for Carnevale is inadequate to service the needs of many species that rely on the riparian area. Ideally, the setback from the riparian needs to be at least 50' to accommodate and provide buffer for the riparian and the ecotone. In the case of Carnevale, the exigencies of this matter may require some compromise, but the proposed setback is insufficient.

Creek Hardbanking. The project has the potential to encourage several deleterious actions that affect the downstream riparian habitat and creek side properties. Being in the flood plain, the Carnevale site is prone to flooding and property damage. Although hardbanking is not proposed here, in the years to come an argument could be made that hardbanking or sandbagging is needed to allow the owner to protect his property. Either kind of long-term artificial berm would obliterate the wetland features of the site, obviate natural regeneration

¹ Two definitions of 'ecotone' follow:

A transition zone: a region of overlapping [organismal] associations, as that between adjacent habitats or ecosystems. (Little and Jones, 1980. A Dictionary of Botany. Van Nostrand Reinhold Company, New York)

A transition zone between two distinct habitats that contains species from each area, as well as organisms unique to it. (Harcourt Dictionary of Science and Technology (<http://www.harcourt.com/dictionary/def/3/3/5/9/3359200.html>))

in the ESHA, and greatly undermine the subsurface processes that sustain the riparian habitat. Furthermore, because artificial berms refocus high energy water flow downstream, the potential for scouring the banks downstream may result in erosion and damage to other properties. This is why policies that encourage or require adequate setbacks are implemented. The Department of Fish and Game has stated similar concerns on these issues. The City of Carpinteria is allowing an action that is likely to necessitate future hardbanking and to incur public expenditures for future work by the Flood Control District. LCP Policy 3-12 prohibits this kind of action. It would be useful if the Final EIR could address this issue fully.

Construction Impacts

The EIR does not adequately demonstrate that construction impacts would not occur in or would protect the ESHA. Surface damages are easily mitigable, but damage to roots (previously mentioned) and disruption to ecosystem support during the season that is so important for many animals is not discussed. J

The proposed timing of construction (1 November to 15 April) is inappropriate because the special role that distinguishes this ecosystem - its support for so many over wintering and migratory bird species, including Endangered and Special Status species - is expressed most fully at this time. Because more bird species and individuals use this section of the creek in winter and in migration, construction during this period may have a proportionately larger impact on the system than if conducted at other times. For example, Cooper's Hawk winters and breeds here. Pairs establish breeding territories often by late March; Yellow Warblers are on territory and nest building by 10 April; Sharp-shinned Hawk may be present throughout this period; and Warbling Vireo is passing through in great numbers from late March through and after 15 April. The wisdom of deferring construction to 1 November to 15 April period needs to be reassessed.

Mitigation Impacts

Mitigation measure GEO-2(a) suggests the need to offset liquefaction, which could involve dewatering and soil densification. These are severe actions that directly oppose the long-term survival of riparian vegetation and future vegetation regeneration. They are in themselves significant impacts that would require analysis and, if possible, mitigation. Additionally, dewatering and soil densification may reduce the soil cohesion presently provided by root systems, thereby increasing the likelihood of erosion on the site. Although these actions are conditioned upon a liquefaction study, their impacts should be assessed in the DEIR. K

Final Comments

The long-term impacts are more important than construction impacts. Placement of structures and human activities so close to the critical riparian vegetation will eliminate much of the support function currently provided here even if revegetation with native plants are installed after construction. Much of the discussion under Impact BIO-2 (p. 4.4-15 through 18) L

contains improper assumptions, errors, and omissions. Examples in addition to those mentioned above are:

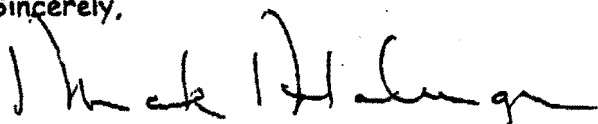
- The value of this portion of the Carpinteria Creek ecosystem at a regional level is miscalculated.
- Although the vegetation composition may move towards native species and greater area coverage by plants, the benefits conferred to insects, mammals, and birds in the form of ecosystem support are greatly reduced by the presence of humans and their artifacts.
- The persistent presence of humans and habitations is far more disruptive to the use of this site by sensitive animal species than is occasional access by people through ESH.
- Failure to recognize that ecosystem support for many animals is provided in the ecotone and that ecotone is not adequately protected.

The loss of groundwater recharge; the deflection of runoff to the creek thereby increasing the volume of flowing water downstream; the increase in erosion potential; and the disruption of root systems reflect a project not only damaging to the project site, but one with degrading and costly effects to the larger ecosystem.

The effects of this project may not be mitigable with onsite actions alone, though a larger buffer may accommodate the ecotone and reduce significant impacts. I suggest that Alternative 3 be the preferred project and that meaningful offsite mitigation be combined with onsite actions to bring this project close to compliance with LCP policies.

Thank you for the opportunity to comment on the Carnevale Duplex Project Draft EIR.

Sincerely,



Mark A. Holmgren, Biologist

attachments: Addendum A and Curriculum Vitae

ATTACHMENT B

List of Interested Persons

Priscilla Whittaker
5654 Canalino Dr.
Carpinteria, CA 93013

Muriel Purcell
5576 Calle Ocho
Carpinteira, CA 93013

Alison Johnson & Bob Hoisch
501 Concha Loma
Carpinteria, CA 93013

Ann Matson
436 Arbol Verde
Carpinteira, CA 93013

Linda Adams
5518 Canalino
Carpinteria, CA 93013

Amrita Salm
797 Arbol Verde
Carpinteria, CA 93013

Dana Enlow
5542 Canalino
Carpinteria, CA 93013

Nancy Van Antwerp
612 Olive St.
Carpinteria, CA 93013

Susee-Smith Youngs
557 Arbol Verde
Carpinteria, CA 93013

Christie & Jason Tarman
512 Arbol Verde
Carpinteira, CA 93013

Herb Reno
560 Concha Loma
Carpinteria, CA 93013

Jennifer McCurry
810 Arbol Verde
Carpinteria, CA 93013

Gene & Carrie Wanek
480 Arbol Verde
Carpinteria, CA 93013

Caroline Kuizenga
5578 Retorno
Carpinteria, CA 93013

Barbara Cole
485 Arbol Verde
Carpinteira, CA 93013

Karin Rodriguez
5455 8th St. # 57
Carpinteria, CA 93013

John & Mary Anderson
595 Calle Dia
Carpinteria, CA 93013

John C. Fisher
600 Arbol Verde
Carpinteria, CA 93013

Marca Rowley
5455 8th St. # 43
Carpinteria, CA 93013

Doris La Marr
524 Arbol Verde
Carpinteria, CA 93013

Ron Freeland
5111 Calle Arena
Carpinteria, CA 93103

Steve Resnik
4867 Sandyland Rd.
Carpinteria, CA 93013

Louis Carnevale
4867 Sandyland Rd.
Carpinteria, CA 93013

Chip Wullbrandt
Price, Postel & Parma
200 E. Carrillo St., Ste. # 400
Santa Barbara, CA 93101

Diane Napoleon
DNA
4705 Aragon
Carpinteria, CA 93013

Carpinteria Valley Association
PO Box 27
Carpinteria, CA 93013

Brad & Jeanne Sullivan
946 Concha Loma Dr.
Carpinteria, CA 93013

Jonathan Chapman
4297 Carpinteria Ave., # 10
Carpinteria, CA 93013

Tim Richards
4412 B Catlin Circle
Carpinteria, CA 93013

Hochhauser Blatter
Architecture & Planning
123 E. Arrellaga St.
Santa Barbara, CA 93101

Carpinteria Creek Committee
PO Box 1128
Carpinteria, CA 93013

Suzette Doubek
586 Arbol Verde
Carpinteria, CA 93013

Reggie Hepp
367 Calle Rey Mar
Carpinteira, CA 93013

Susan Allen
790 Arbol Verde
Carpinteria, CA 93013

Laurie Bryant
537 Arbol Verde
Carpinteria, CA 93013

Frances M. Morris
538 Maple
Carpinteria, CA 93013

Karl Widner
830 Arbol Verde
Carpinteria, CA 93013

Current Resident
436 Arbol Verde
Carpinteria, CA 93013

Whitney Abbot
3898 Via Real
Carpinteria, CA 93013

Peggy Oki
5966 Via Real # 3
Carpinteria, CA 93013

Jessie E. Salvador
549 Arbol Verde
Carpinteria, CA 93013

Jens & Ellen Pedersen
770 Arbol Verde
Carpinteria, CA 93013

Dave and Louise Moore
532 Arbol Verde
Carpinteria, CA 93013

Janet Blackwell
5632 Canalino
Carpinteria, CA 93013

Rachel Tierney
PO Box 1113
Santa Barbara, CA 93102

Carol Smith Tokar
5630 Fiesta Dr.
Carpinteria, CA 93013

John Berberet
477 Concha Loma
Carpinteria, CA 93013

Catherine & Julie Esch
455 Arbol Verde
Carpinteria, CA 93013

Doris Floyd
5538 Calle Arena
Carpinteria, CA 93013

Lawrence Hunt
5290 Overpass Rd, Suite 108
Santa Barbara, CA 93111

Ken Marshall
Dudek Associates
621 Chapala St.
Santa Barbara, CA 93013

Marilynn Ethier
546 Arbol Verde
Carpinteria, CA 93013

Mark Holmgren
PO Box 13862
Santa Barbara, CA 93107

Environmental Defense Center
906 Garden Street
Santa Barbara, CA 93101

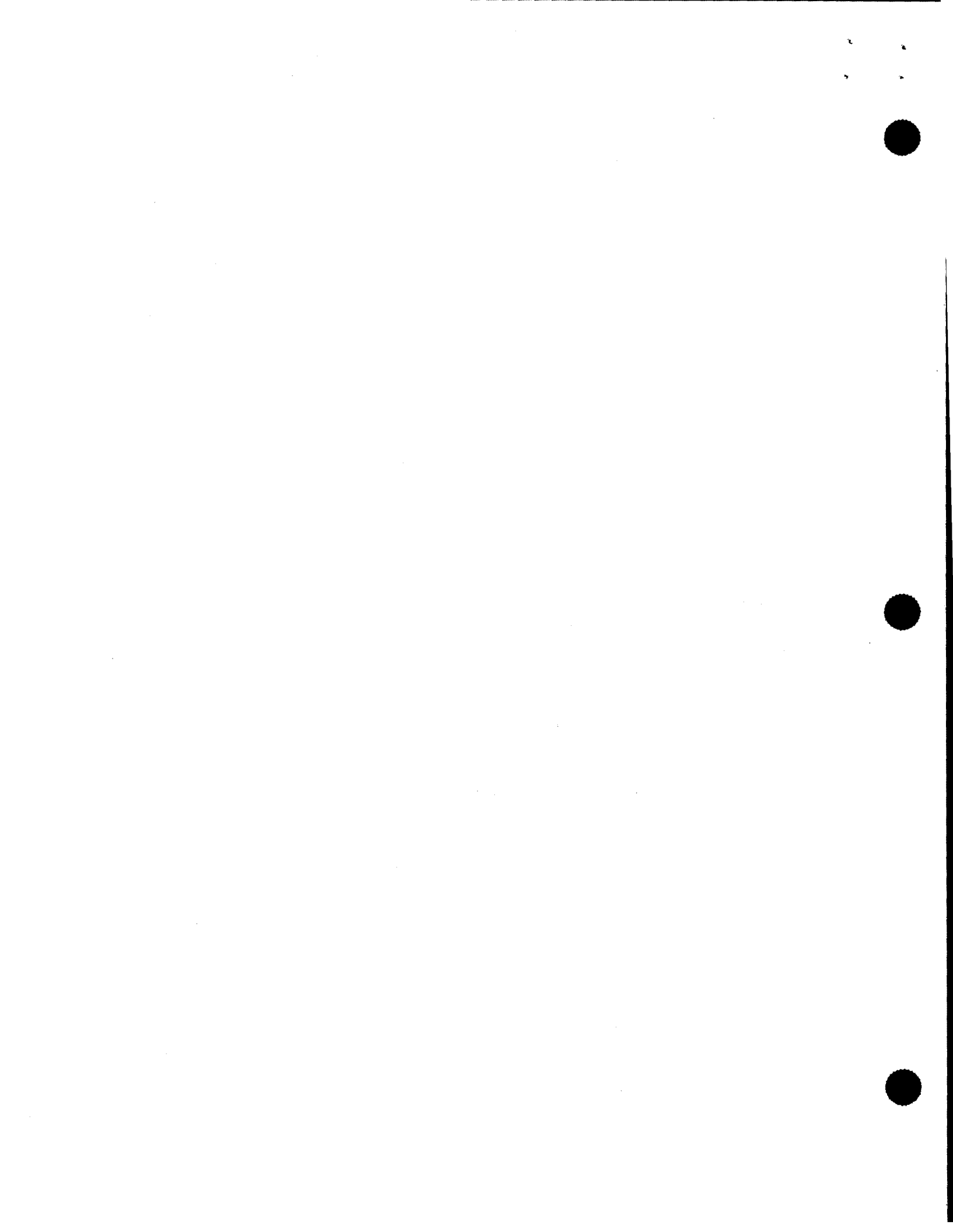


EXHIBIT 2

City of Carpinteria
City Council Resolution No. 4771
dated January 27, 2003

with revised conditions of approval

(14 pages)

RESOLUTION NO. 4771

**A RESOLUTION OF THE CITY OF CARPINTERIA
CITY COUNCIL GRANTING THE APPEAL OF THE CARPINTERIA CREEK
FOUNDATION REGARDING THE DEVELOPMENT OF A SINGLE FAMILY
DWELLING ON PROPERTY LOCATED AT THE CORNER OF CARPINTERIA
AVENUE AND ARBOL VERDE STREET FOR THE LIMITED PURPOSE OF
MODIFYING THE ADDENDUM TO THE FINAL EIR, ADOPTING CERTAIN
ADDITIONAL FINDINGS, AND IMPOSING AN ADDITIONAL CONDITION OF
APPROVAL, AND DENYING THE REMAINDER OF THE APPEAL, THEREBY
AFFIRMING THE PLANNING COMMISSION'S DECISION TO APPROVE
DEVELOPMENT PLAN /COASTAL DEVELOPMENT PLAN PERMIT 99-881-
DP/CDP**

WHEREAS, on November 4, 2002 at a properly noticed public hearing, the Carpinteria Planning Commission considered an application filed by Mr. Louis Carnevale for a Development Plan Permit and a Coastal Development Plan Permit and an Addendum to the project EIR; and

WHEREAS, the Planning Commission reviewed the policies of the General Plan and Local Coastal Plan, standards of the Zoning Ordinance, and the impact analysis contained in the project EIR and EIR Addendum; and

WHEREAS, the Planning Commission made the appropriate and necessary findings approving the Development Plan Permit and the Coastal Development Plan Permit and the EIR Addendum; and

WHEREAS, the Carpinteria Creek Foundation filed an appeal of the Planning Commission's decision on November 13, 2002; and

WHEREAS, the City Council has conducted a properly noticed public hearing on January 27, 2003 and received public comment regarding this matter and has provided the Carpinteria Creek Foundation an opportunity to present evidence on this matter; and

WHEREAS, at the City Council meeting the applicant volunteered to accept a condition of approval for the proposed project that prohibits any future hard banking of the Carpinteria Creek on the property.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Carpinteria that:

1. The City Council grants the appeal for the limited purpose of modifying the EIR Addendum, adopting certain additional findings and imposing an additional condition of approval, and denies the remainder of the appeal thereby affirming

the Planning Commission's decision to approve Development Plan and Coastal Development Plan Permit No. 99-881-DP/CDP.

2. The City Council hereby adopts the updated Addendum dated January 27, 2003 to the Final EIR.
3. The City Council affirms the findings adopted by the Planning Commission with the limited exception of the utilization of the November 4, 2002 Addendum to the Final EIR, which is now replaced with the updated Addendum dated January 27, 2003.
4. The City adopts the findings of consistency with Local Coastal Plan policies as set forth in the certified Final Environmental Impact Report, as supported by the actions of the Carpinteria Architectural Board of Review and of the Carpinteria Planning Commission and evidence presented by City staff.
5. The City Council finds that the project is consistent with all relevant Local Coastal Plan policies including, but not limited to, LCP Policy 4-1 as the project does not create an adverse impact on the visual quality of Carpinteria Creek due to the location, size, height and placement of the proposed development in relation to the Creek and public view corridors.
6. The City Council imposes an additional condition of approval for the proposed project, which shall be Condition No. 68 and shall read: "Applicant shall submit a covenant that shall prohibit the hard banking of any creek bank on the property, which shall be acceptable to the City Attorney, and will be recorded with Santa Barbara County Recorder upon approval by the City Attorney."
7. The City Council denies the appeal for all other purposes and approves Development Plan/Coastal Development Plan permit 99-881-DP/CDP with conditions.

PASSED, APPROVED AND ADOPTED this 27th day of January 2003, by the following called vote:

AYES: COUNCILMEMBER:

NOES: COUNCILMEMBER:

ABSENT: COUNCILMEMBER:

Mayor, City of Carpinteria

ATTEST:

City Clerk, City of Carpinteria

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 27th day of January 2003.

City Clerk, City of Carpinteria

APPROVED AS TO FORM:

City Attorney

EXHIBIT D: REVISED CONDITIONS OF APPROVAL (Carnevale)

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.

COMMUNITY DEVELOPMENT DEPARTMENT

1. This Development Plan and Coastal Development Permit approval is restricted to APN 001-070-031, located at the corner of Carpinteria Avenue, Arbol Verde Street and Concha Loma Drive and is for the construction of a single-family residence.
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 attached exhibits.
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. Water conserving fixtures shall be utilized on all faucets, sinks, water closets and other water outlets throughout the project to reduce water demands.
6. All requirements of the City of Carpinteria 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. The standards defined within the City's adopted model Building Codes (UBC; NEC; UMC; UFC; UPC; UHC) relative to the building and occupancy shall apply to this project.
9. 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.
10. Unless the use is inaugurated not later than twelve (12) months after the date of approval, the approval shall automatically expire on that date. The Planning Commission may grant an extension for good cause shown by the applicant if the following findings can be made:
 - a. there have been no changes in the proposed site plans and;
 - b. there have been no changes in the adjacent areas and;
 - c. the permittee had diligently worked toward the inauguration of the use.
11. No building permits shall be issued for this project prior to meeting all required terms and conditions listed herein.
12. An approval granted by the Planning Commission does not constitute a building permit or authorization to begin any construction. An appropriate permit issued by the Building Division must be obtained prior to constructing, enlarging, moving, converting, or demolishing any building or structure within the City.
13. An approval granted by the Planning Commission does not constitute a building permit or authorization to begin any construction. An appropriate permit issued by the Building Division must be obtained prior to constructing, enlarging, moving, converting, or demolishing any building or structure within the City.
14. If, at any time, the City or Planning Commission determine that there has been, or may be, a violation of the findings or conditions of this 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.
15. In accordance with Chapter 15.80 of the Carpinteria Municipal Code, the applicant shall pay a development impact fee to the City prior to issuance of a building permit. The amount of the fee shall be that in effect at the time of building permit issuance.

16. 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.
17. 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.
18. Prior to issuance of a building permit, an offer of dedication of an easement to the Santa Barbara County Flood Control District shall be made for the purpose of maintaining adequate access to the Carpinteria Creek. Evidence of the offer of dedication shall be submitted to the Community Development Department prior to the issuance of a Building Permit. If the easement is to be provided, it must be recorded prior to occupancy of the residence.

ENVIRONMENTAL REVIEW

19. Design and construction of the ~~duplex~~ single-family dwelling shall be structurally engineered to withstand the expected ground acceleration that may occur at the project site (as determined above). The design shall take into account the soil type, potential for liquefaction, and the most current and applicable seismic attenuation methods available. All on-site structures shall comply with applicable methods of the Uniform Building Code and the California Building Code.
20. During grading and construction activities on the project site, a geotechnical or engineering professional shall be present to ensure adherence to the final design recommendations pertaining to seismic safety as set forth by the engineer.
21. If evidence of a fault splay is found on the project site through site preparation activities, a thorough fault investigation shall be required and all recommendations contained therein shall be implemented.
22. A quantitative liquefaction study shall be performed in order to determine the magnitude of potential settlement and the appropriate grading and foundation requirements for the proposed project. The study shall be reviewed and approved by the City Engineer and Public Works Director, and all recommendations of the study shall be incorporated into project design. Suitable measures to reduce potential impacts relating to liquefaction may include, but are not limited to, the following: specialized design of foundations by a structural engineer; removal or treatment of liquefiable soils to reduce the potential for liquefaction; or in-situ densification of soils.

