



Vol. 13, Number 4
April 16, 2026 CPAReports ...

... From the Board

This month's CPAR includes some letters that CPA board members agreed merited our support. Please take the time to read them as they deal with a variety of issues important to our members. Our 'sister' organizations often solicit our input as they know CPA has a 66 year history of support of sound planning.

That long history is being highlighted as CPA joins with the UCSB Art Design and Architecture Museum in planning for the David Gebhart centennial next year. Silvia Perea, Director of the AAD Museum, presented an overview of Gebhart's work and explained how and why he was so active in CPA. A recording of the session is now posted on our website so you can watch it at your leisure. Gebhart was CPA President for several years. I recently corresponded with Sheila Lodge, longtime CPA member who knew Gebhart personally and worked with him on several local CPA issues. Sheila has such a firm understanding of Santa Barbara history and how the work of that generation made Santa Barbara so special.

On a sad note, long time CPA supporter Dr. Charles Blair, recently passed at age 88. Charlie, a Lompoc area resident, always paid his dues on time and often called to make sure we were following certain issues, especially those having to do with the preservation of farmland and his beloved Burton Mesa Chaparral. Our condolences to Charlie's family. A service is planned for some time in June.

... Speakers Series

Thank you for joining CPA's February Speakers Series on the 2027 David Gebhard Centennial Celebration featuring **Silvia Perea, an architect, Ph.D., and Curator of the Architecture and Design Collection at the AD&A Museum, University of California, Santa Barbara.** To find the recording, see [our website](#).

At the May Speakers Series, **Mike Prater, Executive Officer of Santa Barbara LAFCO** will explain the role of LAFCO and share maps of three proposals the county is currently considering.

CPA May Speaker's Series



**MONDAY
MAY 4**



**12:00 PM
1:00 PM**



Speaker: Mike Prater

Mike Prater is the Executive Officer for the Santa Barbara LAFCO. Prater will explain the role of LAFCO and share maps of three proposals that are currently being considered in the County.

Mr. Prater has over 25 years' experience in the planning and administrative fields, having been with SLO LAFCO for 10 years and previously working 9 years with the City of Morro Bay.

He has written and processed many Municipal Service Reviews and Sphere of Influence Updates and various LAFCO applications. Mr. Prater is optimistic that improved cooperation between the City, County and Special Districts will lead to orderly, logical growth and the more efficient delivery of services.

Click on the flyer to register.

Register in advance for this meeting:

https://us02web.zoom.us/meeting/register/iHiGD_K1RHWv2NiOSoVdFw

On June 1st at 12:00 PM, CPA will host Candice Meneghin, Executive Director of Coastal Ranches Conservancy, who will present on the latest update on their work on the Gaviota Coast, to include the Hollister Ranch Coastal Access program, being that there are some revised access options.

The six options present different approaches to coastal access, combining beach locations and access methods to illustrate a range of possible scenarios. Each option balances public access, resource protection, public safety, feasibility, and consideration of private property.

Community input gathered in late 2025 through workshops and a survey identified key priorities and tradeoffs that directly informed the revised options.

CPA Supports AB 2390

CPA has as one of its priority issues supporting CEQA. The State legislators are coming up with all kinds of ideas to weaken CEQA in their quest to 'build, baby, build'. CPA supports affordable housing and we know this is important to our local residents. However, much of what is being mandated by the State focuses on market-rate housing and for that, they are looking to weaken CEQA where they can.

CPA also signed on to a letter supporting AB 2390 which would narrow SB 35/423's environmental exclusion review to only the construction footprint, allowing projects to bypass CEQA protections by ignoring broader site conditions—thereby increasing risks to biological resources and public health while incentivizing developers to design around, rather than avoid, environmental constraints.

Another letter has to do with ESHA issues in the City of Goleta

Goleta: Improper Removal and Damage to Riparian and Coastal Sage Scrub ESHA

CPA has signed onto a letter, led by the Sierra Club, raising concerns about the unpermitted removal of more than 2.5 acres of environmentally sensitive habitat (ESHA) near 7190 Hollister Avenue in Goleta. The clearing impacted riparian and coastal sage scrub areas and damaged a wetland, and it was done without required permits, biological studies, or mitigation. Although the City initially dismissed the issue, later evidence showed tree removal and grading. The City later said the work

was for fire safety, but the groups question that explanation given the scale of the clearing and possible ties to future development.

The letter calls on the Goleta City Council to enforce its environmental rules, which still apply even for fire safety work. These rules require minimizing impacts to sensitive habitats, protecting wetlands, and restoring damaged areas. cpa and the other signers are not opposing development, but emphasize it must follow existing laws. They are asking the City to hold the landowner accountable, require habitat restoration, and ensure these protections are upheld for the community.

Another CEQA Issue:

See the following message from EDC:

On Tuesday Goleta City Council will consider awarding a contract and issuing a CEQA exemption for the Cathedral Oaks Road Crib Wall Project.

The staff report CEQA Exemption Resolution: "The Property does not present any unusual circumstances that might result in significant impacts. The Project area is developed and does not contain any environmentally sensitive areas." EDC has mapped potential ESHA throughout the City's coastal zone, including the crib wall site in 2025. Our map is pasted below and the kmz file is attached. Our map shows that coastal sage scrub and rare Santa Barbara honeysuckle occur onsite.



Comments or requests to continue can be sent to City Council at: cityclerkgroup@cityofgoleta.gov

THE SOLOMON HILLS PROJECT

One of the largest development proposals in Santa Barbara County history is beginning to undergo environmental review.

