

## President's Message

### PARADISO DEL MARE

This property lies between Naples and the Bacara. It was first developed as an oil field in the 1920s, the remnants of which still haunt its soil. About 10 years ago Surfrider killed a golf course development on the property. Then an Orange County developer, Makar Properties, proposed a residential development but was foreclosed in the great real estate depression. And now another OC developer has resurrected the Makar project, proposing two large houses with the threat of an additional 10 houses on Naples Townsite lots that spill over onto the property. Two homes does not sound like much until you consider that the larger of the two homes (complete with garage, guest house, pool, cabana, etc.); is sited directly in the middle of the widely used trail to the beach, has been shown to be disruptive to the seal haul-out on the beach, sits on potentially contaminated soil that could turn poisonous, and will destroy the best nesting site for the white tailed kite that has ever been observed locally. As you can see, there are problems. We and our allies, S.B. Surfrider, S. B. Audubon, and marine mammal expert Peter Howorth, are addressing these issues in an appeal to the Supervisors of the Planning Commission approval of the project. (See the back page for details about the Supervisor's hearing).



Photo by Steve Forsell

### NAPLES

The Naples Coalition, S. B. Surfrider, and EDC have sued Santa Barbara County and First Bank of Missouri, the owner of Naples, for their failure to perform an adequate CEQA (California Environmental Quality Act) review of the "Santa Barbara Ranch" development at Naples. We lost this suit in Superior Court and the California Appeals Court heard our appeal in Mid-January. The Environmental Impact Report (EIR) for Santa Barbara Ranch used the hypothetical "grid development" scenario in which approximately 125 lots on the antiquated grid map could be developed, as the baseline for judging the project's land use impacts including consistency of the 71 home development with County policy. We argue, consistent with established precedent, that the EIR should have used the rural

undeveloped land as the baseline as this was the condition of the land prior to the development. Using this baseline would have likely found numerous inconsistencies between the project and County policies, resulting in significant land use impacts, and requiring substantive revisions to the EIR and the proposed development. In addition to this inappropriate foundation for the EIR, we claim that the project violates several key County policies, and accordingly that approval of the project is prohibited by County Code. We will keep you informed of the Court's decision in this matter.

### OUR BOARD

The Conservancy has completed a strategic review of our operations, instituting several changes that will enhance our effectiveness. Board members for 2014 are Doug Buckmaster, Ed Easton, Steve Forsell,

# Gaviota Coast Plan

The Gaviota Coast Plan was approved for environmental impact report review in December by the Supervisors. The plan is the product of 58 meetings of the Gaviota Planning Advisory Committee (GavPAC) over a 3-year time period. The GavPAC is a County sanctioned, broadly diversified group of landowners and other stakeholders, including two board members of the GCC. The GavPAC's plan was unanimously approved by the County Planning Commission in a series of 9 day-long meetings last summer. The plan that emerged from this long and laborious process is a reasonable, if imperfect, blue-print for the future of the Gaviota Coast. Here are some of the highlights.

- Trail location was one of the more contentious issues considered by the GavPAC. The plan ultimately adopted the proper conclusions; the Coastal Trail is sited near the ocean and a network of inland trails on both public and private land is envisioned.
- Provides permit streamlining for small scale agricultural development.
- Develops new standards for the visibility of residential structures



in the Highway 101 corridor and provides much greater clarity for siting and designing residential development throughout the Coast.

- Failed to limit new residential development to a house size of 5,000 square feet, even though the median existing house on the Gaviota Coast is 2,632 square feet.
- Denied excessive development potential at Cojo Jalama Ranch (a 24,000 acre ranch surrounding Point Conception).

The environmental review process should be completed by the end of

this year when it will be reviewed by the Planning Commission again. Once approved by the Commission, it will proceed to the Supervisors for approval with the last step being review and certification by the Coastal Commission. We will continue to advocate for strong protective measures at every remaining juncture of this process.