23. All foundations and slab-on-grade locations shall be designed according to industry standards by a civil/structural engineer to withstand the expected settlement, or the site shall be graded in such a manner as to address the condition.
24. During grading activities on-site, a geotechnical or engineering professional shall be present to ensure adherence to the recommendations regarding liquefaction, soil settlement, and lateral spread set forth by the civil/structural engineer.
25. The following measures are recommended to be included within the restoration/landscape/grading plans to be approved by the City:
 - a) Use of 6-foot high chain link fencing at the riparian setback line to clearly identify where site grading is to occur and to limit development to this area. Fencing shall be left in place until completion of all development has concluded and a final inspection has been completed;
 - b) Notification of City staff prior to grading to arrange a City inspector onsite during grading activities;
 - c) Identification and storage of restoration materials, debris, and construction waste outside of the restoration areas;
 - d) Appropriate training and supervision of construction/restoration crews by a qualified biologist or landscape architect to ensure that only the intended exotic vegetation is removed;
 - e) Approval of herbicide treatments methods proposed for the control of specific exotic plants;
 - f) Use of Best Management Practices (BMPs) to avoid secondary impacts to water quality and associated biological resources within Carpinteria Creek;
 - g) Identify performance criteria for restoration/landscaping activities (the performance criteria listed in the May 18, 2001 Carnevale Development Plan Carpinteria Creek Restoration prepared by Rachel Tierney Consulting shall provide the minimum standards for the final restoration plan);
 - h) The City Biologist shall monitor the restoration/landscaping effort on an annual basis for a period of at least three years to ensure that it continues to comply with the requirements of these conditions. (~~identify who is to check on the success of the revegetation plan, and how frequently;~~
 - i) Retain a qualified arborist onsite during grading. If tree root exposure with the potential to adversely affect the health of native trees occurs during grading, onsite grading activity shall halt until the roots have been appropriately treated in accordance with the recommendations of the arborist. If treatment of tree roots

is necessary, a subsequent arborist report shall be submitted to the City to certify completion of work;

- j) Contingency planning (if the effort fails to reach the performance criteria, identify the remediation steps need to be taken); and
 - k) Irrigation method/schedule (identify how much water is needed, where, and for how long).
26. No species identified as invasive on the CNPS, Channel Islands Chapter Invasive Plants List (1997) shall be utilized in the restoration landscape plans and all landscaping plans shall be prepared and approved by the City.
27. Restoration activities within the riparian areas onsite shall occur between November 1st and April 15th in order to avoid impacts to special-status birds such as the Cooper's hawk, yellow warbler, sharp-shinned hawk, white tailed kite, western yellow-billed cuckoo, least Bell's vireo, and southwestern willow flycatcher that may breed or forage onsite during nesting or migration periods.
28. The portions of the stormwater infrastructure proposed to be located within the ESH shall be installed between August 16th and February 28th in order to avoid impacts to special-status birds such as the Cooper's hawk, yellow warbler, sharp-shinned hawk white tailed kite, western yellow-billed cuckoo, least Bell's vireo, and southwestern willow flycatcher that may breed or forage onsite during nesting or migration periods. If construction activities cannot avoid the breeding bird season, nest surveys shall be conducted and active nests shall be avoided with a minimum buffer as determined by a biological monitor.
29. Installation of the proposed stormwater infrastructure shall avoid impacting mature native shrubs and trees within the ESH, including tree roots. When feasible, rocks and other material shall be hand placed in order to minimize impacts. Areas of ground disturbance shall be revegetated using native plants as outlined in the restoration/landscape plan to be reviewed and approved by the City.
30. The proposed project shall utilize low-wattage incandescent outdoor lighting. Outdoor lights shall be shielded and hooded to prevent light spillover into the riparian corridor.

ADDITIONAL ENVIRONMENTAL CONDITIONS

31. Prior to the issuance of a grading permit for the project, the proposed grading plan shall be revised to indicate that the temporary chain link construction fence is to be located along the "20-foot dripline" setback line that is depicted on the project's site plan/grading plan.

32. Prior to the issuance of a grading permit for the project, the timing restrictions that were identified by the project EIR for on-site riparian restoration and storm water infrastructure construction activities shall be included on the project's site plan/grading plan.
33. Prior to the issuance of a grading permit for the project, a lighting plan that complies with the requirements identified by the project EIR shall be submitted to the Community Development Director for review and approval.
34. All trenching that is to be conducted for the installation of utilities, drainage or other improvements, and that is located beneath the dripline of an on-site sycamore tree, shall be conducted using hand tools. The requirements of EIR mitigation measure BIO-1 (a) 9, which requires that an arborist supervise on-site grading, shall also apply to on-site trenching activities.

ARCHITECTURAL REVIEW

35. Prior to the issuance of any building permits, the applicant shall:
 - a. Submit final plans to the City for review by the Architectural Review Board. Final plans shall include but not limited to complete construction drawings and details concerning lighting, colors and exterior materials, landscaping and irrigation. The proposed project floor plans shall also be revised to remove the wall that is depicted between the garage and the breakfast nook area.
 - b. Submit a final landscape/restoration plan for review by the Architectural Review board. The landscaping and irrigation plans submitted shall be prepared by a State licensed landscape architect or similar professional as determined appropriate by the ARB.
 - c. The applicant shall post a landscape maintenance bond equaling \$500.00, or \$.03 per square foot of landscape area, whichever is greater and;
 - i. The landscaping shall be maintained in good condition for three (3) years, at which time the bond will be released;
 - ii. Landscaping shall be drought resistant, low water-use species;
 - iii. Where feasible, locally adapted native plants shall be required;
 - iv. Prior to occupancy all landscaping and planting shall be installed.
 - v. A raised six-inch curb shall protect all landscaped areas located within parking areas;
 - vi. Any curb carrying water along its face shall be curb and gutter;
 - vii. Specimen trees shall be appropriate to the site and shall be maintained in good condition so as to attain a full and healthy mature appearance.
 - viii. The removal, topping of or otherwise interference with the specimen tree(s) ability to continue its growth and attain full maturity shall be

a violation of these conditions of approval and shall require replacement of the damaged tree.

- h. Street trees shall be planted in conformance with the City Street Tree Policy or, upon determination and approval of the City Manager, that prior to the issuance of any building permits the applicant post a cash surety in an amount commensurate with the number and type of trees as specified on the Landscape Plan or adopted Street Tree Plan. This surety shall be equivalent to the cost of in place landscape development.
- i. 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.
- j. A lighting plan shall be submitted. Exterior lighting shall be low level and designed (through appropriate fixture type, location, etc.) in such a manner that direct lighting or glare will affect adjacent properties, public streets or walkways, or the adjacent riparian habitat.
- k. Sidewalk improvements shall be revised to include a parkway adjacent to the curb for consistency with the parkway/sidewalk system in the neighborhood.

CARPINTERIA/SUMMERLAND FIRE PROTECTION DISTRICT

- 36. Prior to rough framing sign off, it is recommended (not required) that the new building be protected by an approved automatic fire sprinkler system. If the applicant chooses to install fire sprinklers, plans for the sprinkler system shall be designed by a qualified person and submitted to the Fire District for approval.
- 37. Building numbers (minimum 3" high on a contrasting background) shall be visible from the street.
- 38. Prior to occupancy, State Fire Marshal approved smoke detectors must be installed in accordance with the County Code.
- 39. The use of wood shingles, wood shake or any other wooden material for roof covering is prohibited in all areas for new construction.
- 40. Pursuant to Chapter 15, Article III "A" of the Santa Barbara County Code, the applicant will be required to pay a fee, PRIOR TO THE ISSUANCE OF A "CERTIFICATE OF OCCUPANCY", for the purpose of mitigating the increased fire protection needs generated by the development. The amount of the fee is thirty-two cents (\$.32) per square foot of floor space.

CARPINTERIA SANITARY DISTRICT

- 41. The owner of record, or authorized designee, shall obtain all necessary permits from the Carpinteria Sanitary District (CSD) prior to construction and/or final connection to the District's system.

42. CSD personnel must inspect and approve the installation of the sewer service/lateral line and the final connection to the sewer main prior to backfill. A cleanout is required at the property line.
43. A Development Impact Fee shall be charged for each newly constructed "equivalent dwelling unit" (EDU).
44. A six-inch lateral is required unless a variance for a four-inch lateral is requested in writing from the applicant.

CARPINTERIA VALLEY WATER DISTRICT

45. Required Capital Cost Recovery Fees and Installation Fees shall be paid to the Water District prior to the provision of water service.

ENGINEERING

46. The applicant shall submit grading and street improvement plans prepared by a California Registered Civil Engineer. Said plans shall include but not be limited to street, utility, and storm drain improvements and shall be submitted to the Community Development Department for review and approval prior to issuance of a building permit.
47. An engineering cost estimate shall be submitted with the grading and improvement plans. Each page of the cost estimate shall be signed and stamped by the applicant's engineer.
48. Prior to issuance of building permits, faithful performance and labor and material bonds (each to be 100% of the City Engineer's estimate) shall be filed with the City to cover all public improvements and any on-site grading and retaining walls. A cash deposit in the amount of 10% of the bond amount shall be submitted with each bond.
49. Development shall be undertaken in accordance with conditions and requirements of the State of California Regional Water Quality Control Board. Project Grading and Storm Drain Improvement Plans shall identify and incorporate Best Management Practices appropriate to the uses conducted on-site and during construction to effectively mitigate storm water pollution.
50. At the time of acceptance of improvements, the applicant shall submit a set of "Record Drawings" showing the work as built. The "Record Drawings" shall be the original construction tracings or permanent mylar copies of a quality acceptable to the City Engineer.

51. Prior to occupancy of the project, all new and existing services shall be underground and completed prior to any paving required for the project. No new utility poles shall be installed.
52. Existing overhead transmission and distribution lines located along the edges of the property shall be placed underground. The undergrounding shall extend along the project street frontage to the nearest utility pole(s) outside of the project limits. Feed pints shall be as approved by the City Engineer. All costs for undergrounding existing utility lines and service laterals shall be borne by the applicant.
53. Easements for utilities shall be described on the plans.
54. Frontage improvements, including curb, gutter, sidewalk, paving, street lights, fire hydrants, street signs and other facilities as determined by the Planning Commission, are to be installed in conformance with the standards, specifications, and policies of the City. Unless otherwise specified, the City utilizes the County of Santa Barbara Engineering Standards.
55. Paving and curbs and gutters shall transition into existing improvements as required by the City Engineer.
56. A Street Construction and/or Excavation Permit must be obtained from the City Engineer prior to any construction in the street right-of-way.
57. All street improvements shall be completed to the satisfaction of the City Engineer prior to the issuance of a Certificate of Occupancy by the Community Development Department.
58. Prior to the release of any securities, a Notice of Completion for all public improvements shall be accepted by the City Council.
59. All streetlights shall be installed behind the sidewalk unless authorized by the City Engineer.
60. At the time that Improvement Plans and/or Grading Plans are submitted for review and approval by the City Engineer, two copies of a Soils Report, prepared by a California Registered Geologist or Soils Engineer, shall be submitted to the Community Development Department. The Report shall address soils engineering and compaction requirements, R-values, and other soils and geology related issues and shall contain recommendations as to foundation design, retaining wall design, and paving sections, where applicable for the project.
61. Hydrology/hydraulic calculations shall be submitted by the applicant's engineer determining the adequacy of the proposed drainage system and the adequacy of the existing downstream system. A rainfall frequency of twenty-five (25) years shall be used for sizing piping and inlet structures. If no overland escape is available, 100-

year flows shall be used as the basis of design. Santa Barbara County Engineering Design Standards shall be used. Easements required for drainage shall be described and shown on the Improvement Plans.

62. Prior to performing any grading, the developer shall obtain a Grading Permit from the City Engineer, in accordance with Chapter 8.36 of the Carpinteria Municipal Code, and pay the required grading permit deposits/fees.
63. An erosion and Sediment Control Plan must be prepared and submitted to obtain the necessary Grading Permit from the City Engineer prior to any grading activity.

AUTHORIZATION TO PROCEED

64. Written authorization to proceed and consent to conditions of approval by the legal owner of the property shall be provided to the City prior to building permit issuance.

ADDITIONAL PLANNING COMMISSION CONDITIONS

65. Prior to receiving Certificate of Occupancy for the proposed residence, the applicant will record these conditions of approval in the Office of the County Recorder for the County of Santa Barbara.
66. Sidewalk improvements on the Conch Loma side of the project site will terminate at the 20-foot dripline buffer as indicated on the project plans.
67. The applicant will work with the City Public Works Department and the City Biologist to relocate the drainage and energy dissipater to a location that will not interfere with the existing County Flood Control access ramp.
68. Applicant shall submit a covenant that shall prohibit the hard banking of any creek bank on the property, which shall be acceptable to the City Attorney, and will be recorded with the Santa Barbara County Recorder upon approval by the City Attorney.

Approved by the Planning Commission on November 4, 2002.

Chairman of Planning Commission Date

Secretary of Planning Commission Date

I HAVE READ AND UNDERSTOOD, AND I WILL COMPLY

WITH ALL ABOVE STATED CONDITIONS OF THIS PERMIT

Property Owner

Date

EXHIBIT 3

City of Carpinteria
Staff Report
for January 27, 2003 City Council Meeting

(9 pages, exhibits not included)

STAFF REPORT
COUNCIL MEETING DATE:
January 27, 2003

ITEM FOR COUNCIL CONSIDERATION:

An appeal of the Planning Commission approval of a Development Plan/Coastal Development Permit granted for a 1,695 square foot single-family residence, located south of Carpinteria Avenue, west of Arbol Verde Street and north of Concha Loma Drive. Project No. 99-881-DP/CDP. APN 001-070-031.

Report prepared by: Paul Kermoyan, AICP, Community Development Director

Department: Community Development



Signature

Reviewed by: David Durlinger, City Manager

City Manager 

Signature

STAFF RECOMMENDATION:

Grant the appeal for the limited purpose of amending the Addendum to the Final EIR and affirm the remainder of the Planning Commission's decision to approve project No. 99-881-DP/CDP with conditions.

I. BACKGROUND:

The project site is an irregularly shaped 19,600 square foot (0.45 acre) parcel located on the southern side of Carpinteria Avenue. Carpinteria Creek is located along the northern portion of the property. Due to the sensitive biological resources that are present in and adjacent to the creek, much of the western half of the property has an "Environmentally Sensitive Habitat Area" (ESHA) overlay zoning designation. The central and western portions of the site contain riparian woodland habitat and the northwestern corner of the site contains freshwater marsh habitat. Both of these habitat areas contain a variety of sensitive plant and animal species. The eastern portion of the project site is occupied by non-native annual grassland, which generally has a low biological value. A dirt path extends across the center of site in a north to south direction.

In addition to the current proposal, the project applicant (Louie Carnevale) had submitted two previous development plans for the project site. A 1988 proposal consisted of a mixed-use

building over 6,000 square feet with a parking lot and retaining wall abutment at the creek's edge. The 1990 proposal consisted of a three-unit condominium project of approximately 7,714 square feet that also involved substantial improvements to the creek's bank. Both projects would have required the removal of substantial amounts of vegetation and channelization of the creek's southeast bank. Both projects were ultimately denied by the City, primarily because of impacts to Carpinteria Creek.

The current project was initially submitted in 1999 as a duplex with the structure's most northwestern edge located at the periphery of the riparian habitat. Through the project's original environmental review process, an environmental assessment was prepared by the City Biologist and staff to determine appropriate creek protection measures. A Mitigated Negative Declaration (MND) was prepared and several of its mitigation measures required site design changes. As a result, the project was reduced in size to maintain a 10-foot setback from the edge of the riparian habitat, excluding the willows where a 5-foot setback would have existed.

When the Planning Commission reviewed the MND, it determined that an EIR should have been prepared for the project, primarily to address the potential for the project to result in significant impacts to the biological resources of Carpinteria Creek. Preparation of the EIR began in June 2001, and it was certified by the Planning Commission on July 1, 2002. To comply with the EIR's mitigation measures to reduce environmental impacts, the project was revised to maintain a 20-foot setback from the riparian habitat including the willows. The project presently consists of a two-story, 1,695 square foot (total living area) single-family dwelling. The total developed area (including the garage, paving and porches) on the project site would be 2,914 square feet, which is approximately 15% of the total project site area.

On July 11, 2002, the Environmental Defense Center (EDC) appealed the Commission's decision to certify the Final EIR (Exhibit J). The appeal was withdrawn on July 31, 2002 as the appellant decided to concentrate on resolving its remaining concerns with the project as redesigned and submitted to the Planning Commission (Exhibit K).

The Architectural Review Board (ARB) reviewed the most recent project plans on October 17, 2002, and recommended that the Planning Commission approve the project. In general, the ARB was complimentary of the proposed project's design.

At their November 4, 2002 hearing, the Planning Commission approved the proposed project along with an Addendum to the project EIR. In approving the project, the Planning Commission added several conditions of approval, including requirements that:

- The conditions of approval be recorded with the County Recorder's Office to alert future property owners of project site maintenance and other requirements;
- The proposed sidewalk improvements along Concha Loma Drive not extend into the designated ESHA area; and
- The applicant work with the City Public Works Department and City Biologist to relocate proposed storm water drain line and energy dissipater so as not to interfere with the existing County Flood Control access ramp that leads to Carpinteria Creek.

The Addendum to the project EIR was prepared to reflect project design changes made after the Planning Commission certified the EIR and to confirm the environmental conditions at the project site. The design changes include changing the proposed residence from a duplex to a single family dwelling; reducing the size and height of the structure; eliminating two parking spaces; and increasing the setback from Carpinteria Creek from 10 to 20 feet. Changes in the environmental conditions consist of the growth of riparian vegetation (willow and sycamore trees), which is expected for any healthy system. The EIR Addendum concluded that the

proposed design changes and changes in environmental conditions at the project site did not result in new significant impacts or a substantial increase in the severity of the impacts that were not previously identified and evaluated in the Final EIR.

Additional information regarding project design review by the ARB and Planning Commission, and the environmental review are provided in the November 4, 2002 Planning Commission Staff Report (Exhibit B).

II. APPEAL:

On November 13, 2002, the Environmental Defense Center behalf of the Carpinteria Creek Foundation ("Foundation"), appealed the Planning Commission's approval of the proposed project. On December 5, 2002, the Foundation submitted its own letter, expanding on some of the issues raised in EDC's appeal letter. The appeal letters identify ten issues of concern on which this appeal is based (see Exhibit C). The concerns of the Foundation, and staff's response to each appeal issue, are discussed below.

1. An incorrect environmental baseline was used in evaluating the impacts of the project to riparian vegetation. Therefore, the project would result in a significant impact to riparian habitat.

This issue raised by the appellant is related to the Planning Commission's certification of the Final EIR for the Carnevale project. Appellant initially filed a timely, written appeal of the Planning Commission's certification of the Final EIR; however, the appellant then formally withdrew its appeal. (See Exhibits J and K). Therefore, no appeal lies as to either the Final EIR or the environmental baseline issue raised by the appellant. However, for the benefit of the Council and in the interest of informing the public, this report explains the City's selection of the appropriate environmental baseline for purposes of environmental review.

The proposed project plans depict the location of the riparian habitat on the project site. The dripline of the riparian habitat was first delineated in 1999 as part of the preparation of the Mitigated Negative Declaration ("MND"). The riparian dripline was established by surveying the location of the dripline created by the sycamore and willow trees. Due to concerns expressed by the public as to the accuracy of the survey, the City Biologist and members of the Carpinteria Creek Foundation were present when the survey was prepared.

After the Planning Commission considered the MND, it determined that an EIR was required. The City hired Rincon Consultants to assist in the preparation of the EIR. On July 9, 2001, the City issued a Notice of Preparation for the EIR. On October 19, 2001, Rincon Consultants went to the project site and re-surveyed the entire area, including the riparian habitat dripline. The Final EIR, at page 4.4-2, acknowledges Rincon's re-survey of the property as follows:

"The project area was surveyed by Rincon Consultants on October 19, 2001 to assist in the peer review of the existing biological assessments for the proposed project...and assess the potential impacts on biological resources onsite related to project development. Vegetation and habitat types identified in the Hunt and Tierney (November 5, 1999) and Chirman (May 29, 2001) studies and as mapped by Hochhauser Blatter (October, 2001) were reviewed and confirmed by Rincon Consultants. Vegetation and wildlife observed during the onsite survey were documented." (Final EIR, July 2002, Page 4.4-2).

The City's environmental consultants have provided a letter reconfirming that although previous surveys and biological studies were used as references for the preparation of the EIR analysis, the consultants' biologists conducted independent surveys and analysis in conjunction with preparation of the EIR. This confirmation letter is attached as Exhibit D.

Just before the November 4, 2002 Planning Commission hearing, the Foundation claimed that the Final EIR failed to properly delineate the riparian dripline and, therefore, violated CEQA. City staff was unable to contact Rincon Consultants prior to the November 4th meeting and could not confirm the date of the re-survey. Without this information, staff responded to the Foundation's concerns relying on the information provided by the Foundation that the riparian dripline had not been re-surveyed after 1999. At the Planning Commission hearing, staff stated that the 1999 survey satisfied CEQA requirements because it occurred at the beginning of the environmental review process. The Foundation contended that CEQA requires that the environmental baseline be set after the Notice of Preparation is issued. Given the plain language of the Final EIR and the confirming letter from Rincon Consultants, it is clear that the Final EIR used an environmental baseline set on October 19, 2001, after the issuance of the Notice of Preparation. Thus, the environmental baseline is consistent with the Foundation's interpretation of CEQA.

The EDC and the Foundation also contend that the project site, the proposed project would provide only a 9-foot setback from the riparian vegetation dripline due to vegetation growth over the past year, which would result in a significant impact to the riparian habitat. Staff disagrees with these measurements. Measurements recently taken by staff at the project site after the applicant staked the footprint of the proposed residence indicated that the setback between the structure and the willow trees as they currently exist would range between 13 and 19 feet. For purposes of identifying significant impacts, CEQA requires that the project be reviewed based upon the physical conditions in place at the time the environmental baseline is set. (CEQA Guidelines § 15125(a).) While the riparian habitat may have grown during the review of this project, CEQA essentially freezes in place the physical conditions as of the setting of the environmental baseline and the City must review the project based on these conditions. The fact that the riparian habitat has expanded during consideration of the project does not affect the Final EIR's conclusions as to significant impacts.

- 2. The setback that would be provided from the riparian vegetation that exists on the project site is not adequate to reduce project-related impacts to riparian habitat to a less than significant level.**

This issue raised by the appellant is related to the Planning Commission's certification of the Final EIR for the Carnevale project. Appellant initially filed a timely, written appeal of the Planning Commission's certification of the Final EIR; however, the appellant then formally withdrew its appeal. (See Exhibits J and K). Therefore, no appeal lies as to either the Final EIR or the environmental baseline issue raised by the appellant. However, for the benefit of the Council and in the interest of informing the public, this report explains the City's selection of the appropriate environmental baseline for purposes of environmental review.

