



From: Robin Cederlof <robinhcederlof@gmail.com>
Sent: Friday, May 3, 2024 11:59 AM
To: sbcob
Subject: Fwd: Public Comment - Housing Element

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Dear Clerk of the Board of Supervisors,

Sorry, I did not hear that the Chair closed the sign-up period earlier this morning. Please pass on this note to the Supervisors for their consideration before their vote today.

Dear Supervisors:

1. Please, include the Giorgi site and Bailard (sp) site in the plan.
2. Please, do **NOT** include the Glenn Annie Golf Course plan.
3. Please, support preservation of appropriate historic structures on any of the rezoned sites.

QUESTION: Why have no sites been identified in the Santa Ynez Valley area?

I am thrilled to hear from the developer of the San Marcos site has stated to lower their density.

Thank you for your time and consideration

Robin Hill Cederlof
1485 Holiday Hill Road
Goleta 93117
805.455.5257

----- Forwarded message -----

From: Sarah Mayer <smayer@countyofsb.org>
Date: Fri, May 3, 2024 at 11:31 AM
Subject: Public Comment - Housing Element
To: robinhcederlof@gmail.com <robinhcederlof@gmail.com>

Hello,

You have registered to speak on Public Comment for the Housing Rezone Hearing occurring now. Unfortunately the Chair closed Public Comment at 10:39am and your registration came in after that time. Therefore, we will not be able to have you speak on today's item. You can however, email the Clerk of the Board at sbcob@countyofsb.org to submit written comment that can still be added to the record if you like. Thank you and please don't hesitate to reach out if you have any questions.

Sarah Mayer

From: Jane Wooster <jane@woosterranch.com>
Sent: Friday, May 3, 2024 12:12 PM
To: sbcob
Cc: Ann Myhre
Subject: Caliente Ranch Cuyama, LLC Written Comment on Adoption of the 2023-2031 Housing Element Rezone Amendments - Letter 2

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Clerk of the Board of Supervisors
105 E. Anapamu Street, Suite 407
Santa Barbara, CA 93101

To: Santa Barbara County Board of Supervisors
From: Caliente Ranch Cuyama, LLC
Contact Information – Jane Wooster, Ann Myhre, Managers
(831) 809-4568
Subject: 2023-2031 Housing Element

It has come to our attention that a 37.88 acre parcel that is currently zoned AG-1-10 has been proposed for rezoning in addition to the Perkins Road parcel, for which we have already made comments.

This property borders Salisbury Canyon Wash which is subject to flooding at the bridge on Hwy 166. That was one of the reasons the park was built where it was built, why the recently constructed fire department plans had to be amended to accommodate for flooding, and why the property was originally designated for ag property zoning.

Caliente Ranch Cuyama, LLC owns the property across Hwy 166 from this 37.88 acres, well within 300 feet of the property, and we are worried about drainage onto our organic cattle and farming operation. We believe the requirements for storm runoff and its oil residue are greatly different from the requirements in place in 1950 when the town was built. A sophisticated system, most likely having to drain into the waste water system of the Cuyama Community Services District (CCSD) would need to be constructed before this parcel could accommodate development. Yes, we are very worried about drainage onto our organic cattle and farming operation.

As it is, the Cuyama Community Services District waste water disposal system is already operating at maximum capacity, and the availability of water is limited, as you well know.

There are parcels in the New Cuyama area that are zoned for multi-unit housing. The Board should designate those sites for the Housing Element. Developers should be directed to those parcels and projects should not be approved without requirements that developers pay for water and sewer upgrades to CCSD as a part of the process of development.

Additionally, please be aware that by potentially building on this parcel you will be eliminating the only pedestrian route from the town site to the high school, which is something that needs to be considered in any new development.

Please consider the zoning you already have in place when making your Housing Element Update Rezone Amendment.