It would include up to 4,000 residential units and 760,000 square feet of commercial and institutional development in rural ag and oil land with important habitat and rare species between Los Alamos and Orcutt. The site is nearly 4,200 acres.

Learn more here: <https://www.countyofsb.org/3729/Solomon-Hills-Project>

View the conceptual site plan here: [Conceptual Site Layout](#)

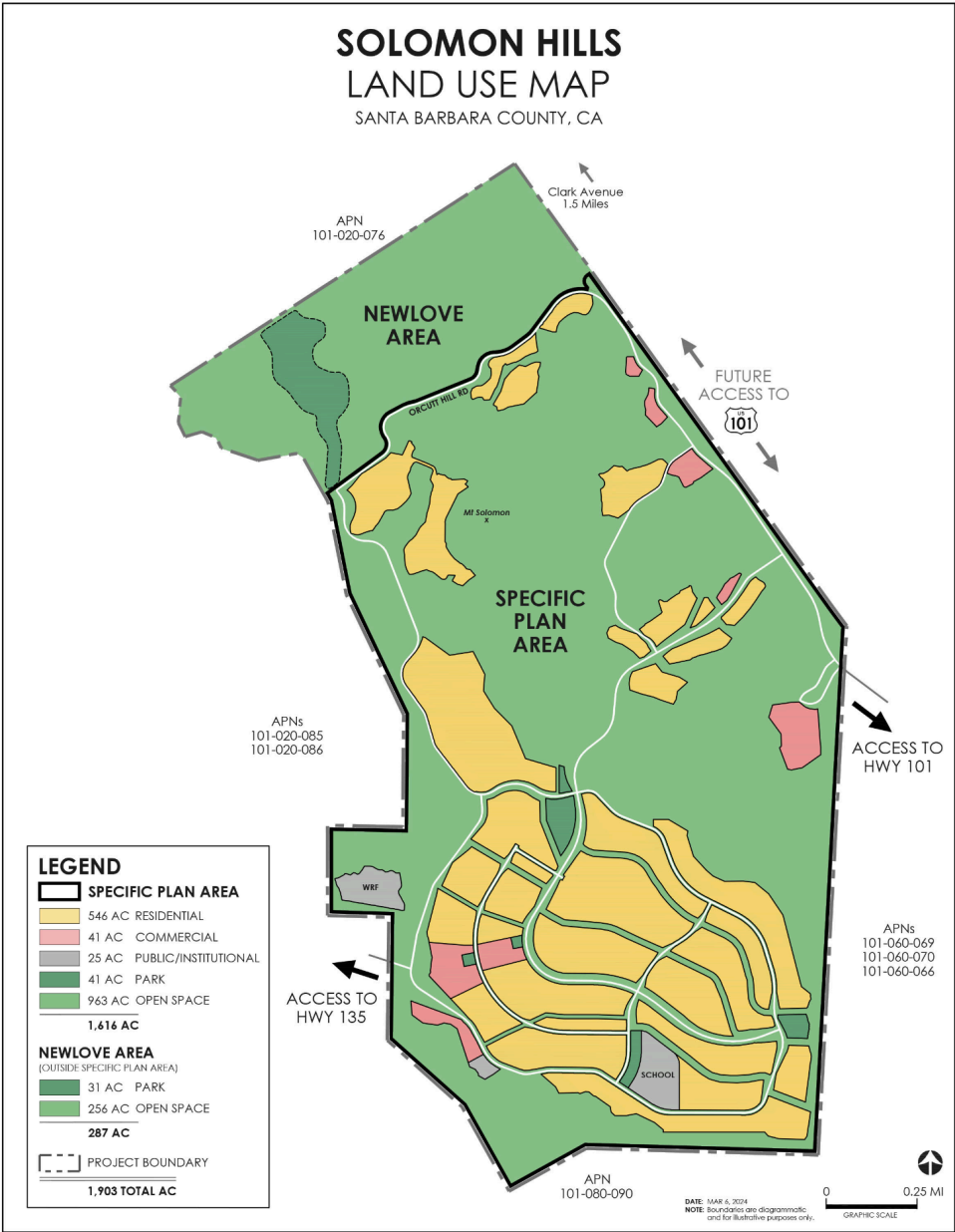
[Click Here to View the Notice of Preparation](#)

Comments on the scope of the EIR must be received no later than 5:00 p.m. on **Friday, April 17, 2026**. Submit comments to or ask to be added to the mailing list:

Via Email: PADSolomonHills@countyofsb.org

Via USPS: Planning and Development Department

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Fight Against Light Pollution



International Dark Sky Week: April 13–April 20

Santa Barbara County and Worldwide

The bottom line is that light pollution is bad for humans, it's bad for plants, and it's bad for animals. It furthermore prevents us from enjoying the majesty of the stars and cosmos above. [International Dark Sky Week](#) is an opportunity to raise awareness of the harmful effects of light pollution and to inspire folks to do something about it. The Museum is proud to be named in the City of Santa Barbara's proclamation encouraging citizens to participate (see below). [Read all about it in our latest blog article.](#)

[Learn about light pollution and take action.](#)

Carpinteria Bluffs Proposed Development

CPA is watching the proposed housing development at the Carpinteria Bluffs. The development would include 191 houses, 683 parking spaces and private parks.

The [CPA website](#) offers a wealth of information. All our past comment letters are posted as are the links to some of the past Speakers Series. Important links for decision-making bodies are listed and we will now add copies of CPAR. You may join CPA via this [Paypal link](#).



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