The Foundation contends that if a setback of at least 20 feet were not provided between the proposed residence and the edge of the riparian vegetation, as it existed when the Notice of Preparation was published, the proposed development would result in a significant environmental impact.

As the Final EIR and letter from Rincon indicate, the edge of riparian vegetation used in the Final EIR to create the riparian buffer was originally delineated in 1999 and resurveyed and confirmed as accurate in 2001 at the time the NOP was published.

The growth of the willow and sycamore trees that has occurred since the environmental baseline conditions were established has not substantially altered the environmental conditions that exist on the project site, or substantially increased the potential for the project to result in significant environmental impacts. The City's Biologist has reviewed the proposed project plans and the conditions that currently exist at the project site, and determined that the 20-foot setback is adequate to reduce potential riparian habitat impacts to a less than significant level. The City Biologist also noted that one of the reasons the setback area was increased from the original proposal of 10 feet to 20 feet was to provide sufficient area to accommodate the growth of the vegetation.

The EIR mitigation measure that requires the provision of a 20-foot setback between riparian vegetation and the proposed residence was based on expert testimony that was provided to the Planning Commission (Chirman, May 2001; Schmidhauser, May 2001; and Holmgren, April 2002). It should also be noted that other expert testimony that was provided (Hunt, June 2001; Semonsen, June 2001; and Tierney, June 2001) concluded that the setback proposed by the City (20 feet from the riparian vegetation) is not significantly different compared to a 10-foot riparian dripline buffer, and that the proposed project would be generally beneficial to biological resources within the environmentally sensitive habitat area due to the habitat restoration and decreased public access (Final EIR, July 2002, Page 4.4-16).

As noted earlier, for purposes of CEQA, significant impacts are determined based on the physical conditions at the time an environmental baseline is set. In this case, the environmental baseline was set on October 19, 2001 and, therefore, additional growth of the riparian vegetation does not create a new significant impact.

3. The project would result in development within the Environmentally Sensitive Habitat Area (ESHA) that exists on the project site and is therefore inconsistent with the City's Local Coastal Plan and the Coastal Act.

The Foundation contends that the installation of a proposed fence, storm drain and storm water discharge energy dissipater would be inconsistent with the requirements of the City's Local Coastal Plan.

The project includes the installation of a fence that would extend northward from the project site's northern property line towards Carpinteria Avenue. This section of the fence is located within the right-of-way area for Carpinteria Avenue, and is also within the designated ESHA for Carpinteria Creek. The fence has been proposed to limit access to Carpinteria Creek and the adjacent ESHA, which has historically occurred due to its proximity to Carpinteria Avenue. The proposed fence would be 42 inches high and of a split rail design. This type of fence would not obstruct wildlife and would not interfere with the passage of drainage water.

The Municipal Code requirements for the "ESHA Overlay District" are consistent with the requirements of the Coastal Act and allow structures to be developed in a native plant community ESHA area when the construction minimizes impacts from "grading, paving, construction of roads or structures, runoff and erosion on native vegetation" (Chapter 14.42). The proposed fence benefits the ESHA in that it would minimize impacts to the ESHA by discouraging access from Carpinteria Avenue to the ESHA. The fence would protect the ESHA from degradation and allow for the restoration of this habitat. The fence would not result in significant disruption of the habitat value provided by the area adjacent to the creek and would be consistent with the Municipal Code requirements. Therefore, the fence is consistent with the Coastal Act and LCP Policy 9-16. The minimal disturbance to the ESHA area during the installation of the fence, the open design of the fence, and the potential for the fence to

discourage trespass and human disturbance into the ESHA, provide beneficial reasons to support fence installation

The proposed storm drain and energy dissipater are necessary to regulate drainage off the property. At the Planning Commission hearing, Steve Wagner, City Public Works Director, discussed the need for the storm drain and energy dissipater in order to prevent uncontrolled runoff into Carpinteria Creek. The placement of these flood control measures within the ESHA is consistent with LCP 9-16, which provides for such measures.

As presently proposed, the project includes the installation of a new storm water drain line along an existing Santa Barbara County Flood Control District access that leads to Carpinteria Creek. To minimize the potential for significant erosion impacts associated with the discharge of water into the creek, the project also includes the installation of rock riprap within the creek. To avoid potential conflicts between the proposed drain line location and the Flood Control access, the Planning Commission imposed the following condition of approval on the proposed project:

"The Applicant will work with the City Public Works Department and the City Biologist to relocate the drainage and energy dissipater to a location that will not interfere with the existing County Flood Control access ramp."

It is the intent of this condition to modify the project so that the drainage that would have been discharged from the project site directly into the creek would instead be conveyed to Concha Loma Drive and then to the creek through an existing drainage swale and outlet. The implementation of this condition of approval would avoid the need to place any new drainage related structures in or adjacent to Carpinteria Creek.

4. The project would adversely affect the visual qualities of Carpinteria Creek.

The foundation and EDC claim that the project violates LCP Policy 4-1 because the project significantly impacts views of Carpinteria Creek. The Foundation claims that the ARB, Planning Commission and City staff have wholly ignored this issue.

The ARB, the Planning Commission, and City staff have thoroughly considered the potential visual impacts associated with this project and the applicable LCP policies. The ARB discussed at great length the potential loss of views. The ARB concluded that the existing views of the creek are already obstructed by the riparian vegetation and the proposed structure covers such a small portion of the project site that any loss of views could not be considered "significant" as required by the City's CEQA thresholds of significance. The ARB minutes are attached for the Council's review and reflect the ARB's extended discussion of aesthetic and visual impacts.

The Planning Commission also considered the potential visual impacts. The Commission heard and considered public testimony regarding the loss of creek views. During the Commission's deliberations, several of the Commissioners specifically discussed the visual impacts associated with the project and concluded that they did not rise to the level of "significant." The Planning Commission minutes are attached for the Council's review. City staff also addressed potential visual and aesthetic impacts through its staff reports, the MND, and the Final EIR. Staff concluded that the project does not create a significant impairment of views to Carpinteria Creek and, therefore, the project does not violate LCP Policy 4-1. The MND and Final EIR also reach the same conclusion. Finally, staff has visited the project site on numerous occasions with the project footprint and story poles in place. Based on these site visits, staff concludes that the project is consistent with LCP Policy 4-1 and does not significantly impair views.

5. Access to and along Carpinteria Creek would be diminished by the project.

The Foundation argues that the project violates LCP Policy 7-20 because it terminates a trail that has been used by the public for several years. LCP Policy 7-20 states, "In areas where it is established that the public has acquired right of access through use, custom, or legislative authorization, new development shall not interfere with or diminish such use." The foundation claims that since the trail has been used as a short cut for several years, allowing the applicant to cut off access violates Policy 7-20. Here, the public has not established that it has acquired a "right" to access the Carnevale's property. A right to access private property is established by the courts, not the City. There has been no showing that the public has acquired such a right over the Carnevale property. If the public wishes to perfect such a right, it may petition the court, however, it is not up to the city to make such a determination and require that Mr. Carnevale give up a portion of his land for public use.

6. The Planning Commission's action violates state law in terms of the preparation of the biological survey and development in an ESH (trenching and fence).

A response to this issue is addressed in items 1 and 3 above. Contrary to the Foundation's letter, staff and the Planning Commission discussed in great detail the baseline data issue and the Planning Commission determined that the baseline was correctly established. After the Planning Commission's December 9, 2002 meeting, the City's environmental consultant confirmed that a resurvey of the baseline data was in fact performed as identified in the Final EIR.

7. Approval of the project could lead to hardbanking of Carpinteria Creek.

The Foundation references a 1990 letter from the County Flood Control District where the District provided comments on an earlier project that necessitated greater setbacks from the Creek's top of bank than the project provided. The 1990 project, however, was a much different project than the current proposal and involved substantial development in the riparian habitat and up to the creek's banks.

In terms of the current project, the County Flood Control District was noticed on three occasions (application filing, MND notice, EIR notice) and elected not to provide comments to the City. In addition, the City's Engineer has reviewed the project and determined that it complies with Federal Emergency Management Agency (FEMA) regulations in terms of development within a flood zone. Because the project as proposed has been found to comply with all FEMA and flood control regulations, staff finds no reason to believe that hardbanking will be required in the future.

8. The project will violate Local Coastal Plan Policy 4-1 which protects views to streams.

The Foundation states an opinion that the project should be sited to prevent adverse impacts on views and references Coastal Act and LCP policies to this regard. A project's potential to obstruct views is covered under the City's CEQA Threshold Guidelines as well as Chapter 3.4 of the City's Local Coastal Plan. The issue raised, therefore, relates specifically to environmental and developmental review processes. As discussed in the Final EIR, the City's CEQA Threshold Guidelines were used to prepare the EIR. It was concluded that the project would not create substantial adverse impacts to the visual qualities of the creek. In addition, the City's Architectural Review Board (ARB) reviewed the project and concluded that the visual qualities of the site will not be undermined by the project. Based on the findings of the Final EIR and the recommendation of the ARB, the Planning Commission found the project consistent with Chapter 3 policies of the Coastal Act.

9. The location of a fence within the ESH violates Local Coastal Plan Policy 9-16 and 7-20.

A response to this issue is addressed in item 3 above.

Modification of EIR Addendum

Based on the recent confirmation by Rincon Consultants regarding the re-surveying of the riparian habitat, staff recommends modifying the Addendum to the EIR as approved by the Planning Commission. The Addendum was prepared and approved under the assumption that the riparian habitat had been surveyed in 1999; however, the Addendum should be updated to reflect the October 19, 2001 re-survey of the site. The proposed Addendum is attached to the Resolution (Exhibit A).

III. POLICY:

The proposed project site is zoned "Planned Residential Development – 15 Units per acre (PRD-15). The proposed project would result in the development of one single-family dwelling unit, which is a permitted use in the PRD-15 zone. As proposed, only 15% of the project site would be used for development and impacts to the sensitive biological resources of the site have been reduced to a less than significant level. Additional restrictions regarding the development of the property would have the potential to raise issues related to the reasonable use of the property by the owner and a potential "taking" of the property by the City.

IV. LEGAL ISSUES:

The City is processing the appeal consistent with Carpinteria Municipal Code regulations set forth in Chapter 14.78.

V. ALTERNATIVE OPTIONS:

1. Consistent with Carpinteria Municipal Code § 14.78.040 (5), approve the action of the Planning Commission and deny the appeal (Staff's recommendation).
2. Grant the appeal, in whole or in part, and take appropriate action.

VI. PRINCIPAL PARTIES EXPECTED AT MEETING:

1. Mr. Brian Trautwein, Representative of the Foundation
2. Other Representatives of the Foundation
3. Mr. Jan Hochhauser, Project Architect

VII. ATTACHMENTS:

- Exhibit A – City Council Resolution No. 4771
- Exhibit B – Planning Commission report, November 4, 2002
- Exhibit C – Appeal Letter from EDC, November 13, 2002
- Exhibit D – Letter from Rincon Consultants, November 20, 2002
- Exhibit E – Letter from Jan Hochhauser requesting a continuance

- Exhibit F – ARB minutes (September 14, October 14, 1999; December 14, 2000; February 27, 2001; October 17, 2002)
- Exhibit G – Planning Commission Minutes (March 4, June 3, July 1, November 4, 2002)
- Exhibit H – Mitigated Negative Declaration
- Exhibit I – Letter from the Carpinteria Creek Foundation, December 5, 2002
- Exhibit J – Appeal of EIR certification, dated July 11, 2002
- Exhibit K – Withdraw of appeal of EIR certification, dated July 31, 2002
- Exhibit L – Final Environmental Impact Report (previously distributed to the Council)

EXHIBIT 4

Project Plans

- Page 1: Site Plan
- Page 2: Landscape/Restoration Plan
- Page 3: Plan Details
- Page 4: Floor Plan
- Page 5: Southeast and Southwest Elevations
- Page 6: Northwest and Northeast Elevations
- Page 7: Sections

Hoodlumiser
Blatter
ARCHITECTURE
AND PLANNING

132 E. ARBELLEA
SAN JOSE, CALIFORNIA 95128
815 962 2746

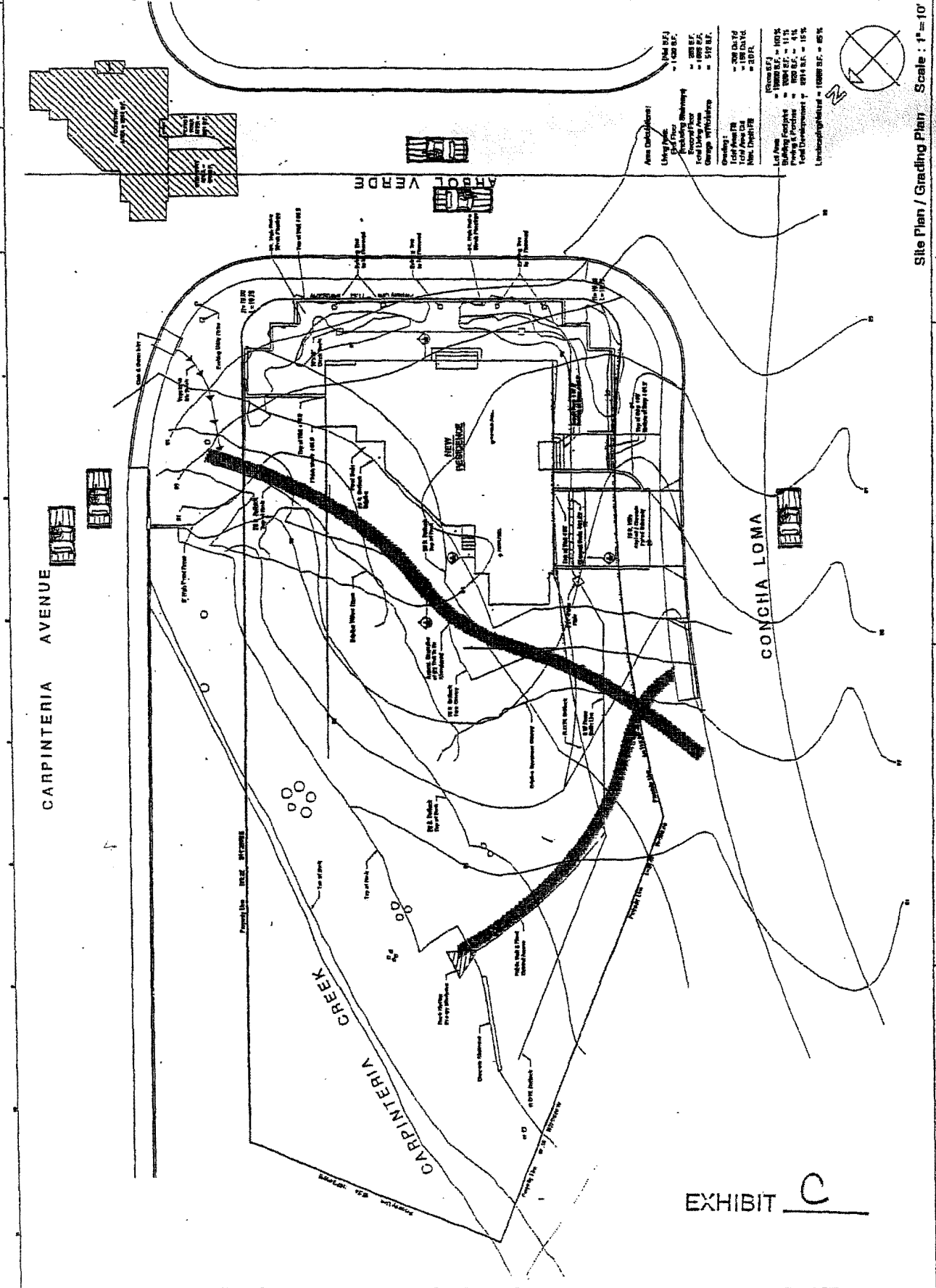
RESIDENTIAL REMODEL FOR
JILL HALL
1129 HIGH ROAD
MONTESCIO, CA 95108

DATE	DESCRIPTION

PROJECT NO. 8421
SHEET NO. 2

Site Plan / Grading Plan
Scale: 1" = 10'

A1.0



- Areas Deleted/Removed:
 - 1000 S.F.
 - 200 S.F.
 - 100 S.F.
 - 500 S.F.
- Grading:
 - 200 S.F. @ 1%
 - 100 S.F. @ 2%
 - 100 S.F. @ 3%
- Lot Area:
 - 10000 S.F. = 100%
 - 10000 S.F. = 11%
 - 10000 S.F. = 4%
 - 20000 S.F. = 15%
 - 10000 S.F. = 65%



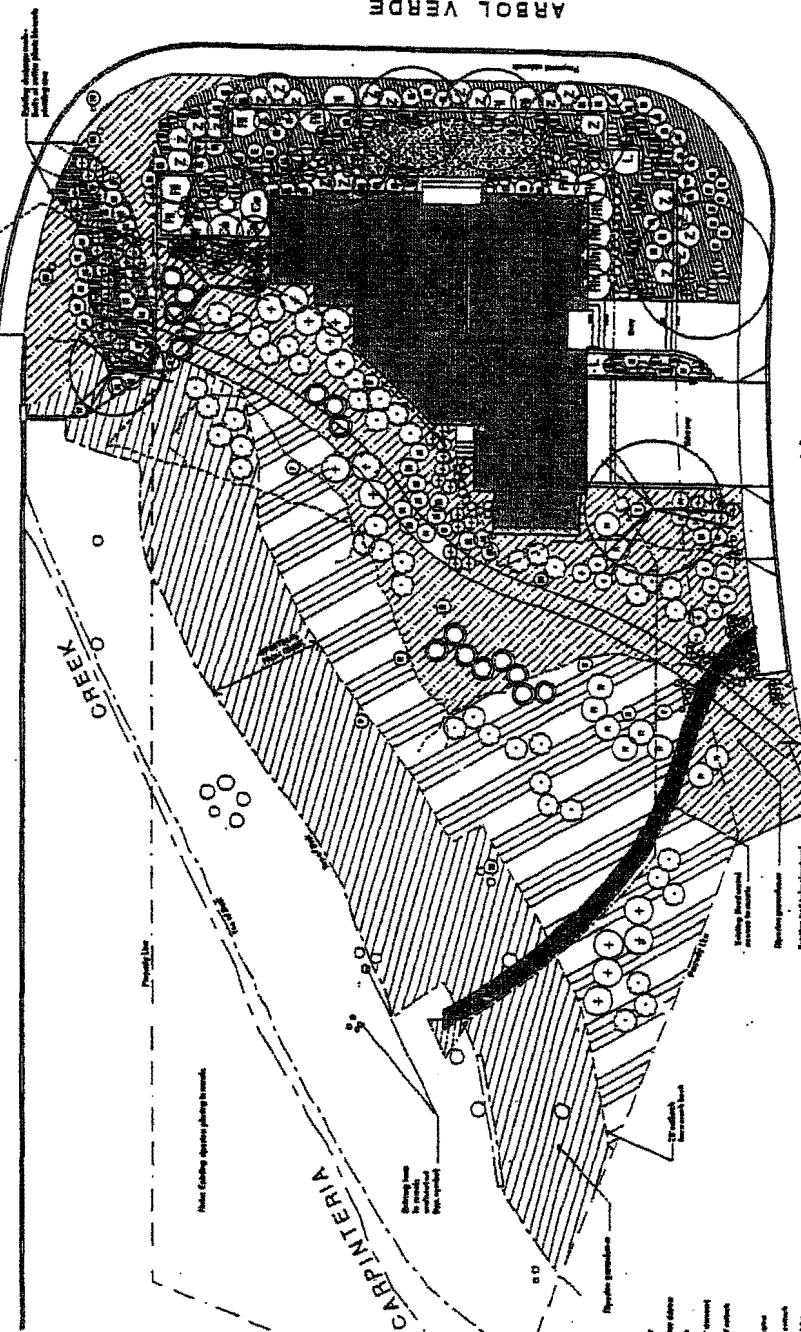
Site Plan / Grading Plan Scale: 1" = 10'

EXHIBIT C

PRELIMINARY PLANT LIST
CALIFORNIA NATIVE PLANTS

- The following is a preliminary list of native plants recommended for this site. It is intended to provide a general idea of the types of plants which will be used in the landscape design.
- 1. *Quercus agrifolia* (Hairy Leafed Oak) 16 gal.
 - 2. *Quercus laevis* (Live Oak) 16 gal.
 - 3. *Quercus agrifolia* (Hairy Leafed Oak) 16 gal.
 - 4. *Quercus agrifolia* (Hairy Leafed Oak) 16 gal.
 - 5. *Quercus agrifolia* (Hairy Leafed Oak) 16 gal.
 - 6. *Quercus agrifolia* (Hairy Leafed Oak) 16 gal.
 - 7. *Quercus agrifolia* (Hairy Leafed Oak) 16 gal.
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 - 17. *Quercus agrifolia* (Hairy Leafed Oak) 16 gal.
 - 18. *Quercus agrifolia* (Hairy Leafed Oak) 16 gal.
 - 19. *Quercus agrifolia* (Hairy Leafed Oak) 16 gal.
 - 20. *Quercus agrifolia* (Hairy Leafed Oak) 16 gal.