Jane Wooster, Manager
Caliente Ranch Cuyama, LLC
(831) 809-4568

Sarah Mayer

From: Steve Windhager <swindhager@sbbotanicgarden.org>
Sent: Friday, May 3, 2024 1:14 PM
To: sbcob
Cc: Gina Fischer
Subject: full remarks from 5/3/24
Attachments: Housing element - principles of design.pdf

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My apologies that with the reduced time allowed I was not able to fully convey my remarks to the board. I hope that the attached can be entered into the record as well.

Thank you,

Steve



Steve Windhager, Ph.D.
Executive Director
Santa Barbara Botanic Garden
1212 Mission Canyon Rd.
Santa Barbara, CA 93105
Office: 805.690.1123
SBBotanicGarden.org

Santa Barbara Board of Supervisors

Remarks to the board associated with Rezoning for the Housing Element

My name is Steve Windhager, and as you know from my previous visits before this Board, I am the Executive Director of the Santa Barbara Botanic Garden. I am here today not in that official capacity, but instead as a private citizen expressing my personal viewpoint relating to the housing element. Our community has a desperate need for affordable workforce housing for the many people who already serve our communities. Determining where and how to provide this will not be easy. I appreciate the challenge that is in front of the Board of Supervisors today.

I am not an urban planner or a traffic engineer. I am a restoration ecologist, with a background in applying the principles of ecological restoration to projects within the built environment. I have designed projects to reduce negative and promote positive ecological impacts as part of the development process. Before I came to Santa Barbara, I led a multidisciplinary team that developed a landscape sustainability rating system called SITES, which is now administered by the U.S. Green Building Council as a corollary to the LEED rating system. I believe it is possible to develop projects in such a way that both people and all biodiversity can benefit. We don't have to accept projects that meet only one objective or goal. I encourage you to consider the following principles as you consider the potential rezoning of proposals before you today and in the future.

Principle #1: We must build for people and the planet. A development project should be able to address issues like housing while continuing to support native biodiversity within the area. Our planet is undergoing the sixth major mass extinction of species. Our future developments must incorporate ways to sustain native biodiversity into their design while providing for other needs. Great development projects will leave the landscape they are developing better able to support native biodiversity than before they were undertaken.

Principle #2: Healthy ecosystems give back. Healthy, biodiverse ecosystems provide a wide range of services such as clean water, improved air quality, carbon sequestration, nutrient cycling, as well as habitat for all the life on the planet. Incorporating what is often called "Low Impact Development" (LID) strategies into how we engineer our projects can save money, improve functionality, and take advantage of the services that healthy ecosystems provide to us for free as well as provide habitat for the rest of nature. Good projects should promote a healthy environment while also providing housing for our community. We can do both.

Principle #3: Access to the natural world improves the quality of life for everyone. Connections to nature and the land through recreation, education, spiritual practices, and other activities inspire joy, promote social and physical well-being, and increase appreciation for the interdependence of humans and the natural world. Every development should have a way for their residents to experience the natural world, whether through small gardens, courtyards, or public trails. No property is too small to connect people and nature.

And a final cautionary note as you consider the proposed rezoning projects in front of you - not all of what is zoned agriculture is created equal. Golf courses, even when well-managed, use more water, pesticide, herbicides and fertilizers, and emit more carbon through maintenance than traditional agriculture. Ecologically, golf is typically a barren wasteland that does not sustain a healthy range of

biodiversity. Please do not confuse green with good in this instance. From an ecological perspective, the redevelopment of a golf course has the opportunity to achieve every one of the principles that i have mentioned today and provide for the needs of both people and the planet.

I appreciate the challenge that is before you as work to both achieve the State housing mandate and maintain the quality of life for both our residents and the many native species that call Santa Barbara County home. Thank you for taking on this task.

Sincerely,

Steve Windhager, Ph.D.
460 Mountain Drive
Santa Barbara, CA 93103

Sarah Mayer

From: Trey Myklebust <treymyk@hotmail.com>
Sent: Friday, May 3, 2024 2:25 PM
To: sbcob
Subject: Written submission of my Verbal Comments for the record

Caution: This email originated from a source outside of the County of Santa Barbara. Do not click links or open attachments unless you verify the sender and know the content is safe.

