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July 29, 2010

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Supervisor Janet Wolf, Chair  
Santa Barbara County Board of Supervisors  
105 East Anapamu Street  
Santa Barbara, CA 93101

Re: Coastal Commission Suggested Modifications to County and Montecito Land Use  
Development Codes

Dear Chairman Wolf and Supervisors:

I have reviewed the July 27, 2010 correspondence of Beverly Boise-Cossart regarding Vista del Mar Union School District's desire that the County request further modifications to proposed language regarding conversion of agricultural property or properties for use as a school site or school sites. This is the exact scenario to which I was alluding in my public comment at your July 27, 2010 meeting.

I note in Ms. Boise-Cossart's correspondence that the further revisions "also need to be suitable for other County schools in the Coastal Zone affected by the proposed modifications." I, along with other Toro Canyon residents who formed Friends of Toro Canyon in approximately 1999 to rally against the Carpinteria Unified School District's conversion of a 9-acre prime agriculturally zoned parcel for a school, are fully aware of "other County schools in the Coastal Zone affected by the proposed modifications."

Even though the zoning designation of the 9-acre parcel owned by the Carpinteria Unified School District was hotly debated throughout hearings on the County of Santa Barbara's Toro Canyon Plan, to this day, the Carpinteria Unified School District maintains the prime agricultural property remains an appropriate school site. For that reason, I have taken an active role in following the County of Santa Barbara and California Coastal Commission's present proposed modifications to the County's Land Use Development Codes.

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While the enrollment differences between Vista del Mar Union School District and Carpinteria Unified School District are stark (approximately 102 students in Vista del Mar Union School District vs. approximately 2,350 in Carpinteria Unified School District), such differences are of no measure if one looks at the future effects of conversion of prime agricultural property for school development. Should additional language revisions be allowed, both districts would convert acres of agricultural property (including prime agricultural property), and create the precedent for future conversions.

The Coastal Act is highly protective of prime and non-prime agricultural parcels. Coastal Act policies require prime agricultural lands be maintained in production. It is requested your Board honor the provisions of the Coastal Act and accept the initial modifications recommended by the Coastal Commission regarding development of schools on agriculturally-zoned parcels or, in the alternative, provide no further revisions to the suggested modifications than those specified in Planning and Development's July 27, 2010 draft.

Thank you very much for your courtesy in this matter.

Very truly yours,

Juanita H. Wulff