- LEGEND**
- 1. 16" and 18" trees
 - 2. 24" trees
 - 3. 36" trees
 - 4. 48" trees
 - 5. 60" trees
 - 6. 72" trees
 - 7. 84" trees
 - 8. 96" trees
 - 9. 108" trees
 - 10. 120" trees
 - 11. 132" trees
 - 12. 144" trees
 - 13. 156" trees
 - 14. 168" trees
 - 15. 180" trees
 - 16. 192" trees
 - 17. 204" trees
 - 18. 216" trees
 - 19. 228" trees
 - 20. 240" trees



DAVID R. BLACK & ASSOCIATES
ARCHITECTS
1000 CALIFORNIA STREET
SAN FRANCISCO, CALIF. 94108
TELEPHONE: 431-1100
FACSIMILE: 431-1101

NO.	DATE	DESCRIPTION

PROJECT NO. 8431
SHEET NO. 10

DATE: 10/15/87
BY: [Signature]

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OF ALL SHEETS
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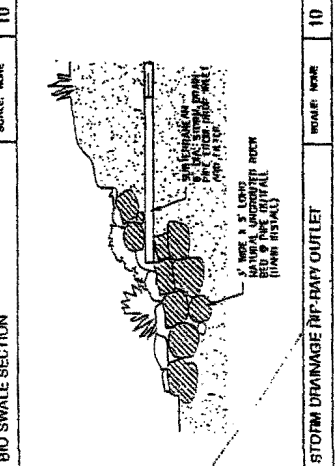
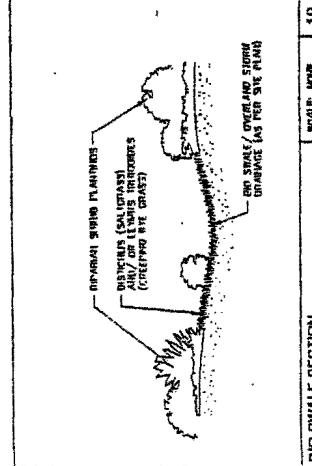
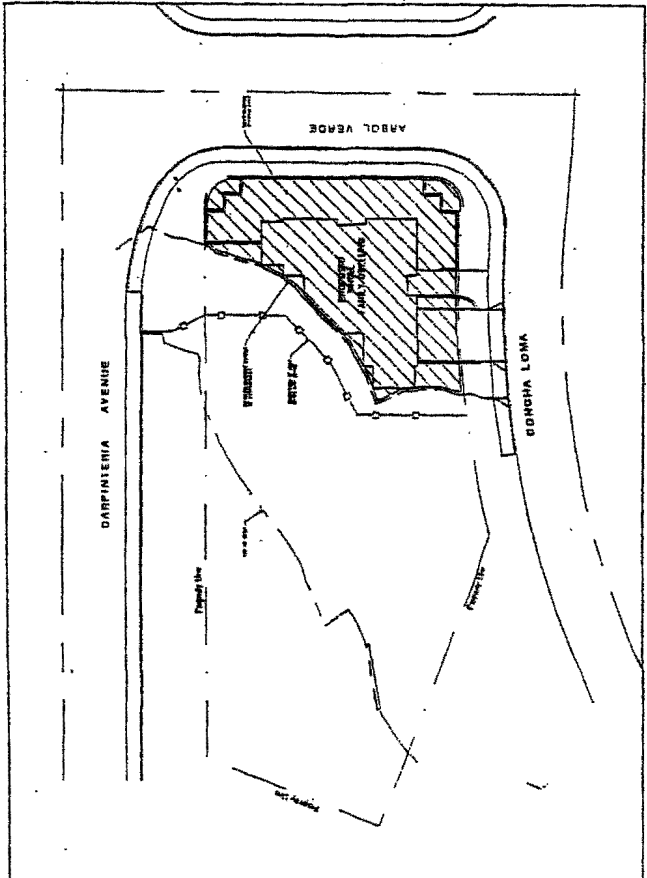
NOTES:
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODES AND ALL APPLICABLE ORDINANCES.
2. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL BUILDING DEPARTMENT.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT.
4. ALL UTILITIES SHALL BE LOCATED AND MARKED PRIOR TO CONSTRUCTION.
5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
6. ALL EXISTING UTILITIES SHALL BE PROTECTED AND NOT TO BE MOVED OR DAMAGED.
7. ALL NEW UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODES.
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14. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
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21. ALL LANDSCAPING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODES.

SECTION 1: EXISTING FOUNDATION PLAN
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DEVELOPMENT
REQUIREMENTS



Hochhaus
Blattler

ARCHITECTURE
AND PLANNING

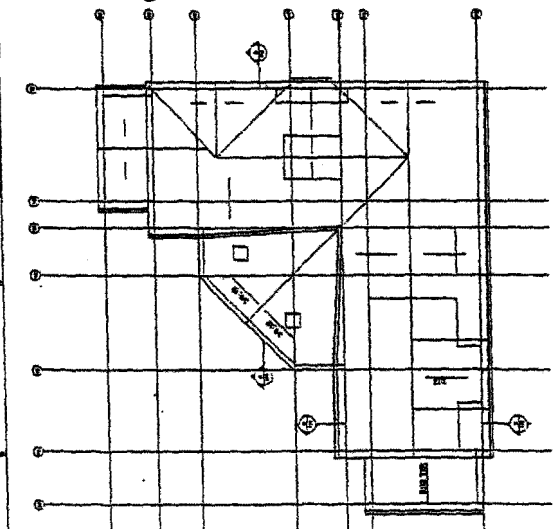
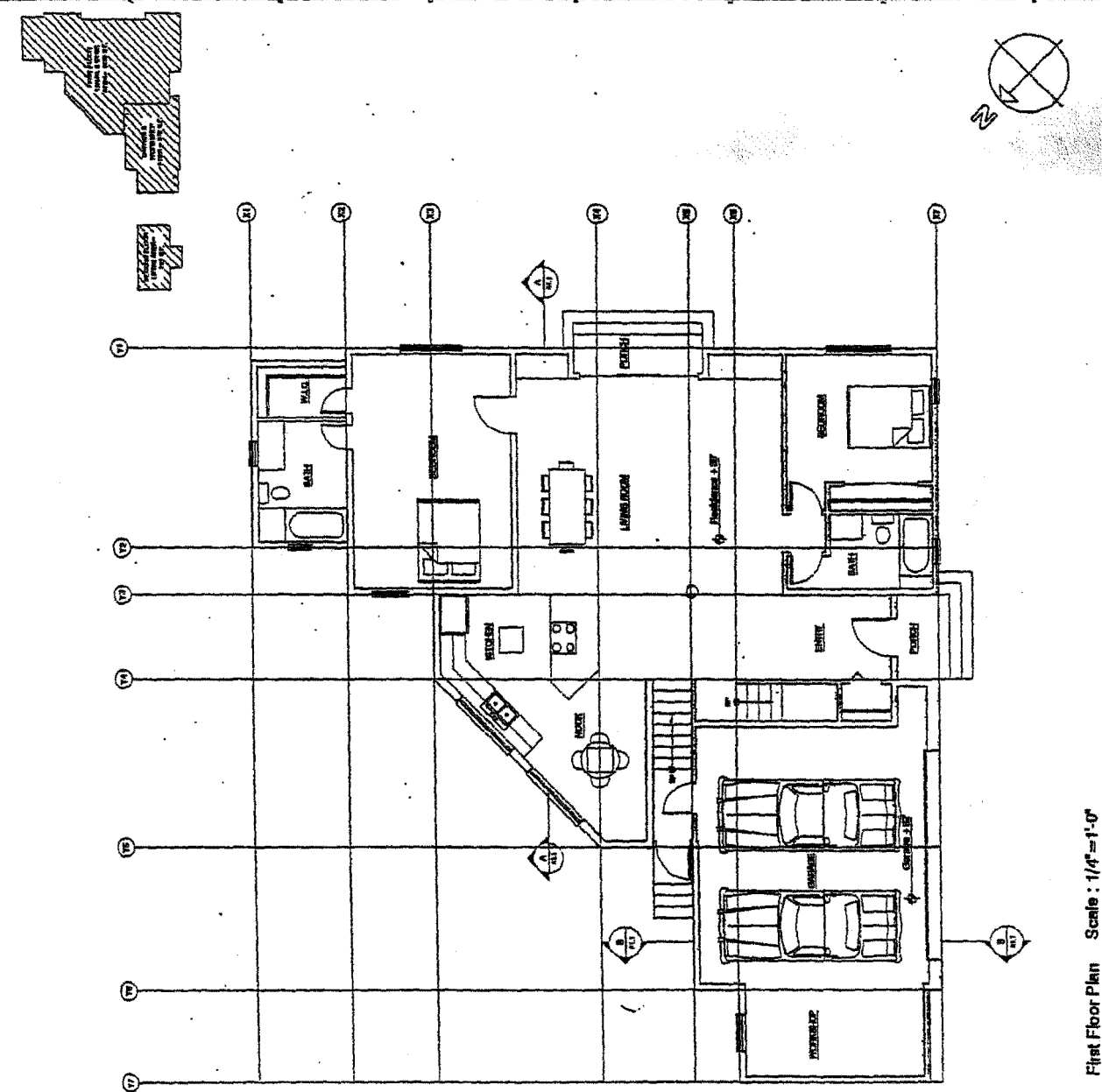
112 E. ARROYO LAGO
SAN JOSE, CALIFORNIA 95128
415 962 2746

RESIDENTIAL RACED FOR
JILL HALL
1129 HIGH ROAD
MONTECITO, CA 93108

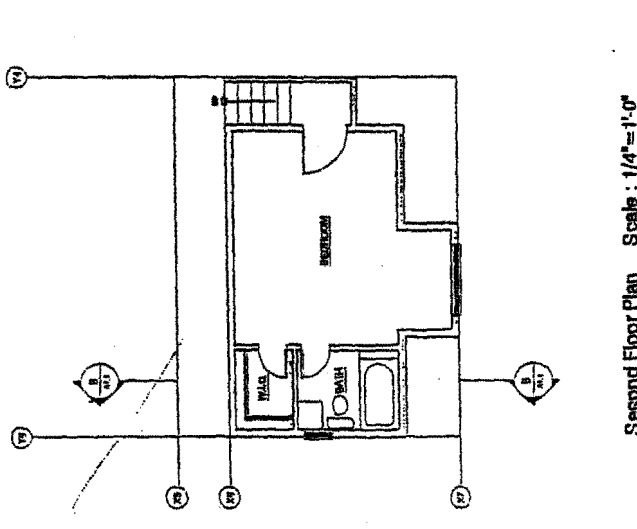
NO.	DATE	DESCRIPTION

PROJECT NO. 1001
SHEET

A2.1
WALLS
LAYOUT



Roof Plan Scale : 1/8" = 1'-0"



Second Floor Plan Scale : 1/4" = 1'-0"

First Floor Plan Scale : 1/4" = 1'-0"

EX4-4

Hochhauser
Blatter

ARCHITECTURE
AND PLANNING

118 F. ANSELMI
SANTA BARBARA
CALIFORNIA 93101
805 962 2746

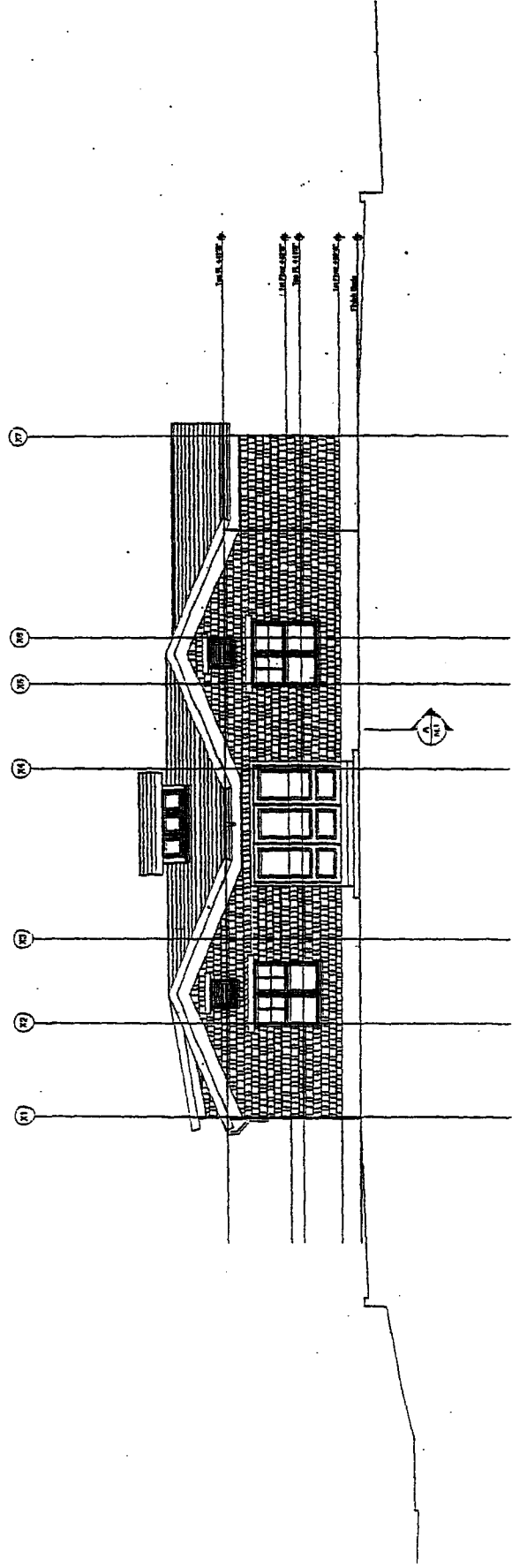
JILL HALL
RESIDENTIAL REMODEL FOR
MONTICLO, CA 93108
1129 HIGH ROAD

NO.	DATE	DESCRIPTION

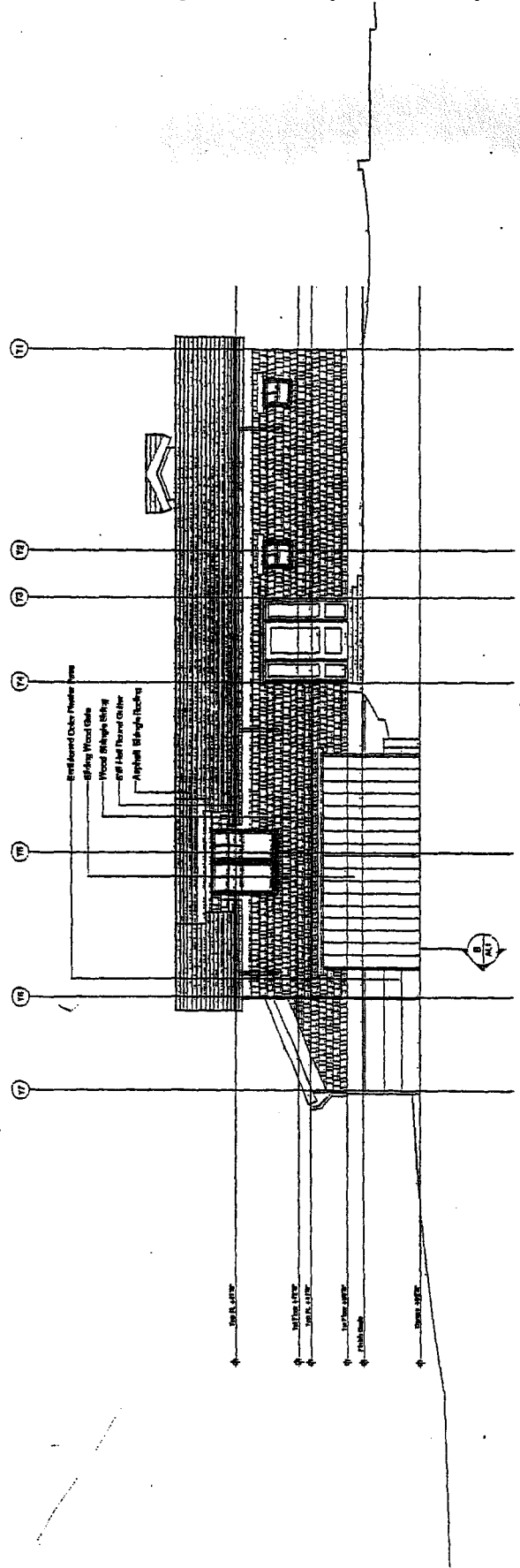
PROJECT NO. 8431
SHEET NO. 11

DATE: 11/11/03
DRAWN BY: JHB
CHECKED BY: JHB

A3.1
SOUTHWEST ELEVATION



South East Elevation Scale : 1/4" = 1'-0"



South West Elevation Scale : 1/4" = 1'-0"

Hochhaus
Blatter

ARCHITECTURE
AND PLANNING

2216 ARRIELA
SANTA BARBARA
CALIFORNIA 93101
805 962 2748

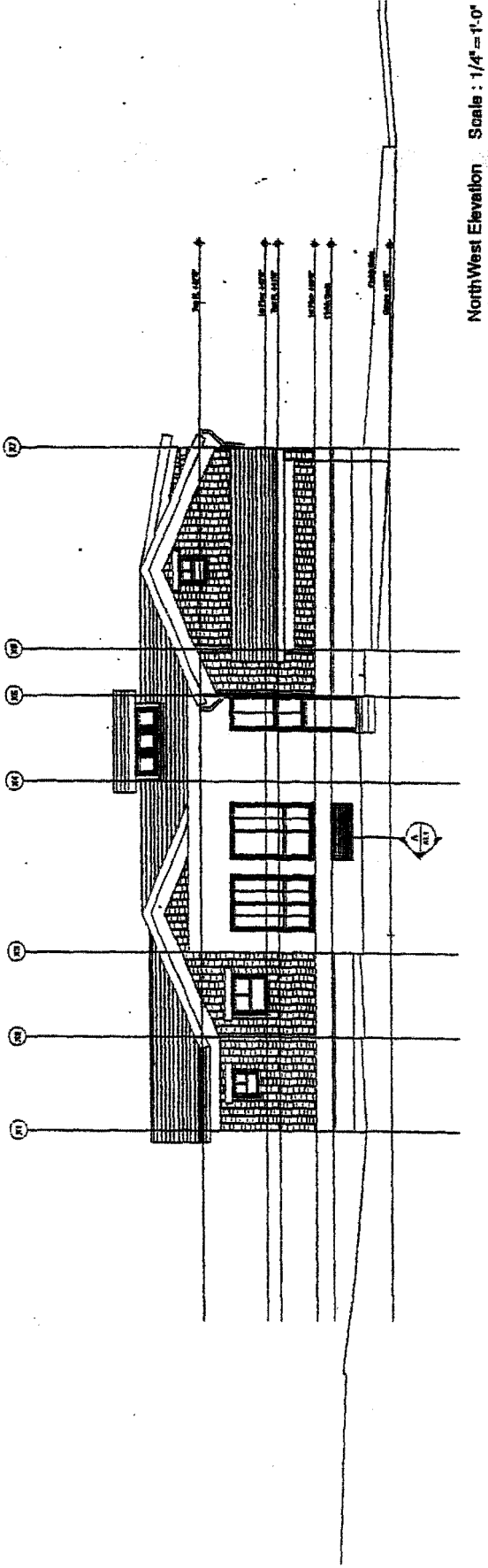
JILL HALL
129 HIGH ROAD
MONTECITO, CA 91026
RESIDENTIAL REMODEL FOR

NO.	DATE	DESCRIPTION

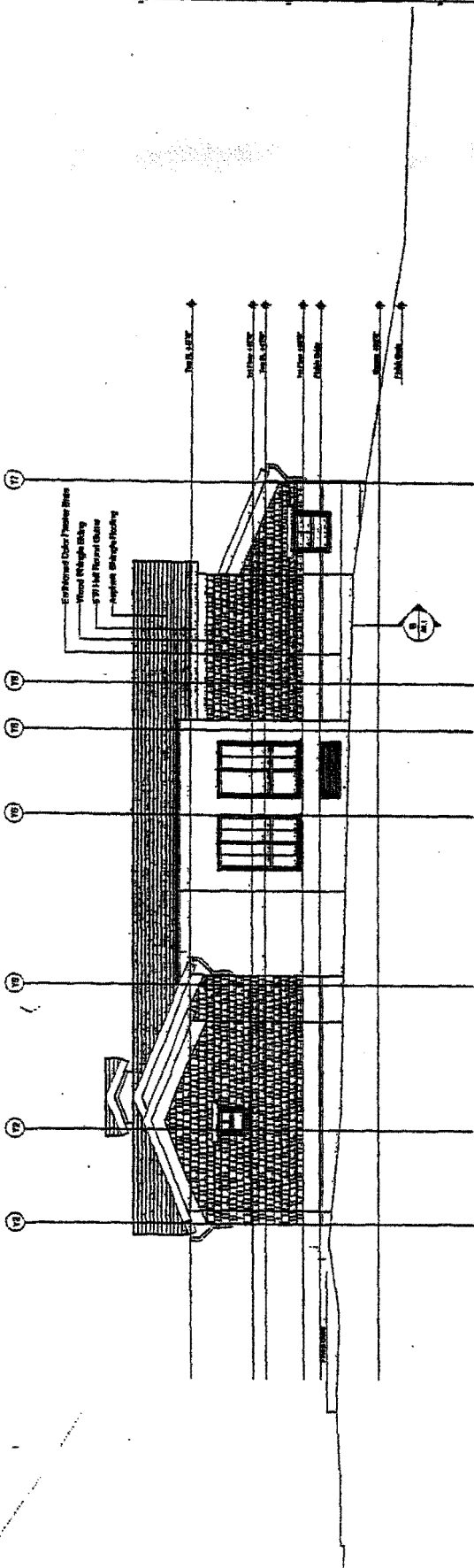
PROJECT NO. 1431

DATE DRAWN
BY
CHECKED BY

PROJECT NO. 1431
SHEET
A3.2
WALL FINISH
LIMITATIONS



NorthWest Elevation Scale : 1/4" = 1'-0"



NorthEast Elevation Scale : 1/4" = 1'-0"