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## President's Message *(continued from page 1)*

Virginia Gardner, Bobby Hazard, Richard Hunt (Treasurer), Greg Karpain (Secretary), Mike Lunsford (President Emeritus), Phil McKenna (President), Lee Moldaver (Vice-President), and Guner Tautrim. Janet Koed is our part-time administrative assistant, the "glue" that maintains our cohesion.



Photo by Janet Koed



Photo by Ken Pearce

## Sustainable Agriculture on the Gaviota Coast

As a sixth generation land steward on the Gaviota Coast, my education has brought me to an understanding that the health of our landscapes begins with the health of our soils. If you ask any farmer or rancher in the know what is most important for their agricultural operation, they will answer soils. For a farmer and rancher, soils are the key to abundance. Not only do they house the cycling of nutrients which brings vital elements to the plants, crops, grasses and animals that consume them, but healthy soils also bring increased water holding capacity, decreased erosion and a myriad of other environmental services. In our climate this can mean the difference between an abundant, vibrant and functioning ecosystem or an eroding nutrient deprived wasteland.

Today there are a growing number of agriculturalists and land stewards who believe that farming and ranching can go hand in hand with environmental abundance. This symbiotic relationship is what we strive for on the agricultural lands of the Gaviota Coast. A vision of agriculture that increases soil fertility, increases wildlife habitat, increases the health and abundance of our riparian zones and brings to our local community resilience through healthy organic local and sustainable food and fiber. To support this vision for our agricultural lands, get to know your farmer. Get to know and understand where your food comes from and vote with your dollars. Get informed and as dated as it may sound; be the change you wish to see.

— Guner Tautrim

## Important Hearing!

**Tuesday, February 4, 2014**  
**Makar/Paradiso del Mare**  
**Hearing before Board of Supervisors:** Please attend the County Board of Supervisor's hearing on the Paradiso del Mar Project appeal, scheduled for Tuesday February 4th (time TBD), at 105 E. Anapamu St (fourth floor) in Santa Barbara, to help protect white-tailed kites, the Naples harbor seal rookery, and public access to the Naples surfbreaks.

For more information, call Janet at (805) 683-6631.

## More Happenings

**April 18-19 Visions of Gaviota Art Show:** SCAPE artists and Reeve Woolpert present the second annual art show to benefit GCC and Naples Coalition. This event is open to the public. Bacara Resort is donating the venue and is sponsoring the reception.

**October 12 Paddle to Paradise:** An annual fundraising paddle from Haskell's to Naples and back. Stop at beautiful, secluded Naples beach for lunch and play before paddling back to our starting point. Children and novices are welcome if they can swim and are not afraid of the ocean. Contact Gaviota Coast Conservancy or Naples Coalition for details at (805) 683-6631. 100% of proceeds go to Naples Coalition and GCC thanks to Aquasport's dedication to keeping the coast clear.

## IMPORTANT HEARING DATE!

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Photo by Ken Pearce

**Thanks to our volunteer newsletter contributors:** Steve Forsell, Janet Koed, Phil McKenna, Megan Miley, Ken Pearce and Guner Tautrim.

[www.gaviotacoastconservancy.org](http://www.gaviotacoastconservancy.org)

## Links

### Gaviota Coast Conservancy:

[www.GaviotaCoastConservancy.org](http://www.GaviotaCoastConservancy.org)  
[www.facebook.com/  
GaviotaCoastConsevanacy](http://www.facebook.com/GaviotaCoastConsevanacy)

### Naples Coalition:

[www.savenaples.org](http://www.savenaples.org)  
[www.facebook.com/  
NaplesCoalition](http://www.facebook.com/NaplesCoalition)

### Santa Barbara Surfrider:

[www.surfrider.org/santabarbara](http://www.surfrider.org/santabarbara)

### Environmental Defense Center:

[www.edcnet.org](http://www.edcnet.org)

### Santa Barbara County

#### Gaviota Projects:

[www.sbcountyplanning.org](http://www.sbcountyplanning.org)

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