Hello - Ms. Douglas stated I could have my verbal comments submitted to the public record in whole by including the full script to you. Thank you for the facilitation of today's (and every) hearing the Board of Supervisors has.

Good afternoon Chair Lavagnino and to the entire Board,

My name is Trey Myklebust and I'm speaking today as a resident of the Thunderbird tract and thank you for offering myself, and the public the opportunity to voice our feedback as it relates to the proposals on the table. My home actually shares a property line with the Montessori location in question, however I'm not here to speak as a NIMBY due to that adjacency, I'm here to speak as a member of the current community in the broader area, which may be changed dramatically forever.

As I have said in email communication with you over the last year, we don't have a housing supply problem in Santa Barbara County, we have a Demand problem. I'd like to quote Mr. Standing from earlier today in saying "We are not going to build our way out of this problem." That said, we could build as many homes as we could fit in our county and people would continue to move here for the desirable weather, beauty, attractions, and so many of amenities on offer in our community.

I feel that its important for me to reiterate and confirm your purpose today, which is consideration of rezoning. Today's purpose is not permitting or approval of the details of specific developments as that will come later. As part of that purpose, however, I'd like to remind you, and everyone present or reviewing the public comment that once developed its VERY rare that things are ever unpaved, and there are fundamental shifts in, if not destruction of our current community are on the docket today.

I'd urge you to specifically consider a few things when working through deliberations today (or however long it may take):

1. Inquire with the Montessori Center School why they have struggled to develop the property over the last 15 years. Just this morning the head of school, Vanessa Jackson mentioned the "headwinds" they have encountered. How will a developer avoid these same headwinds on that property and the surrounding properties?
2. 1/3 to 1/2 of the proposed park on the Montessori property are historically protected structures and vegetation, how will that play into development?
3. Consider Ingress and Egress in the area. This morning's discussion on Level of Service was eye opening to me as it seems the Level of Service reviews haven't yet to be completed. As a commuter from our area to Downtown Santa Barbara every day, I can ensure you that the proposed developments will cause a tremendous impact on traffic around San Marcos High school and all along the Hollister corridor, and its already messy during the morning and afternoon commutes.

4. Parking and overflow. At the current density, which is a fraction of what is proposed, there are a large number of vehicles parked along the streets already. What will happen about this in the future when we quadruple or quintuple the number of people in the area.
5. I'd like to reiterate the comment in Supervisor Capps presentation that was attached to today's meeting notice which states that 75% of the South Coast housing is within a 3.5 mile radius.
6. Lastly, in the event you didn't participate or watch the video, I'd like to repeat a quote from Commissioner Parke's remarks toward the end of the April 1, 2024 Planning Commission meeting "...it would effectively create a new city called South of Patterson of 7,000 People. Lets put that into perspective, the city of Solvang is 5,400 people, the city of Buellton is 5,400 people and the city of Guadalupe, the fifth biggest in the county, is 7,000 people. You'd be putting a population equivalent of the 5th largest city in the county in area of less than 200 acres.

I don't disagree, that we need workforce housing, but putting all of it in one place is nonsensical.

Thank you,
Trey Myklebust

I just returned to my childhood home at 361 Mooncrest after a 20 year hiatus to find a new owner of the field wants to build low income housing and a huge apartment complex, then some business which seems a disappointing situation for a quiet outdoor field that families enjoyed.

I am concerned about the use and impact of water for our homes, and the increase in our bills. Also hope that my dead end will stay only as foot traffic not car traffic.

The trees behind my home are an important part of where I live, that includes the one right behind my home that burnt once & has grown back to give some wind protection.

Please take consideration the short list ↓ touched base on and make a fair decision.

My letter gives our concern for the project not an complete no, just an open disconcern. S. Wahl

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GOLDEN GLEBE SCHOOL DISTRICT
BOARD OF SUPERVISORS