**Hochhaus
Blatter**
ARCHITECTURE
AND PLANNING

1518 ANNEXA
SUITE 100
SANTA BARBARA
CALIFORNIA 93101
805 962 2746

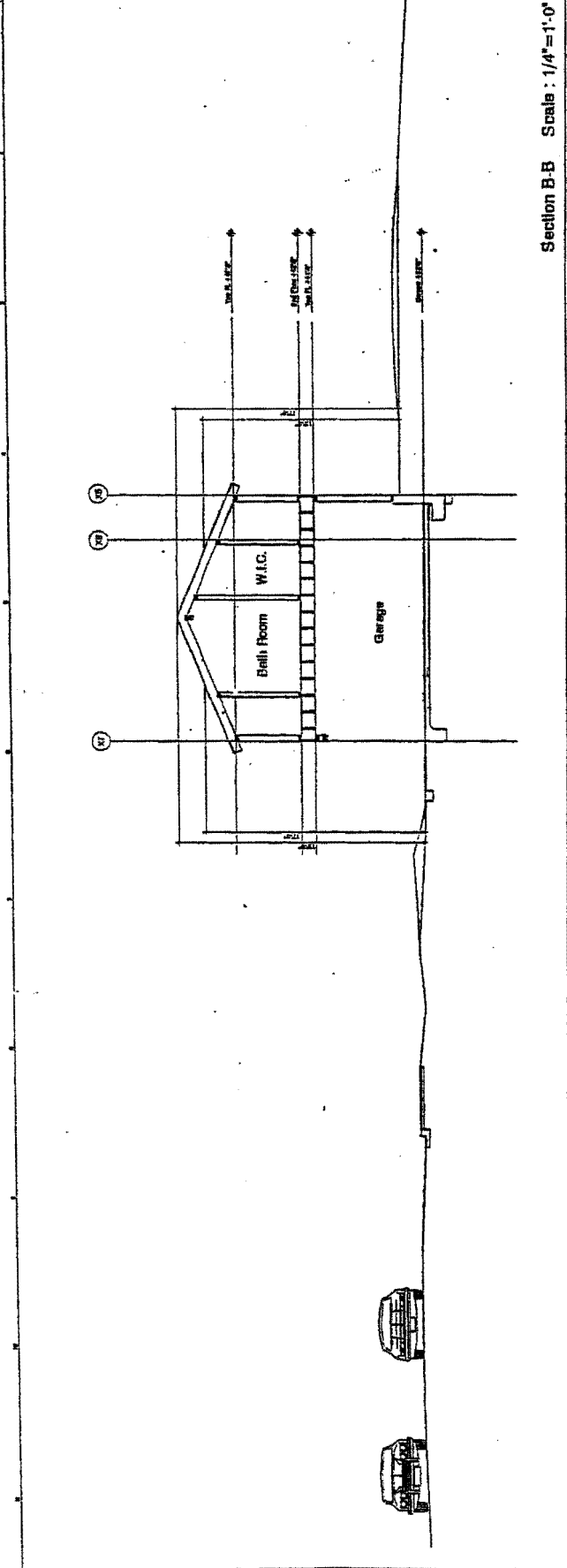
RESIDENTIAL REMODEL FOR
JILL HALL
1129 HIGH ROAD
MONTECITO, CA 93118

NO.	REVISION

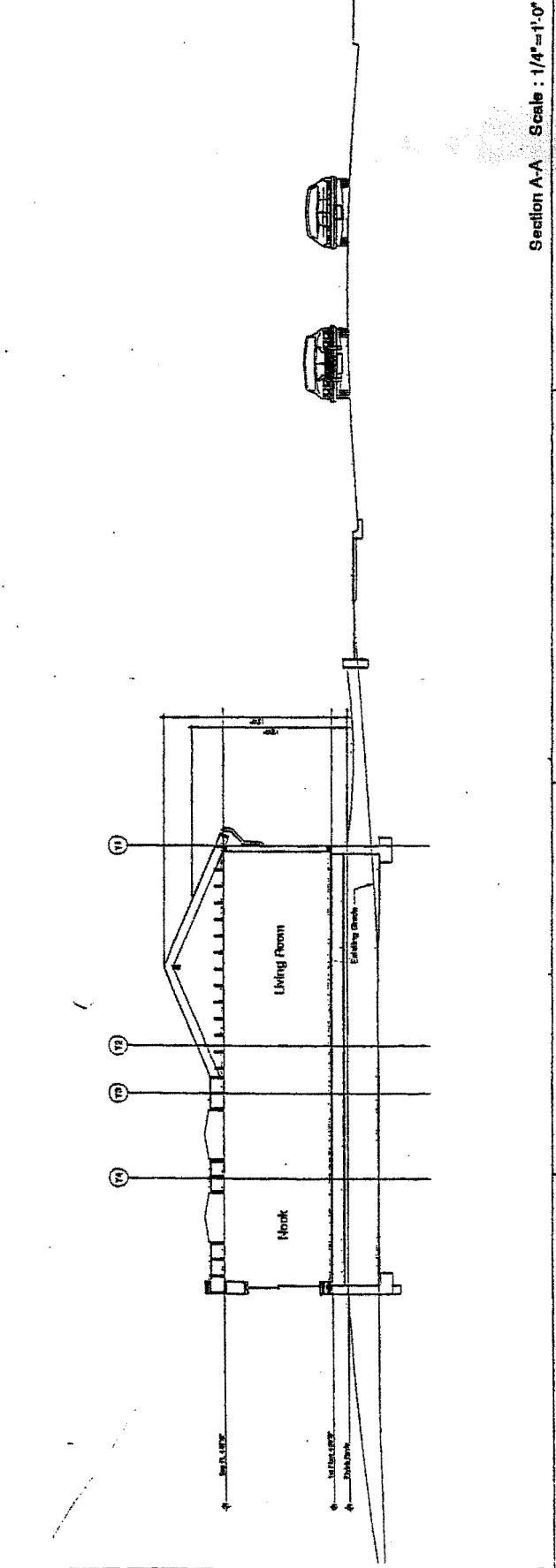
DATE: 10/15/03
DRAWN BY: JMB
CHECKED BY: JMB
PROJECT NO.: 0301

SHEET NUMBER:
SECTION A-A & B-B

PROJECT NO. 0301
SHEET
A4.1
DWG. SHEET
LAYOUT PLAN



Section B-B Scale : 1/4" = 1'-0"



Section A-A Scale : 1/4" = 1'-0"

EXHIBIT 5

Correspondence to Commission

Item 1: Carpinteria Creek Foundation, February 24, 2003	11 pages
Item 2: Linda Adams, March 10, 2003	1 page
Item 3: Brad and Jeanne Sullivan, March 12, 2003	2 pages
Item 4: Doris La Mar, March 8, 2003	1 page
Item 5: Karen Friedman, March 10, 2003	1 page
Item 6: Angelica Centina, March 1, 2003	1 page
Item 7: Jennifer McCurry, March 8, 2003	1 page
Item 8: Ann Matson, March 4, 2003	1 page
Item 9: Priscilla Pearce Whittaker, March 7, 2003	1 page
Item 10: Suzette Doubek, March 3, 2003	4 pages
Item 11: Laurie A. Bryant, March 4, 2003	1 page
Item 12: Doris Floyd, March 7, 2003	1 page
Item 13: Reggie Hepp, March 8, 2003	1 page
Item 14: Marca Rowley, March 10, 2003	2 pages
Item 15: Carol Smith Tokar, March 3, 2003	1 page
Item 16: Susan Allen, March 15, 2003	1 page
Item 17: Christie Tarman, March 5, 2003	1 page
Item 18: Thelma Schmidhauser, Ph.D, March 8, 2003	2 pages
Item 19: Catherine Esch, March 7, 2003	1 page
Item 20: Janet Blackwell, March 9, 2003	1 page
Item 21: Jens Pedersen, March 10, 2003	2 pages
Item 22: C. Kathleen Lord, March 15, 2003	9 pages
Item 23: Alison Johnson, March 11, 2003	1 page
Item 24: Lynne and Karl Widiner, March 16, 2003	1 page
Item 25: Nancy O. Van Antwerp, March 17, 2003	1 page



**CARPINTERIA
CREEK
FOUNDATION**

P.O. BOX 1128 CARPINTERIA CA 93014

RECEIVED

FEB 26 2003

CALIFORNIA
COASTAL COMMISSION
SOUTH CENTRAL COAST DISTRICT

February 24, 2003

California Coastal Commission:

This letter is in regards to the appeal brought to the California Coastal Commission by the Carpinteria Creek Foundation of the Carpinteria City Council approval (final action by City Council on 1-27-03, NOFA date 2-3-03) of the Carnevale Residential Project based on alleged violations of the LCP of Project No. 99-881-DP/CDP (APN 001-070-031). Attached to this letter is evidence in support of the Foundation's appeal related to the approval's violation of LCP 4-1.

1. The first letter is from the Foundation's View Expert, Ms. Peggy Oki. This letter validates the significance of the present views and quantifies the extent of view blockage that will result from the project as estimated from three public viewing areas and provides photographic simulation and plan diagram estimation's of view blockage. Ms. Oki found these view blockages to be significant and in violation of LCP Policy 4-1.

This letter was provided to the Planning Commission for its decision in November of 2002 but was not provided by staff to the City Council for it's deliberation on the Foundation's appeal hearing on 1/27/03. Further, the mayor limited the Foundation's presentation. These 20 minutes were occupied by the EDC and Foundation presenters on issues of creek setback and development in ESHA and time did not permit discussion of further issues or testimony by the Foundation's aesthetics team.

2. The second letter is from Mr. Al Clark of the Foundation. Please refer to the section under "Aesthetics." This section provides an analysis of the City's review process with regards to Policy 4-1.

The Foundation does not contend that the City did not consider view issues. Indeed, the certified EIR states that this impact is *adverse*. There was also discussion in staff reports and at the ARB and Planning Commission levels. However, the Foundation contends that the staff did not address LCP Policy 4-1 conformance or inconsistency and did not lead these decision making bodies through the process of identifying the relevance and extent of view blockages, as is laid out in the City's CEQA Threshold Guidelines. Staff could have made an analysis similar to that of Ms. Oki as a basis for the Board and Commission's decisions but did not.

The City's adopted Threshold Guidelines charges the ARB as the final arbiter of aesthetics issues. During the October 17, 2002 ARB hearing the Foundation queried Board members if they were familiar with LCP Policy 4-1 and the City's adopted Threshold Guidelines. This is reflected in the minutes at the bottom of page 4. The ARB members responded that they were not familiar with these. Staff's response was that when new Board members are sworn in they are provided with copies of City's relevant polices, etc. and it is up to the Board members to become familiar with them. The Foundation's contention was that if the EIR identified this impact as severe then the staff should have provided some analysis of the issue. They did not.

Thank you for your consideration of this evidence.

Sincerely,

A handwritten signature in cursive script, appearing to read "Al Clark".

Al Clark
Foundation Board Member

November 4, 2002

Carpinteria Planning Commission

RE: Carnevale

Honorable Commissioners:

I am a long time resident and professional artist in Carpinteria. By virtue of my profession I am qualified to comment on the aesthetics issues I have passed by the Carnevale property regularly for the past fifteen 15 years. I also have graphic arts experience and know the value of graphic arts in presentations.

The views from the three most accessible perspectives around the property have long been enjoyed by me. These views are of the stream, the canopy of riparian trees, the under story and the open space. I have been very concerned over the loss of aesthetic quality that would come with the development of this property.

LCPA Policy 4-1 states that projects should be sited to protect views to mountains, ocean, and streams. The proposed project, however, will obstruct most creek, open space and under story views. The Carpinteria CEQA Threshold Guidelines call creeks "valuable as visual, recreational, and open space area." These guidelines consider a Substantial" view impairment to be significant.

Your staff report attempts to make three arguments regarding loss of views.

1. Development fills only "a small portion of the site (approximately 15%) of the site... and views of the... vegetation would be retained and available...." This is an analysis for density but not for view blockage. It is not the amount of development that is so important but the placement of it. If a narrow wall is placed directly in front of the object to viewed the wall itself it may only occupy a small area in terms of square footage but it can obstruct all of the viewed object.
The CEQA Threshold Guidelines state that "view impairment would be considered "extensive" when the overall scenic quality of a resource is changed; for example, from an essentially natural view to a largely man-made appearance. This site has never been developed and the proposed project will change it from natural view to one that is largely dominated by a habitational structure.
2. The ARB concluded "that views from the surrounding streets do not provide views of the creek." This implies that only views of the water or the creek bed are valuable. However, the LCP and the Guidelines protect views to the creeks as open space from roads that do not normally have views of the actual creek bed.
3. The staff report concludes that the ARB "found the project would not cause substantial view impairment." The attached plan is a crude sketch showing view perspectives of the riparian open space area from three roadways. Note the line of sight views from three perspectives of cars driving on public roads. These are

indicated by dashed lines from the cars. From Carpinteria Ave., driving west, the view blockage of the structure is about 40 % (the 3.5' high fence may add some additional blockage but was not included in the calculation. The perspective from Arbol Verde exiting the neighborhood is blocked approximately 79 % while the view from Concha Loma exiting the neighborhood is blocked 86 %. These are all substantial impairments.

Though there is a proposal to mitigate view blockage with some creek restoration, I believe that the loss of the under story views is unmitigable. To restore the creek is an action that I strongly support but not at the cost of losing the aesthetics. Accurate graphic representations of the view blockage should be brought back before the Commission to aid in evaluating view blockage and for re-siting of the project to remove the substantial blockages, as is required under LCP Policy 4-1.

Peggy Oki
5966 Via Real # 3

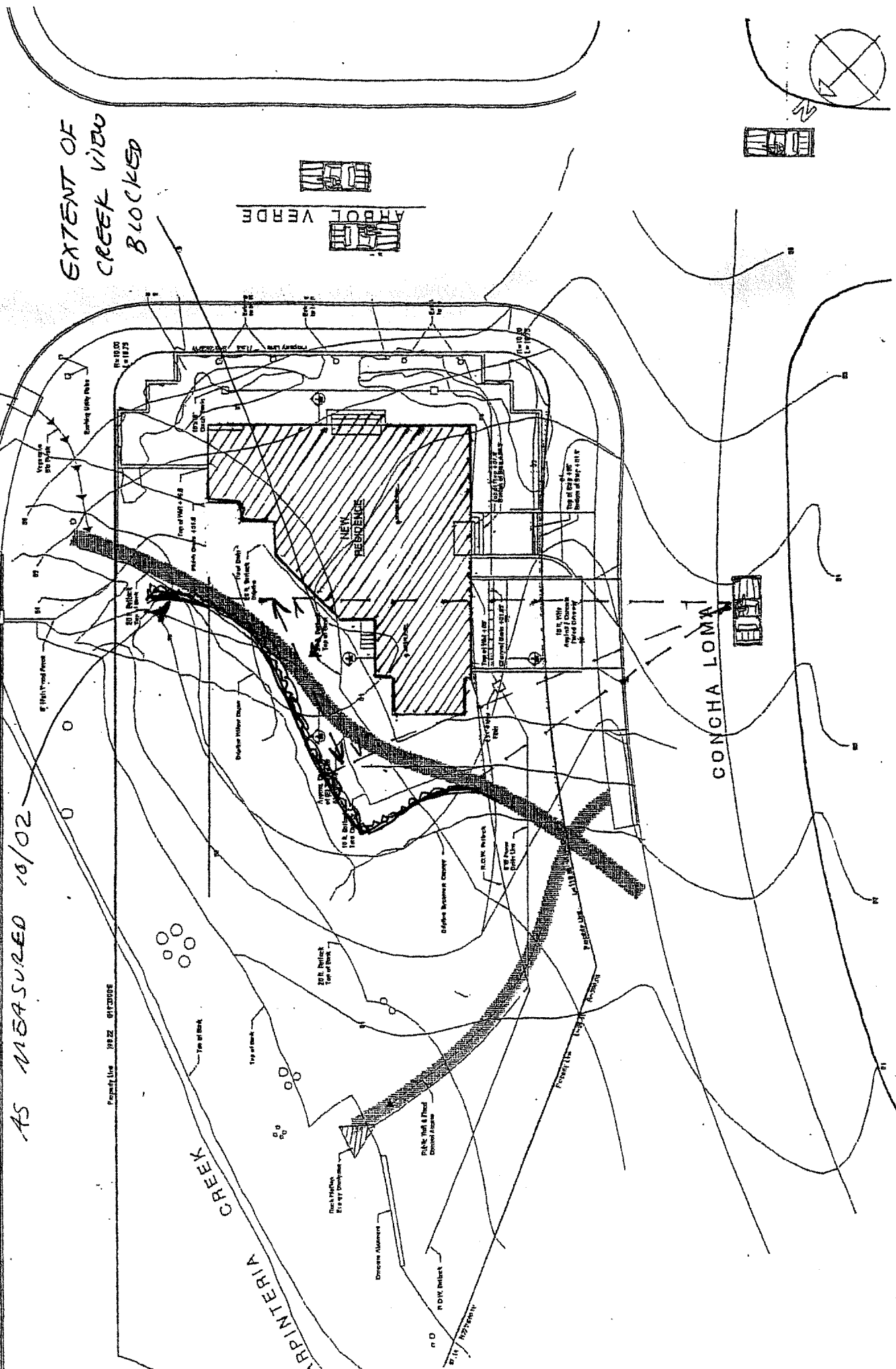
CARPINTERIA AVENUE

EXTENT OF RIPARIAN CREEK VIEW AREA AS MEASURED 10/02

EXTENT OF CREEK VIEW BLOCKED

ARBOL VERDE

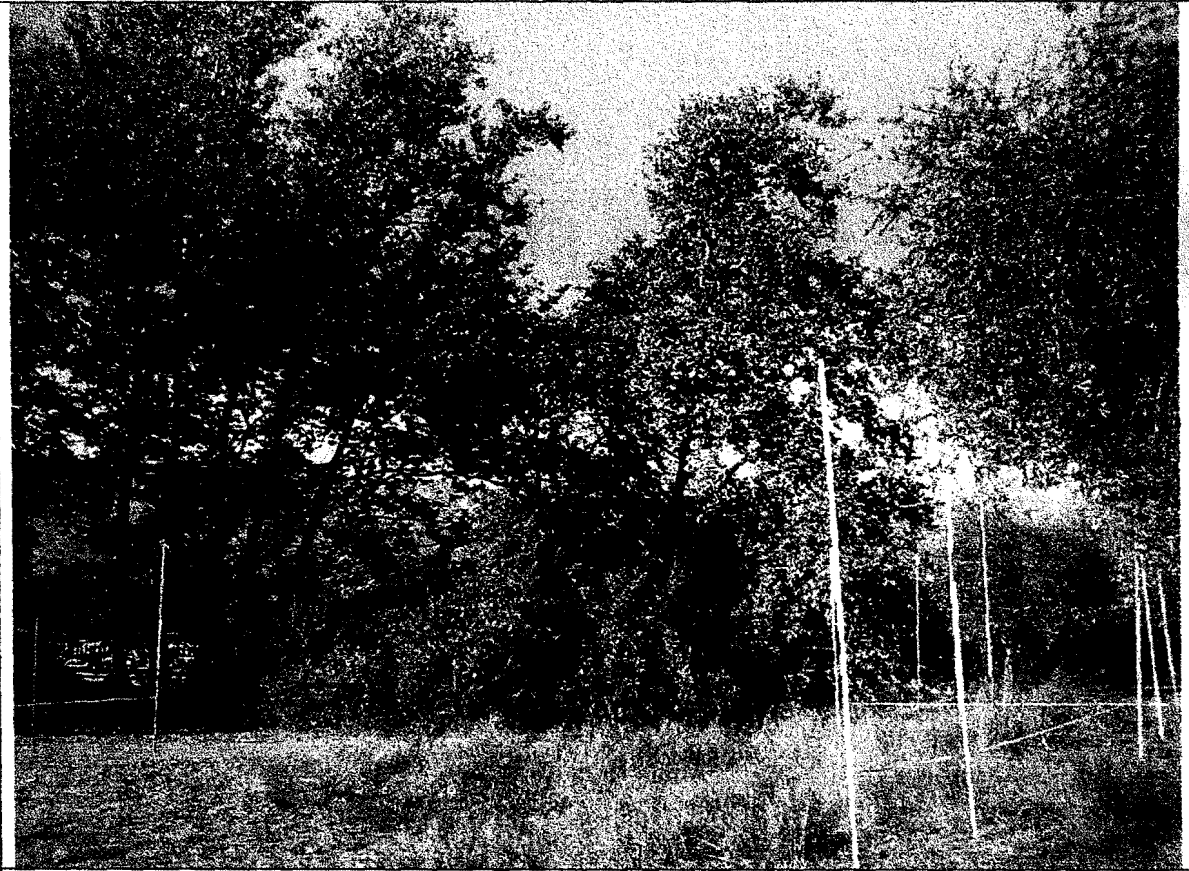
CONCHA LOMA



CURRENT PROJECT STAKING BY ARCHITECT ON 10/07/02



TRAVELLING NORTH ON ARBOL VERDE TO CARPINTERIA AVE.

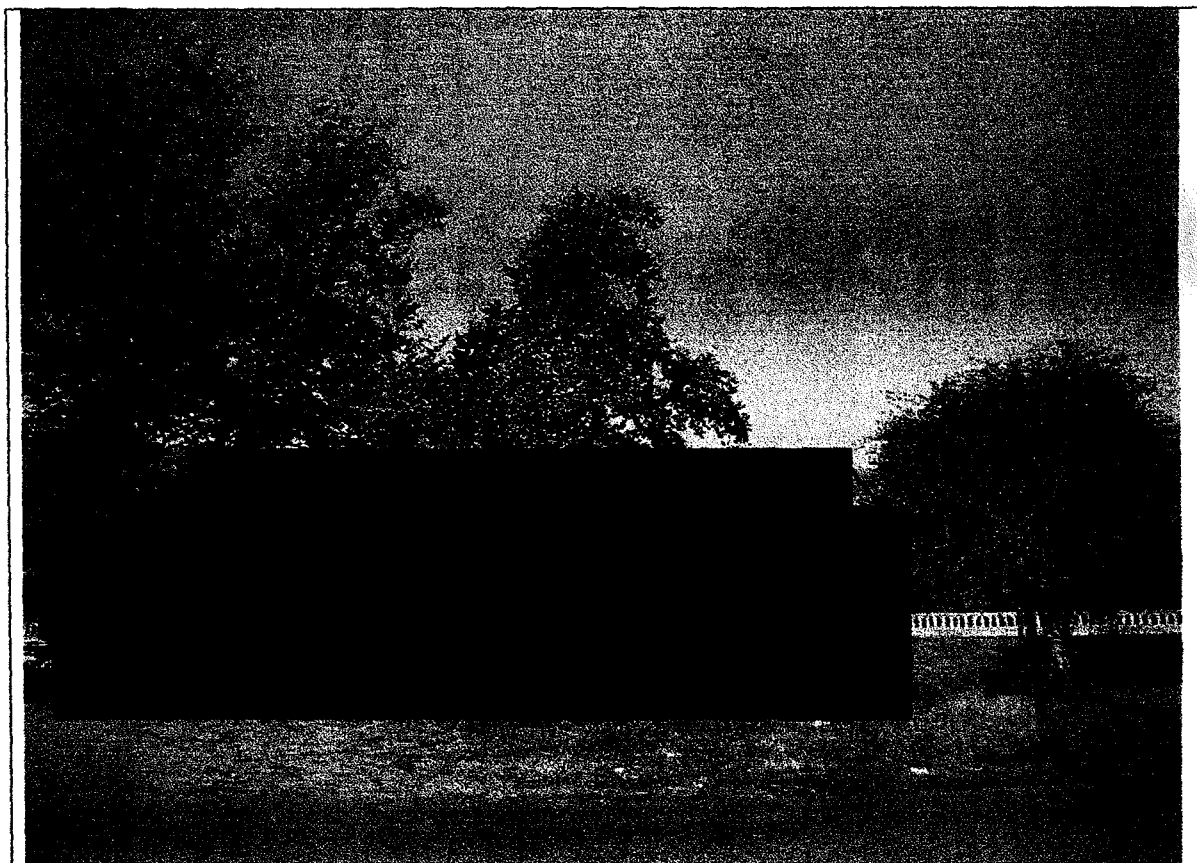


LOOKING NORTH WHILE TRAVELLING EAST ON CONCHA LOMA TOWARDS
ARBOL VERDE



TRAVELLING WEST ON CARPINTERIA AVE.

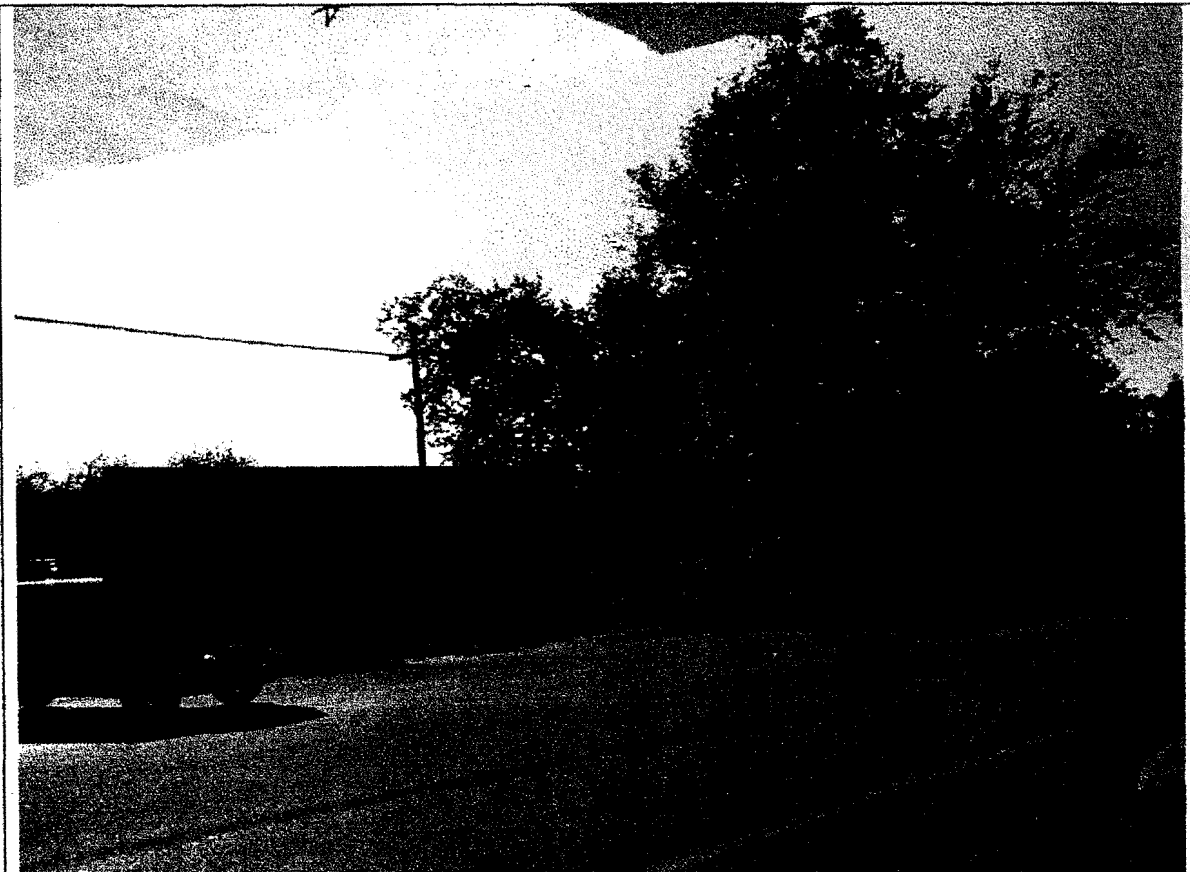
ESTIMATED VIEW BLOCKAGE FROM THREE PUBLIC AREAS BY
FILLING IN AREAS STAKED BY ARCHITECT



TRAVELLING NORTH ON ARBOL VERDE TOWARDS CARPINTERIA AVE.



LOOKING NORTH WHILE TRAVELLING EAST ON CONCHA LOMA TOWARDS
ARBOL VERDE



TRAVELLING WEST ON CARPINTERIA AVE.

Linda Adams
5518 Canalino Drive
Carpinteria, California 93013

RECEIVED

MAR 12 2003

CALIFORNIA
COASTAL COMMISSION

3/10/03

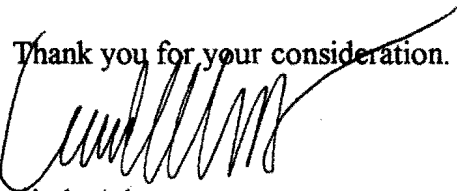
To: California Coastal Commission

Re: Appeal by Carpinteria Creek Foundation to overturn City's approval of the Carnevale Project in Carpinteria, CA.

I believe the approval violated the City's LCP because:

1. The creek setback (<10 feet) is inadequate to protect the riparian habitat (ESHA) as required by the city's LCP.
2. The planned fence, storm drain and energy dissipater, located in the ESHA, will damage the ESHA.
3. Project blocks important and protected public views of Carpinteria Creek.

Thank you for your consideration.


Linda Adams
Phone 805-684-1623

Cc: EDC, Santa Barbara

RECEIVED

MAR 13 2003

CALIFORNIA
COASTAL COMMISSION
SOUTH CENTRAL COAST DISTRICT

EX5-ITEM 2

RECEIVED

MAR 14 2003

CALIFORNIA
COASTAL COMMISSION



BRAD SULLIVAN
5586 Calle Ocho, Carpinteria, CA 93013

RECEIVED

MAR 17 2003

CALIFORNIA
COASTAL COMMISSION
SOUTH CENTRAL COAST DISTRICT
3/16/03

California Coastal Commission:

I am writing regarding an appeal, File # 99-801-108/CDP filed by the Carpinteria Creek Foundation against the Carnevale Residential Project, 1,695 sq two story residence adjacent to the Carpinteria Creek.

The assessor's parcel # is APN 001-070-031 and it is located on the SW corner of Carpinteria Ave. & Arbol Verde.

I feel the approval by the City of Carpinteria of this project is in direct violation of our city's Local Coastal Plan because the creek setback of less than 10 feet is not sufficient to protect the riparian habitat. This is an environmentally sensitive habitat area according to our city's Local Coastal Plan.

The fence, storm drain, and energy dissipater located within this environmentally sensitive area will be damaging to same. I feel it should be located outside of same area.

This project also blocks important and protected public views of our creek. This is a particularly sensitive issue on a personal level. I am the owner

EX 5- ITEM 3



BRAD SULLIVAN
5586 Calle Ocho, Carpinteria, CA 93013

(2)

3-12-03

of the house directly across the street from this project. Our view of the beach and ocean will be forever blocked by this large, tall, and imposing two story building. We are the only homeowners directly effected by this development and I feel our property value will definitely suffer. Other than our home, this property is surrounded by an office building and rentals. This is the gateway to our residential neighborhood, and a large two story building sets a precedent for others to follow suit. Soon our small beach community will look like Santa Monica and lose its special charm.

It is unfortunate Mr. Carnevale refuses to sell his small lot to the community at fair market value so we may convert a vacant lot into a riparian park for all to enjoy. I feel that would be the best solution for all concerned.

Sincerely,

Brad + Jeanne Sullivan

March 8, 2003

Coastal Commission
45 Fremont Street, Suite # 2000
San Francisco, CA 94105-2219

RECEIVED

MAR 18 2003

CALIFORNIA
COASTAL COMMISSION
SOUTH CENTRAL COAST DISTRICT

Re: Carpinteria Creek Foundation Appeal of Carnevale

Dear Commissioners:

I am concerned about the loss of views to the mountains and creek trees and bushes associated with this proposal. These views are unique to our neighborhood and for the rest of the town.

I am also concerned about the health of the creek and vegetation as this building is too close to the riparian area.

The two story structure at the entrance to the neighborhood will set a precedent that will negatively effect our neighborhood and life style.

The project has inadequate parking. The project will negatively impact street parking which is already bad. Cars from the intersection are already parked down Arbol Verde.

The building should be re-sited to protect the creek and the public views.

Regards,



Doris LaMar
524 Arbol Verde

March 10, 2003

Coastal Commission
45 Fremont Ave., Ste. 2000
San Francisco, CA 94105-2219

RECEIVED

MAR 18 2003

CALIFORNIA
COASTAL COMMISSION
SOUTH CENTRAL COAST DISTRICT

Re: Carpinteria Creek Foundation Appeal of Carnevale

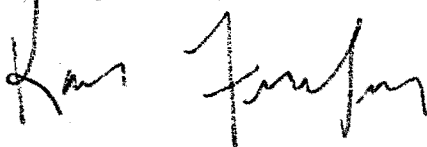
Dear Members:

The City failed to properly analyze loss of important views to the creeks and mountains from our neighborhood and the public streets. The structure is too tall and too close to the creek. It could be reduced and still be in character with the rest of the neighborhood.

The two story aspect of the structure would not only block our views of this unique riparian habitat but also create traffic safety issues with proposed driveway location.

The structure should stay further away from the creek and respect wildlife habitat values and retain views. The Planning Commission made findings for a 50' setback from top of bank here in the early 1990s. The experts testified and the EIR concluded that at least a 20' from riparian dripline was needed. Why did the City approve something less, especially when their new General Plan proposes a large setback for all creekside development?

Thank you for your consideration,



Karen Friedman
Carpinteria, CA

EX. 5 - ITEM 5

RECEIVED

MAR 18 2003

CALIFORNIA
COASTAL COMMISSION
SOUTH CENTRAL COAST DISTRICT

March 1, 2003

California Coastal Commission
45 Fremont St., # 2000
San Francisco, CA 94105-2219

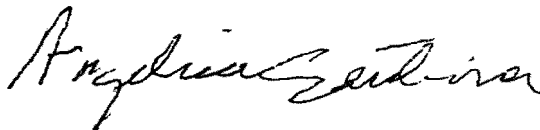
Re: Appeal of City of Carpinteria 99-881-DP/CDP (Carnevale)

The City failed to do a proper traffic analysis for this project. As available parking disappears from this area as a result of this project and as the project brings its own parking impacts, on-street parking will get backed up down Arbol Verde. This will further complicate the traffic situation at the southeast corner of the project as motorists enter and exit the project parking garage.

The structure will block the view of the many school children and other pedestrians crossing Arbol Verde at Concha Loma from the neighborhood and apartment buildings on their way to school, etc. at busy times of the day.

This project will also block our view of the beautiful creek area and will have a negative impact on our quality of life, both from traffic and loss of views.

Thanks you,



Angelica Centina
916 Linden Ave.

March 8, 2003

Coastal Commission
45 Fremont Street, Suite # 2000
San Francisco, CA 94105-2219

Re: Carpinteria Creek Foundation Appeal of Carnevale

Dear Commissioners:

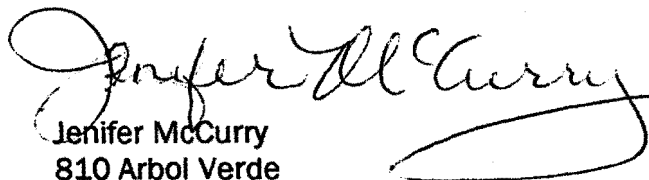
The City approval failed to consider loss of important and unique views of the specimen sycamore trees and other beautiful creek vegetation on this site. These views are of importance and significance to all the neighbors (at least 125 houses) in the neighborhood while walking or driving on Arbol Verde and Concha Loma and to other locals and visitors who see the views from Carpinteria Avenue.

The City failed to adequately analyze the potential for land use conflicts in terms of not hard banking of Carpinteria Creek. Nobody except the property owner wants this creek hard banked. The creek is also protected from hard banking in the LCP but the LCP could permit it to happen if he is allowed to build too close to the creek on soils that the EIR has indicated are poorly consolidated.

The City does not adequately analyze Land Use incompatibility issues regarding the long term planning desires and intentions of the neighbors. The proposed structure is two stories, will appear massive, and will set a dangerous precedent for the neighborhood. This will be in conflict with the long expressed desires and intentions to keep the area to one story and to keep structures appropriate to the size of the existing. This building will be inconsistent with the "small town" feeling of the neighborhood.

The long horizontal building will also block views of oncoming traffic. This is already a difficult traffic intersection because there are actually two intersections very close to each other. A lot of pedestrians cross Arbol Verde and their line of sight of cars will be completely obstructed. Why didn't the City analyze this problem?

Sincerely,


Jenifer McCurry
810 Arbol Verde

EX.5 - ITEM 7

March 4, 2003

California Coastal Commission
45 Fremont St., Ste. 2000
San Francisco, CA 94105-2219

Carnevale Appeal

RECEIVED

MAR 18 2003

CALIFORNIA
COASTAL COMMISSION
SOUTH CENTRAL COAST DISTRICT

I am very concerned about the development in the riparian area, especially with the excavation for the parking garage and the necessity for deep foundation (caissons). These excavations will destroy many tree roots and we may lose those trees. This riparian area is just too sensitive for a building this close to it.

The EIR indicated that a 20' riparian buffer was needed but the Carpinteria City Council approved one that is substantially less. The experts testified that the buffer was important to protect the life of the existing trees. The building will also block our views to the creek as we pass by.

Sincerely,



Ann Matson
436 Arbol Verde

RECEIVED

MAR 18 2003

CALIFORNIA
COASTAL COMMISSION
SOUTH CENTRAL COAST DISTRICT

March 7, 2003

California Coastal Commission
45 Fremont Street, Ste. 2000
San Francisco, CA 94105-2219

Re: Appeal of Carnevale

Dear Coastal Commission:

I have lived here for 32 years and have come to truly appreciate the neighborhood and the creek that lies near the entrance to the neighborhood. The creek here is a true "jewel."

As a former board member of the Carpinteria Creek Committee I understand the need to expand the riparian buffer on this piece of property. While the 1980 LCP allows for a "minimum" of 20' from top of bank, it also allows for extending that buffer based on five factors. I believe the property meets most of those criteria. The City has already recognized that 20' is an inadequate buffer. That is why they have approved the new General Plan that provides for a larger setback. Further, they certified an EIR with a 20' from dripline setback for this project.

The views of the specimen sycamore trees and riparian understory on this property is magnificent. This proposal would obliterate views of and access to the creek at this location. AS equally important, it risks changing our neighborhood by setting a precedent for larger structures. Because this site is at the gateway to our neighborhood, it is high profile and what happens there will be influential in the future for both Concha Loma and the Arbol Verde areas. This approval could set a dangerous precedent for further view blockage. Existing single story houses along the creek could now be encouraged to come forward with large, two story remodel projects. It is a sensitive location.

Having studied this site I know it is feasible to design and build a structure that blocks less views and the City should have analyzed that properly.

Sincerely,

Priscilla Pearce Whittaker

Priscilla Pearce Whittaker
5654 Canalino Dr.

EX5- ITEM 9

RECEIVED

MAR 18 2003

CALIFORNIA
COASTAL COMMISSION
SOUTH CENTRAL COAST DISTRICT

March 3, 2003

California Coastal Commission
45 Fremont Street, Suite # 2000
San Francisco, CA 94105-2219

Re: Carpinteria Creek Foundation Appeal of Carnevale

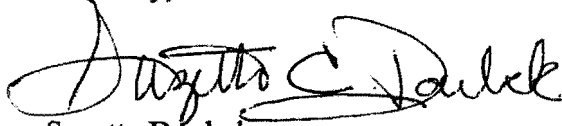
Dear California Coastal Commissioners:

The City's approval of the Carnevale Project violated Carpinteria's adopted LCP Policy 4-1 because the project blocks protected and important public ^{access} to the creek, riparian corridor and vegetative understory. This blockage could have been reduced by a smaller project that was also pulled further back from the creek.

Additionally the City's approval of a creek setback that ranges from nine feet to seventeen feet is inadequate to protect the riparian habitat. Further, development of the storm drain and energy dissipater in the ESHA will also adversely affect the habitat and is inconsistent with LCP Policies.

At several Planning Commission hearings and during the EIR I testimony in written and oral forms which provided market real estate data on current selling prices to provide hard evidence that a smaller project was both feasible and comparable with current neighborhood values (as well as compatibility). The City could have used this evidence to justify their not having to violate the LCP, but ^{they} chose not to do so. I have attached my most recent letter to the Planning Commission dated June 3, 2002.

Sincerely,



Suzette Doubek
586 Arbol Verde

June 3, 2002

Planning Commission
City of Carpinteria

Re: Feasibility of Carnevale Duplex Alternatives

I submitted comment letter # 7 to the EIR regarding feasibility of alternative projects. That letter # 7 on page 39 of the "Responses to Comments." I am submitting this letter tonight to "reply to the responses" to my comments and to update the market data I provided in the earlier letter.

My April 29 letter presents factual evidence that Alternative #3, is reasonable because the size of that alternative is consistent with the average size of residential structures found on the Concha Loma corridor. I also provided evidence in the form of 7 examples that Alternative # 3 is economically feasible, based upon the selling prices of recent properties in the neighborhood. Alternative # 3 would provide at least a 100% increase in buffer from 10' to 20' for the sycamores and would provide some buffer for the willows, as well. The EIR admits that Alternative # 3 best meets the objectives of the EIR. There is abundant scientific evidence in your record from Doctor Thelma Schmidhauser, Darlene Chirman, Mark Holmgren, The Carpinteria Creek Foundation and Daniel Wilson, and the EDC that the project would cause significant adverse impacts. There is also evidence that an increased buffer would lessen those impacts to less than significant.

Response #s 7B and 7C state that only the applicant can determine whether Alternative # 3 would be feasible. In response 7D the preparer appears to agree with my feasibility analysis. However, the preparer continues to compare the project to the medical building. The applicant's proposal is compared to the medical building to justify a larger structure. This comparison insults our intelligence. The preparer also attempts to defend the use of the medical building in response # 10A, on p. 58, by saying that the applicant's lot is "transitional." I would like to point out that the zoning and land use for the medical building is "commercial" and the applicant's zoning and proposed use is "residential." The applicant should be compatible with the adjacent similar land use and zoning. This should not be a difficult concept to grasp!!!!!! Why do we have to keep dealing with it? I would also like to point out that residential land use east of the property is NOT all multi-tenant. The closest land use to the subject property east and south along Concha Loma are single family residences.

My understanding of the law is that the City, and not the applicant must make the final determination of feasibility. Otherwise, this would jeopardize the constitutional rights of citizens to plan for their community. If it were up to the applicant he could say that "only six units would pencil out" and we would have to accept that even though that would obliterate the creek. The City needs to base its determination about feasibility and takings on financial evidence.

Remember, you have factual biological evidence in your record that shows:

1. There will be a significant adverse effect without a larger buffer and that
2. The City cannot approve a setback that violates the Coastal Act and LCP where a larger setback is feasible.

Jan Hochhauser, the applicant's architect, asserts in letter # 47 on page 387 that Alternative # 3 would not be economically feasible. Mr. Hochhauser complains that only a single family residence would be possible with alternative # 3. The EIR already admits that Alternative # 3 best meets project objectives. Hochhauser cites land acquisition costs of \$200,000, permit fees of \$75,000 and \$120 per square foot for the structure and \$60 per square foot for the garage. The applicant may be happy to know that construction costs would decrease with:

1. A smaller structure
2. A structure that did not need a deep foundation with caissons if it were further from the flood zone
3. One that needed a smaller garage, such as in the single family residence alternative mentioned by the architect.

The average selling price of valid examples that I submitted in April was \$596,500 per unit. Admittedly, these are all single family residences but they are also:

1. 40 years or more old and do not have visual upgrades
2. Smaller
3. Do not have desirable creekside settings.

To update this evidence I would like to report on two recent sales in the neighborhood in May, 2002. These are:

1. 797 Arbol Verde sold for \$663,000 and
2. 5570 Calle Ocho sold for \$749,000.

The average of these two recent sales is \$706,500 and these are also 40 + years old and are not a desirable creekside setting.

Based upon my evidence and analysis, Alternative # 3 is both reasonable and feasible. It:

1. Does not result in a takings
2. Better meets the objectives of the EIR, as is already admitted by the preparers
3. Reduces the significant biological effects, as indicated by your expert witness testimony.

Housing prices in Carpinteria recently have realized full financial value and the evidence now strongly shows that a single-family residence at the applicant's parcel is now very feasible. This alternative would not only reduce significant biological effects but also would reduce traffic, land use compatibility, and aesthetic impacts. I believe that if the Planning Commission examines my evidence you will vote for Alternative # 3 and a single family residence. I personally would like to see the applicant sell this property to the community for a fair market price.

Sincerely,

Suzette Doubek
586 Arbol Verde

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MAR 18 2003

CALIFORNIA
COASTAL COMMISSION
SOUTH CENTRAL COAST DISTRICT

March 4, 2003

California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105-2219

Re: Carpinteria Creek Foundation appeal

Dear Commissioners:

We find the property at the corner of Arbol Verde and Concha Loma to be a wonderful place at the entrance to the neighborhood the way it is now. We walk along the footpath with our children. It's a family recreational outing involving the donut shop and the creek. We do not find the area to be degraded, but beautiful. There will be more trash associated with the house than as it is now.

The experts have told us that at least a 20' from edge of dripline setback is required to avoid a significant impact but the City has approved a setback that is only 9 to 17'. We fear this will have a detrimental impact on the creek and creatures that use the area as habitat. The excavation of the drainage line will also put the beautiful sycamore trees at great risk of dying because the trenching, etc. is in to the roots.

Sincerely,



Laurie A. Bryant
537 Arbol Verde

March 7, 2003

Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105-2219

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MAR 18 2003

CALIFORNIA
COASTAL COMMISSION
SOUTH CENTRAL COAST DISTRICT

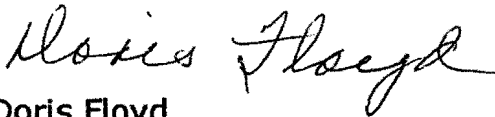
Re: Carnevale

Dear Commissioners:

I think this project is a disaster for the creek. Not only is it built right up against the riparian vegetation that we thought was protected but the "re-vegetation" is a smoke screen. Who is going to maintain it? The tenants? Hardly! No, they are just going to whack it back when it grows too close to their house.

This is an impossible site to develop and the community wants the creek and existing public views preserved.

Sincerely,



Doris Floyd
5538 Calle Arena

EX. 5 - ITEM 12

March 8, 2003

California Coastal Commission
45 Fremont Street, Ste. 2000
San Francisco, CA 94105-2219

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MAR 18 2003

CALIFORNIA
COASTAL COMMISSION
SOUTH CENTRAL COAST DISTRICT

Re: Appeal of Carpinteria's Approval Carnevale

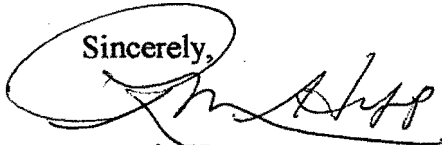
Dear Coastal Commissioners:

This project is large and massive and is close to the creek and will effectively block all of our views of the creek, both on the way in and out of the neighborhood. This creek view, I understand, is protected by the LCP, and is an important aesthetic component to our quality of life for the community as it gives the area a rural feeling with the unobstructed views of trees and bushes.

The development is inconsistent with proper riparian buffers identified by biological experts and may be precedent setting for future creekside re-development.

I believe these impacts can be somewhat mitigated by a reduced size project that is located further from the creek. I also believe that a smaller building could pencil out for the property owner.

Sincerely,



Reggie Hepp
767 Calle Rey Mar

EX.5-ITEM 13

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MAR 18 2003

CALIFORNIA
COASTAL COMMISSION
SOUTH CENTRAL COAST DISTRICT

March 10, 2003

Coastal Commission
45 Fremont Ave., Suite. # 2000
San Francisco, CA 94105-2219

Re: Carnevale Appeal

Dear Commissioners:

At the Planning Commission meeting of June 12, 2001 Dr. Thelma Schimdhauser testified that the dripline of a riparian tree does not always indicate the extent of the feeder roots underground. She provided an example of the top of the tree retreating and the roots enlarging during a dry period.

I have walked and driven by this property for more than ten years in order to enjoy the unobstructed beauty of the creek. My observations suggest another example of how the canopy of the tree may belie the actual extent of the feeder roots: when the foliage that constitutes the dripline is physically removed.

This occurred several times on the Carnevale property during the ownership of Mr. Carnevale. In 1991 the property owner directed arborists to remove a 40' long limb of the specimen sycamore tree. That tree must be 150 - 200 years old and is a beautiful gateway to the neighborhood. That limb grew diagonally from the trunk eastward and up into the air. It would have extended the dripline for buffer determination at least 20' further than the currently surveyed dripline. Coincidentally, this limb grew right where it conflicted with the project footprint as it was proposed at the time.

While the developer now gets credit for buffer determination from the new dripline my point is that the old dripline is more indicative of the extent of roots underground. If excavation for the foundation occurs at a 10' setback, as the City has now approved, then the odds are 100% that major roots and extensive feeder roots will be cut and killed. We risk losing this tree that is important to the neighborhood, the riparian habitat and bank stability with this setback.

EX. 5- ITEM 14

Additionally, in early 2001 the property owner again trimmed two to three feet of willows at the northwest corner and right at the point where it conflicts with his current project. Photographic evidence was provided to the City and verified by a biologist, Darlene Chirman, who testified at the Planning Commission hearing. This same exact area was also herbicided in May of 2001. This section of the riparian forest had more difficulty leafing out that year and there was a definite effect on the growth of the plants.


On March 12, 2001 the City of Carpinteria struck and broke off a 12' long, 4" diameter section of willow at this exact same northwest corner while they were mowing on private property (?). The City employee said it was done to clear the dirt footpath that is used by myself and by the public to enjoy the riparian views and as a shortcut but most of the mowing occurred well away from the actual trail that we use.

These are four examples of non-permitted environmental damage that altered the setback, as measured on the top of the ground, to the developer's advantage. There is evidence of all these events in the City's record on this project.

However, this destruction of habitat suggests that the extent of feeder roots is greater than the canopy visible today. Therefore, the riparian setback should be should be calculated more to coincide with the historical evidence of where the feeder roots can be predicted to be, before the dripline was drastically changed, not the visual dripline that can be observed today.

Excavation within 10' of the riparian vegetation is highly likely to result in extensive damage to the feeder root system and potential loss of these important trees, per the expert testimony. The buffer should be at least 20' from the dripline, as recommended by the Foundation's biological experts.

Very Truly Yours,


Marca Rowley
5455 Eight ST., # 43

March 3, 2003

Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105-2219

RECEIVED

MAR 18 2003

CALIFORNIA
COASTAL COMMISSION
SOUTH CENTRAL COAST DISTRICT

Re: Carnevale duplex

Dear Coastal Commission:

I am strongly opposed to a two story structure at this location!! Anything built here should be consistent with the aesthetic standard of our neighborhood. The City has significantly reduced the height and mass of other structures recently proposed along this street. Why not on this one? This structure is too large for the site. A two story building will block views to the creek and mountains beyond from the public street and this blockage could be reduced if the structure were one story and pulled back away from the creek.

I am also very concerned about the building's encroachment on the riparian area. I believe that the Planning Commission should stick to the 50' setback that it had findings for in 1992 in order to protect the creek habitat and to preserve our views to this beautiful area.

Sincerely,



Carol Smith Tokar
5630 Fiesta

EX-5- ITEM 15

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MAR 18 2003

CALIFORNIA
COASTAL COMMISSION
SOUTH CENTRAL COAST DISTRICT

March 15, 2003

California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105-2219

Attention: Commission

Subject: Carpinteria Creek Foundation Appeal

I support the Carpinteria Creek Foundation appeal and urge the Commission to grant the requested relief.

Carpinteria Creek is a magnificent coastal asset, and the proposed project is located squarely on virtually the only publicly accessible and visible site in the City—the corner of Carpinteria Avenue and Arbol Verde. Tens of thousands of motorists and hundreds of pedestrians pass by daily. It is imperative that the aesthetic and biologic qualities of the creek be fully protected.

It is my belief that the Carpinteria City Council has in effect been "worn down" by the multiple excessively large projects proposed for this sensitive site. The current proposal is still too large for the site, though admittedly "smaller" than previous proposals. That fact, however, is no basis for concessions on the fundamental LCP policies which must be implemented. In particular, the creek setback at 20 feet is much too small, and is not correctly implemented at any event. Further, the aesthetic impacts grossly unmitigated. Indeed, in my view under the LCP visual impacts are clearly Class I, and should have required both greater mitigation and a statement of overriding considerations.

Please review the issues presented by appellant carefully and grant this appeal.
Sincerely,

Susan Allen

Susan Allen
790 Arbol Verde
Carpinteria, CA 93013

(805) 684-1217
email dlssallen@aol.com

EX. 5 - ITEM 16

March 5, 2003

RECEIVED

MAR 18 2003

CALIFORNIA
COASTAL COMMISSION
SOUTH CENTRAL COAST DISTRICT

To: California Coastal Commission
45 Fremont St., Suite 2000
San Francisco, CA 94105-2219

Re: Carnevale Appeal

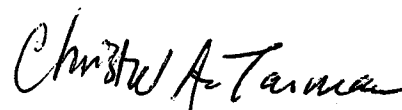
Dear Commissioners:

I am writing in support of the Carpinteria Creek Foundation and EDC's appeal of the City of Carpinteria's approval of the Carnevale Development proposal (99-881-DP/CDP) of January 27, 2003.

I have been following this development process for several years and believe that the approved project violates the City's adopted Local Coast Plan. Specifically, the approved project is sited adjacent to ESHA so that it will not prevent adverse impacts to the riparian corridor in violation of LCP Policies 1-1 and 9-15. The approved project is also not resource-dependent in ESHA in violation of LCP Policy 1-1, 9-16, and 9-17. Lastly, the approved project is not sited and designed to prevent adverse visual impacts in violation of LCP Policy 4-1.

I believe the project could be re-sited to avoid these LCP inconsistencies and still result in a feasible project and urge the Coastal Commission to make findings in this regard.

Sincerely,



Christie Tarman
512 Arbol Verde
Carpinteria, CA 93013

EX.5 - ITEM 17

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MAR 18 2003

March 8, 2003

California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105-2219

CALIFORNIA
COASTAL COMMISSION
SOUTH CENTRAL COAST DISTRICT

RE: Appeal of City of Carpinteria's Approval of Development Proposal 99-881DP
(Carnevale)

Dear Coastal Commissioners:

Dear Commissioners:

I have a doctorate degree in Biology from the University of Virginia and was involved in botanical research there. On June 12, 2001 I provided oral testimony and on March 15, 2002 I provided written testimony, both to the City of Carpinteria's Planning Commission, with respect to the need for a minimum 20' setback from dripline in the matter of the Carnevale Development Proposal. I recommended that distance as an absolute minimum riparian setback in order to avoid a significant adverse effect on the riparian trees and habitat. My expert opinion as provided on March 15, 2002 is that a 20' setback was required AT THAT TIME in order to prevent an adverse impact on the life of the trees

My prior testimony provided the rational and need for a minimum 20-foot setback from riparian vegetation's dripline and my credentials and c.v. to provide such expert testimony were also given to the City.

As I earlier testified, rational for a 20' setback from the dripline of riparian vegetation is not arbitrary. It is backed by sound, substantial evidence and a basic principle of botany. It is based on the uptake of water and nutrients by cell to cell transfer.

I also testified that recent near-drought conditions have likely induced feeder roots of the riparian vegetation to extend well beyond the dripline in search of moisture. I also testified that apparent pruning of the subject sycamore trees' eastern branches in past years and by a reduction in the willows by apparent pruning in 2001, and recently accidentally by the City, has likely reduced the extent of the dripline in this direction. Both of these factors strongly suggest that the vitally important feeder root perimeter extends well beyond the current dripline, and that an additional buffer area is therefore necessary to adequately protect the trees and habitat from significant degradation.

As I stated in my March 15, 2002 letter: "A 10-foot buffer from the sycamore trees is not adequate to protect the root systems of the riparian vegetation... The construction and development activities will extend beyond and below the actual footprint of the building and feeder roots could be easily damaged by activities of trenching, grading, etc.

EX5 - ITEM 18

Therefore, 20 feet should be considered a minimum setback from the dripline, including the willow, to avoid a significant impact to the trees and sensitive riparian habitat." Trenching for the storm drain right in the middle of the sycamores poses similar impacts and should be avoided if there is an alternative means of drainage.

I was therefore gratified that the Planning Commission decided to use a minimum 20' dripline setback at their June 2, 2002 meeting and re-affirmed that at their July 3, 2002 certification of the EIR.

However, the project was staked for consideration by the ARB in October of 2002 had a substantially less than 20' setback. This is based on my causal observation of the setback distances as staked and by the measurement of the actual 20,' as measured by the Creek Committee during the period that the project was staked. I understand that the applicant is using a dripline mapped in November of 1999. I also understand that the City should have re-mapped the dripline on June 9, 2001, under CEQA, as the legal baseline.

My expert opinion as provided on March 15, 2002 is that a 20' setback was required AT THAT TIME in order to prevent an adverse impact on the life of the trees. It is my further opinion that the November 1999 dripline mapping is out of date, in terms of the extent of biological resources at the site at the time of my testimony, and will not provide adequate protection to prevent an adverse impact to the biological resources. I recommend that a 20' setback measured from the edge of the current extent of riparian vegetation should be required since the November 1999 measurement does not provide adequate protection and the City did not re-map the dripline in July of 2001.

As I state in my earlier letter: "To lose these trees immediately or as a result of slow deterioration brought on by adjacent development would be a tragedy and a significant impact that can be avoided. The trees and riparian habitat of Carpinteria Creek are assets to the community and can be adequately protected with a minimum 20-foot setback from the dripline of the riparian vegetation in which grading and other development is prohibited."

Thank you for your consideration.

Sincerely,

Thelma Schmidhauser

Thelma Schmidhauser, P.h.D.
726 Arbol Verde Street
Carpinteria ,CA 93013

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MAR 18 2003

March 7, 2003

Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105-2219

CALIFORNIA
COASTAL COMMISSION
SOUTH CENTRAL COAST DISTRICT

Re: Carpinteria Creek Foundation Carnevale Appeal

I am concerned about the loss of spectacular views now available on this property. I live in the neighborhood and I drive out of and into the neighborhood several times a day. When doing so, I always enjoy the views of the creekside trees and the shrubs and bushes under the trees. This is an important scenic vista for our neighborhood.

We thought that the ARB had made this a one-story building but the City approved one with two stories. The proposed building will block many of the views of the mountains. Part of the trade-off for the supposed "one-story" was a more horizontal look. The footprint is now a lot larger and blocks more horizontal views but unfortunately we now lose the vertical AND the horizontal view impacts. The development will block our view of most of the beautiful large trees and almost all of the shrubs and bushes along the top of the creek. This is a long, horizontally oriented building situated parallel to the creek. It is elevated on fill dirt that will further obstruct horizontal views of the creek. When this building is built, those views of the creek, trees and the historic bridge over Carpinteria Avenue will be lost forever. A view of a building is no substitute for a view of nature. We won't be able to see the new landscaping because the building will be so close to them. In fact, the proposed landscaping will also block views to the natural riparian vegetation.

A small building that was not so close to the creek would retain some of the views that are proposed to be lost because you could see around the sides of the building as you entered and exited the neighborhood.

The City should really buy the property and preserve it as a park. That is what a lot of the citizens want.

Sincerely,

Catherine Esch

Catherine Esch
455 Arbol Verde

EX. 5 - ITEM 19

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MAR 18 2003

CALIFORNIA
COASTAL COMMISSION
SOUTH CENTRAL COAST DISTRICT

March 9, 2003

Coastal Commission
45 Fremont Ave., Suite. # 2000
San Francisco, CA 94105-2219

Re: Appeal of Carpinteria's Approval of Carnevale

The City should not have approved this project that blocks protected and important views to the creek.

I am also very concerned about the inadequate protection that is being provided to the creek environment because the building setback of less than 10' at the narrowest is inadequate to protect the riparian habitat.

Sincerely,

Janet Blackwell

Janet Blackwell
5632 Canalino

Ex. 5 - ITEM 20

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MAR 18 2003

CALIFORNIA
COASTAL COMMISSION
SOUTH CENTRAL COAST DISTRICT

March 10, 2003

California Coastal Commission
45 Fremont Ave., Ste. # 2000
San Francisco, CA 94105-2219

Re: Carpinteria Creek Foundation Appeal of Carnevale

Valued Commissioners:

The City of Carpinteria failed to properly analyze the impacts of aesthetics and view blockage in terms of their own Local Coastal Plan. The beautiful and unobstructed views of the stream bank, large specimen sycamore trees, and mountains is unique to this area and should be preserved, as is required in the LCP. I am an artist and have shown my work extensively both in this country and abroad. I can tell you that these views have great aesthetic and artistic values. They are an inspiration to me!!

These views are currently available to all residents in the neighborhood as well as to persons traveling west on Carpinteria Avenue. The site is not only the gateway to our neighborhood but also to our town. Do I need to tell you that these views are protected by the City's 1980 LCP Policy 4-1? The EIR, Planning Commission, ARB and City Council didn't even bother to look at that policy. I did. Talking about creeks, among other important views, it says that buildings "shall be sited and designed to protect these views." This project will completely block all of our views and this unique area will be lost to us forever. The City process should have at least addressed that should discuss that and do an analysis of possible view blockage.

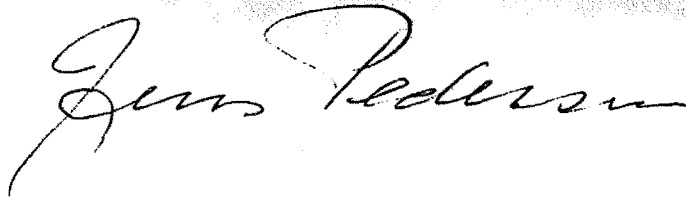
The view mitigations in the EIR don't cut it. What possible mitigation can there be other than to follow policy 4-1? The City could have moved the building away from the creek and make it smaller so we can still enjoy

EX.5 - ITEM 21

our views. This is what is required in 4-1. The City didn't do it. They violated 4-1, plain and simple.

I also listened tot he extensive testimony of the three biologists who said that a 20' from dripline buffer was required. The City didn't go along with that, either.

Sincerely,

A handwritten signature in cursive script that reads "Jens Pedersen". The signature is written in black ink and is positioned to the right of the typed name.

Jens Pedersen
770 Arbol Verde

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MAR 18 2003

CALIFORNIA
COASTAL COMMISSION
SOUTH CENTRAL COAST DISTRICT

March 15, 2002

To: California Coastal Commission
RE: Carnevale appeal

Dear Commissioners:

Attached please find and read two of my letters to the Carpinteria Planning Commission on the subject of blockage of public views by the approved project. In these two letters I present my qualifications to testify as an expert before the Planning Commission on the area of aesthetics. I describe the quality and value of the aesthetic experience afforded by the existing views: Define the public areas from which the views will be blocked, the extent of blockage and the loss that will result: Note the existing protection of these views provided to the community through our LCP in LCP Policy 4-1: And, discuss the project mitigations related to views and how they are inconsistent with Policy 4-1. LCP Policy 4-1 requires that a project be designed and sited to prevent adverse impacts on the visual quality of the creek. I further recommend alternative mitigations, including making the project smaller and moving it away from the creek in order to maximize preservation of protected views, prevent or eliminate adverse impacts, and make the project somewhat consistent with policy 4-1.

City staff, the Architectural Review Board, the Planning Commission and the City Council chose to dismiss the issue of view blockage/ aesthetics. They did not perform a serious analysis of LCP Policy 4-1. They did not attempt to design or site the project to prevent adverse impacts on view blockage. And, they did not evaluate the adequacy of the environmental analysis in terms of the City's own adopted CEQA Threshold guidelines on aesthetics.

I forward these letters on to your Commission during the appeal process in hope that you will consider their content in your review of the City's decision and the Carpinteria Creek Foundations' contention that the project, as approved, is inconsistent with LCP Policy 4-1.

Sincerely,



C. Kathleen Lord
5588 Calle Ocho
Carpinteria, Ca 93013

PG. # 1 of 9

EX.5 - ITEM 22

October 29, 2002

To: Carpinteria Planning Commission
Re: Proposed Carnevale Residence @ Arbol Verde/Concha Loma/Carp. Ave.

Dear Commissioners,

First I would like to clarify why I continue to address you on the various projects proposed for this creek side property. I grew up in Los Angeles. As a young child I never walked alongside a creek, nor in its bed. I never heard the loud roar of frogs, nor their abrupt silence in the presence of my little feet. I never smelled the difference between clear & brackish waters. I never saw polliwogs, dragonflies and water spiders. I never ate sandwiches made with watercress collected in a creek.

For eighteen years I have lived in the Concha Loma neighborhood. I have walked the path beside the willows and sycamores. My children, as children, have experienced that which I was deprived of. As a mother, I have walked this path, holding the toddlers' hand, watching the 6 year old scamper in front of us. Together, we have heard the frogs. We have come upon a garter snake, crossing our path. We have felt this incredible rush of heightened energy, this excitement of surprize and discovery as Nature reveals its miraculous complexity to the likes of our little trio of a family. Together, collectively and singularly, we continue to remember in vivid detail this moment. We freeze in stillness, look in wonder. We watch that long body devide dust and curve into tall grass. I marvel at the feeling of the energy flowing through the toddlers' hand and in to mine, through the 6 year -olds' sparkling eyes and in to mine, through the snakes' movement to we three, and through the dust to us all..... the energy is still with us.

Traditional food is one source of energy for humans. Creativity is another source of energy, Spirituality, another. Natures' aesthetic experience is yet another.

There is a special energy flowing through the human body. Nature can be a door to that energy. This property, its natural aesthetic, the views across it for the hundreds who pass by daily, the experiences within for the countless families and individuals enjoying the tiny meadow and the path at the riparian edge, has been a door to that energy for many years. It appears we are about to close that door.

"Views to streams" are protected by LCPA Policy 4-1 and through CEQA thresholds for Aesthetics. Yet the ARB failed to consider these protections in its recent hearing on this project. Thus, this task is before you.

I am qualified to evaluate the natural aesthetics of the Arbol Verde site and the project impacts. I have a BFA from UCSB and did graduate work at University of Guanaguato, Mexico. I have worked as an artist and a residential designer, and have served on the Carpinteria ARB.

Our LCPA protects public views to the ocean, mountains and streams because it is documented that these views encompass a dynamic beauty which psychologically feeds our souls, sparks our creativity, defines our shared physical space, and unites us with the dualism of finite and infinite time.

One of the three ARB members reviewing the latest version of the project proclaimed that there is no view of the creek from the roads or walkways surrounding this parcel. I disagree. I know I have seen the creek waters from those vantage points. I've seen the sparkle of the winter sun on their surface. I've seen the mud color running vivid brown on a gray

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storming day. I've made an instantaneous check on the height of the rising waters as rains pour day after day.

This same ARB member suggests that we should not be noticing the waters or looking at the sycamore trees as we drive. Working in visual arts, I'm certain he knows the magnitude of human peripheral vision, can recall the advertisements on LA billboards and recognizes the impact visual stimuli along a road or sidewalk has upon the traveler. We don't have tunnel vision, and for that reason we resist the attempt to tunnelize the entry to our neighborhood.

The general public driving and walking west on our major thoroughfare, Carpinteria Ave., enjoys the beautiful unobstructed 125' view of the Carpinteria Creek's natural riparian understory and the creek bed tucked within. The seasonal differences in the sycamore, willow, and sumac foliage display the gradual, ever-changing beauty of our natural environment. In the fall, the leaves from the sycamore trees blanket the ground in gold and orange. In winter, the low angled sun directs our eyes through the barren willow and sycamore branches to the periodic rising storm waters in the creek itself; to the architectural beauty of the historic (1936 WPA) car bridge; and beyond to the rocks and foliage on the opposite bank of the creek. With spring comes the vivid greed of renewed understory as willows sporadically display their new growth and the myriad of small birds among their branches. In summer, dry earth contrasts with red sumac leaves. These view experiences (and the thoughts and responses they evoke in individuals passing by) will be 90% lost with the grade fill and construction of the residence. Loss of these views is a class A, Significant, Unmitigable Impact.

To the credit of the developer and Planning Commissioners, the fence proposed on the Carpinteria Ave. side of the project has been reduced to a 3' high post and rail, open fence which gives the public the little glimpse of the full height of the creek habitat, between the structure and the historic car bridge.

The same seasonal views of the sycamores (from their emergence from the earth to their sky backed apex), the riparian understory, the creek bed and bridge, plus the mountain views are similarly experienced by hundreds of people traveling along Arbol Verde and Concha Loma. In terms of lineal length, about 90% of those views will be lost with the grade fill and residence construction. The loss of these views is again a class A, Significant Impact which the EIR concludes will be mitigated by riparian revegetation.

Consider that a whole cake represents the whole view. If you take away ninety percent of the cake and add a cherry to the remaining portion, have you lost nothing? If you take away ninety percent of the view and add some plants to the remaining portion, have you lost nothing? The proposed mitigation renders the lose of views as a Class A, Significant, Unmitigated Impact.

Out-of-staters think California doesn't have seasons. Perhaps it's because all the native, seasonally changing pockets of nature have been sacrificed, lost to man-made landscapes and buildings?

The ARB did not analyze the project relative to Aesthetics, protected views, and loss of views. The project before you should be tweaked a bit, here and there to maximize the protected views to the creek and the riparian corridor.

1. With respect to the garage, eliminating the second story, maintaining a typical 8 foot ceiling, and reducing the ridge height will open views of the riparian habitat to people viewing from both the Arbol Verde and Concha Loma areas.

2. Removing the "workshop" will enhance the views of the giant sycamore, and pull the

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footprint of the garage 7 1/2 further back giving the tree a little more breathing room. This also pulls the structure off the historic footpath, rendering the path useable in perpetuity, not unlike the paths along the creek at Singing Springs just down creek.

3. Opening the sides of the garage, making it more like a covered carport will allow both the views, and the flood waters to flow through to Arbol Verde, and Concha Loma. This is more in line with what the ARB first suggested for the garage area.

4. The 3 to 4 feet of fill extending beyond the footprint of the actual living space of the residence, that is in the adjoining garden and yard areas, will result in blocking otherwise open views to the creek. The yard fill should be eliminated.

Historic recognition by the community, council and staff (over the past 12 years at least) of the unique aesthetic importance of this parcel has resulted in the perception of this parcel as an unofficial riparian park. City Manager Paul Marangella worked diligently with Mr. Carnevale to find an alternative development site. Mr. Marangella recognized the importance of the views to and within this parcel, earmarking its best use as a "pocket park". The Vision 2020 Document acknowledges the same goal.

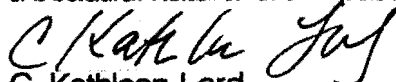
Once again attached is the front page of the Coastal View, Vol. 7, No. 24, dated March 29-April 4, 2001 featuring the City of Carpinteria Plan for VIA REAL PARK. In this plan Carpinteria Creek is a featured element with a pedestrian trail at the edge of the riparian corridor (similar to our existing historic footpath along the same creek at the Carnevale property). One council person I spoke with said that this was the CalTrans Plan so could not be compared to the Carnevale Property, inferring perhaps that CalTrans has more power and money for parks than does the City of Carpinteria. However, also on file at the City is the pending Creekwood Development Plan which features in the name and project design, the same Carpinteria Creek. Just across Carpinteria Ave. from the Carnevale property the public views to the creek were protected through the construction of the bike and pedestrian trail along the riparian corridor. These are three examples, which attest to the commitment to Aesthetics through preservation of views to Carpinteria Creek on the Northeast side of Carpinteria Ave.

My kids have special kid memories of Carpinteria Creek. Coming together as young adults they share creek tales. They've grown up with the concept and knowledge of riparian. They've grown up experiencing and respecting the complex power of natural beauty.

There is a special energy flowing through the human body. Nature can be a door to that energy. Building on this parcel will essentially close this door, shut us off from this energy. We must keep this door to beautiful Carpinteria Creek open as wide as possible.

As a precedent, ignoring Aesthetics and allowing public views to be obstructed to the degree to which this project blocks views can have detrimental effects up and down Carpinteria Creek.

Please do all you can to protect the Aesthetics (preserved public views and experiences inherent in those views) on the South/West side of Carpinteria. Our neighborhood is old, but it is charming, and many residents highly value the natural beauty of the Carpinteria Creek, so publicly visible at this Arbol Verde/Concha Loma/Carpinteria Ave. location. This parcel is in many ways the "front door" to Carpinteria Creek. Once a structure blocks the views to the creek, many people will no longer have knowledge of, or even realize such a beautiful natural creek passes through our town.


C. Kathleen Lord
5588 Calle Ocho, Carp. Ca 93013

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March 19, 2002
To: Planning Commission
Re: Carnevale #99-881-DP (EIR)

The EIR study 5.10 AESTHETICS is inaccurate and inadequate. Our LCPA specifically protects public views to streams.

"Policy 4-1: Broad unobstructed views from the nearest public street to the ocean, including but not limited to Linden Avenue, Bailard Avenue, Carpinteria Avenue, and U.S. 101, shall be preserved to the extent feasible. In addition, new development that is located on or adjacent to bluffs, beaches, or streams, or adjacent to Carpinteria Marsh shall be designed and sited to prevent adverse impacts on the visual quality of these resources. To preserve views and protect these visual resources, new development shall be subject to all of the following measures....."

Quickly note definitions: AESTHETIC- 1. Of or relating to the beauty in art, nature, etc. AESTHETICS-1. The study or theory of beauty and of the psychological responses to it. 2. Study of the mental and emotional responses to the beauty in art, nature, etc.

Our LCPA protects public views to the ocean, mountains and streams because it is documented that these views encompass a dynamic beauty which psychologically feeds our souls, sparks our creativity, defines our shared physical space, and unites us with the dualism of finite and infinite time.

Presently the general public driving and walking west on our major thoroughfare, Carpinteria Ave., enjoys the beautiful unobstructed 125' view of Carpinteria Creek's natural riparian understory and the creek bed tucked within. The seasonal differences in the sycamore, willow and sumac foliage display the gradual, ever-changing beauty of our natural environment. In the fall, the leaves from the sycamore trees blanket the ground in gold and orange. In winter, the low angled sun directs our eyes through the barren willow and sycamore branches to the periodic rising storm waters in the creek itself; to the architectural beauty of the historic (1936 WPA) car bridge; and beyond to the rocks and foliage on the opposite bank of the creek. With spring comes the vivid green of renewed understory as willows sporadically display their new growth and the myriad of small birds among their branches. In summer dry earth contrasts with red sumac leaves. These seasonal views are presently experienced by hundreds of people daily. These view experiences (and the thoughts and responses they evoke in individuals passing by) will be totally eliminated with the construction of the duplex and the fencing in the city right of way adjacent to the bridge. Loss of these protected views is a class A Significant, Unmitigable Impact.

Much the same seasonal views of the sycamores (from their emergence from the earth to their sky backed apex), the riparian understory, the creek bed and bridge plus the mountain views are similarly experienced by hundreds of people traveling along Arbol Verde and Concha Loma. In terms of lineal length about ninety percent of that view will be lost with the construction of the duplex and fence. Loss of these protected views is again a class A Significant Impact.

The EIR states that riparian revegetation mitigates that loss but I disagree with the logic. Say a whole cake represents the whole view.

If you take away ninety percent of the cake and add a cherry to the remaining portion, have you lost nothing? If you take away ninety percent of the view and add some

Pg. #7 of 9

plants to the remaining portion, have you lost nothing? The proposed mitigation is inadequate relative to the loss.

A more intimate and detailed view experience of the riparian habitat exists along the historic footpath where many people, young and old, stop to contemplate the beauty of the creek ecosystem. One's senses are heightened as the view becomes something we can see with our eyes, ears (hearing the sounds of the water, frogs, birds, and breezes the riparian branches), nose (smelling the fragrances of the waters, foliage and soil), and fingers (touching crisp leaves and cool sandy soil). Walking the footpath which is set back from the three roads and the houses, one can focus on the creek, and step back into rural time, step away from the urban neighborhood. The construction of the duplex, the fence, and the parking as proposed will eliminate the historic public footpath along the outside edge of the riparian corridor and the recreational viewing along that path. The proposed mitigation is the use by the public of the Flood Control Easement to view the creek and the enhanced vegetation of the creek bank. The Flood Control Easement penetrates the riparian corridor, and thus the general public is being directed into the environmentally sensitive habitat, which may well have a negative impact on the creek ecosystem, like indirectly encouraging the public to walk in the creekbed itself. This will be the only remaining point at which the public will be able to intimately view the creek waters, understory and "enhanced vegetation". The rural atmosphere existing at the public footpath will be eliminated. The duplex, parking, retaining walls and fences will shadow the Flood Control Easement and the new use public access and viewing of the riparian corridor. Loss of the rural visual quality and the intimate lineal view experience along the public footpath, both are Significant Negative Aesthetic Impacts. Revegetation alone can not mitigate the losses.

Until the EIR analysis of AESTHETIC impacts evaluates the mitigative potential and consequences of design change scenarios such as....

1. Eliminating the fence perpendicular to the Carp. Ave. bridge in City right of way
 2. Eliminating the retaining walls and fences extending out from & around the duplex and parking area
 3. Reducing or eliminating the building footprint of the duplex
 4. Reducing the height of the duplex
 5. Pulling the project back from the historic public footpath
-in various proportions and configurations in order to best preserve our protected public views, it is inadequate and fails to adhere to CEQA thresholds for Aesthetics and LCPA Policy 4-1.

Historic recognition by the community, council and staff (over the past 12 years at least) of the unique aesthetic importance of this parcel has resulted in the perception of this parcel as an unofficial riparian park. City Manager Paul Marangella worked diligently with Mr. Carnevale to find an alternative development site. Mr. Marangella recognized the importance of the views to and within this parcel earmarking its best use as a "pocket park". The Vision 2020 Document acknowledges the same goal.

Attached is the front page of the Coastal View, Vol. 7, No. 24, dated March 29-April 4, 2001 featuring the City of Carpinteria Plan for VIA REAL PARK. In this plan Carpinteria Creek is a featured element with a pedestrian trail at the edge of the riparian corridor (similar to our existing historic footpath along the same creek at the Carnevale property). Also on file at the City is pending the Creekwood Development Plan which features in name and project design, the same Carpinteria Creek. Just across Carpinteria Ave. from the Carnevale property the

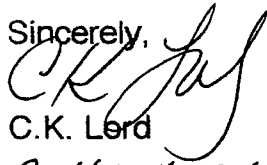
Pg. #8 of 9

public views to the creek were protected through the construction of the bike and pedestrian trail along the riparian corridor. These are three examples, which attest to the City's commitment to Aesthetics through preservation of views to Carpinteria Creek on the Northeast side of Carpinteria Ave.

I find it difficult to understand how Aesthetics (preserved public views) on the South/West side of Carpinteria can be essentially ignored and "swept behind the building" so to speak in this EIR. Our neighborhood is old, but it is charming, and many residents highly value the natural beauty of the Carpinteria Creek, so publicly visible at this location alone.

Perhaps this is the case of a double standard, but as a **precedent**, ignoring Aesthetics and allowing protected public views to be obstructed to the degree to which this project blocks views can have detrimental effects up and down Carpinteria Creek.

Sincerely,



C.K. Lord

P. KATHLEEN LORD
5588 CALLE OCHO
CARP. CA 93013

New high school feature

HITCHIN' A RIDE, News from Carpinteria High School for and by students, makes its debut in this very paper. See the pull out section.

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COASTAL VIEW

Carpinteria, California • Circulation: 6,000 • Vol. 7, No. 24

March 29 - April 4, 2001

Value quality testing

Carpinteria testing at record. The to city beat

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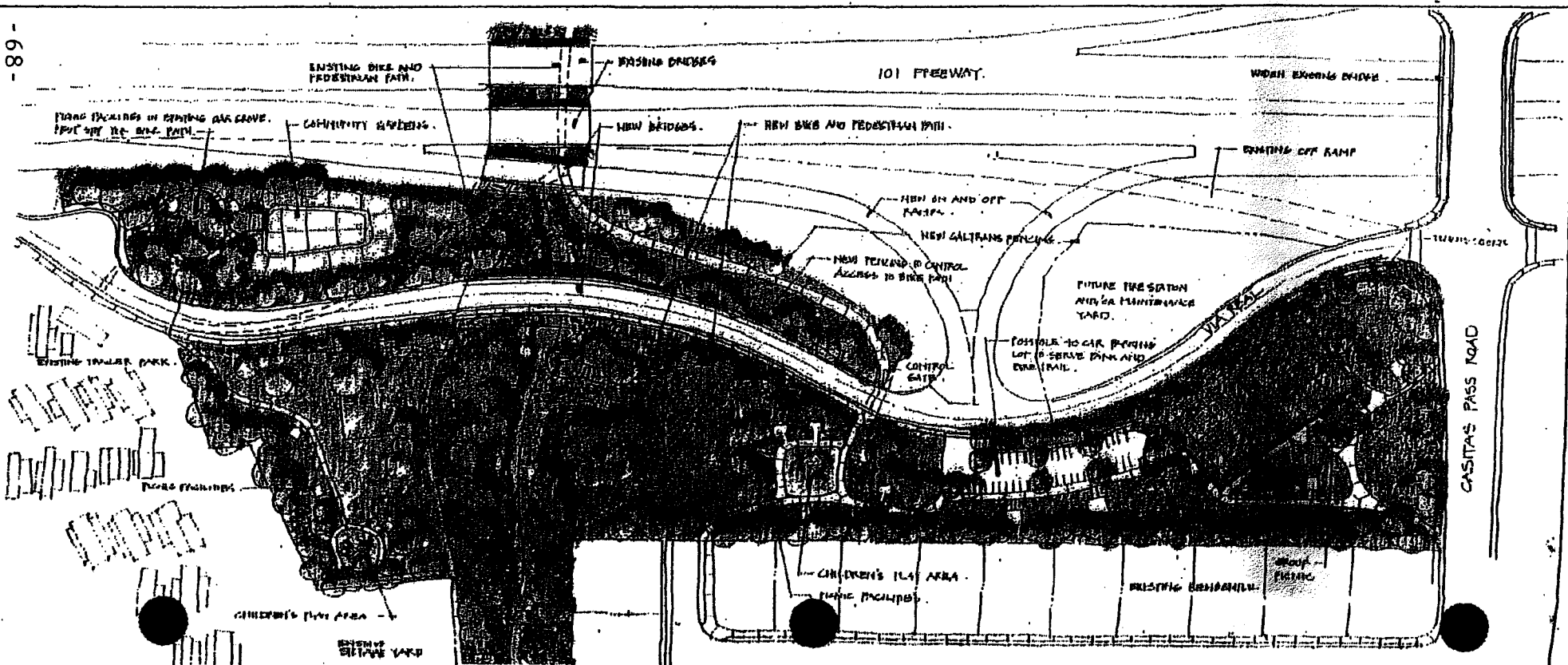
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Moratorium could face a lawsuit

The City Council extended a moratorium on further developments of wireless communications towers in the city even after being tacitly threatened to be sued. Page 7.



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Via Real link up from Bailard to Casitas Pass Road could be complete by 2006

By Gary A. Schlueter

The long awaited extension of Via Real over Carpinteria Creek could become a reality in the next five years, good lord willin' and the creek don't rise. Actually, this multi-jurisdictional project came to the public's eye last year when the city of Carpinteria notified a long list in locals interested in the project.

Since Via Real runs past three sizable mobile home parks, Steve Wagner, public works director for Carpinteria, said they had quite a turn-out. Then in mid-March the city held a public meeting at San Roque Mobile Home Park where two hot topics were the Via Real extension and a new park being planned next to San Roque.

Development of the neighborhood park next to San Roque Park is part of this Via Real extension. The park would have play areas, a tot lot, an open field for soccer or other sports and creek corridors. Its eventual shape will depend on the final alignment of the Via Real creek overpass.

A conceptual drawing shows the park extending on both sides of Carpinteria Creek along the proposed extension of Via Real. It is far larger than originally envisaged by Matt Roberts, Carpinteria's Parks and Recreation director, when he began the process of creating this park for the residents of the San Roque.

Included in the conceptual plan are ten-

nis courts on the site of what is now the Whitney house, a parking area and another place for the bike trail to cross under the freeway. There are picnic areas scattered around the park and a community garden on the high grounds outside the entrance of San Roque MHP.

According to the drawing, vehicular access to this new park would be along Via

Real and on Casitas Pass Road.

The Via Real extension is in the conceptual stage. "Caltrans is in the process of doing several related environmental studies," Wagner said. The intention is to release a draft Environmental Impact Report for public review and comment. "Based on that public input, we would further refine the design," he said.

Looking at the long-range schedule, Wagner said, "Construction looks like no earlier than 2003 or 2004. We're seeing the schedule slide already because of the complex environmental studies that are going on."

See VIA REAL
Continued on page 17

Memorial Stadium goal reached

The Building a New Tradition Capital Campaign has reached its \$1.25 million goal. Over 500 donors, comprised of individuals, businesses, organizations, and foundations, have contributed \$1,263,452 to push the campaign over by \$13,452.

Campaign Steering Committee Chairperson George Bliss and Campaign General Chair Chuck Thompson stated that the beautiful new stadium was made possible through the many generous contributions received from local residents. Both believe that the 'spirit of community' was the driving force that allowed the goal to be achieved.

The funds will be used to construct a restroom/concession facility, home bleachers, press box, and for the design and planning of a memorial in remembrance of those Carpinteria High alumni who have died in the service of their country. The restroom/concession building will be the next phase of the stadium project to be built, with completion date anticipated to be the last week in August.

All campaign committee members, over 80 strong, will be invited to a celebration, planned for the last week of April, to recognize and thank them for their efforts in achieving the campaign's goal.

Campaign donations are still being accepted. Anyone who has given \$1,000. or more will have their name or that of a loved one, permanently inscribed on a beautiful "Donor Wall," which will be located at the Valley Mer

Anyone interested in donating can contact the Director, at Thompson Community Center, 1000 S. Main St., Carpinteria, CA 93014. Phone: 805-432-1234.

Pg. #6 of 9

709 Olive Ave.
Carpinteria, CA 93013
March 17, 2003

RECEIVED

Re: Appeal of Carnevale Development

To Whom It May Concern:

I am writing in support of Environmental Defense Center's appeal on behalf of the Carpinteria Creek Foundation.

As a long-time resident of Carpinteria I am very concerned that approval of the Carnevale Project will be in violation of the City's LCP since the creek setback—at least ten feet(!)—is inadequate to protect this Sensitive Habitat Area.

I have enjoyed this Creek for many years...it is a fragile, living organism, and—unfortunately—dependent on us humans to maintain its viability.

Although I do not live in the immediate area, I walk by this property nearly every day, enjoying its views and proximity to the creek.

When such a large number of people in Carpinteria have voiced opposition to this project, there is cause for concern—and review!

Thank you.
Sincerely,



Nancy O. VanAntwerp

Cc: Environmental Defense Center
906 Garden St.
Santa Barbara, CA 93101

RECEIVED

MAR 20 2003

CALIFORNIA
COASTAL COMMISSION
SOUTH CENTRAL COAST DISTRICT