

Ramirez, Angelica

Public Comment - Group 1

#3

From: Christiane Schlumberger <c.schlumberger@me.com>
Sent: Friday, December 10, 2021 8:28 PM
To: sbcob
Subject: Naples Development Appeal



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.

To the Board of Supervisors:

I am writing in support of the appeal brought by the Gaviota Coast Conservancy, the Environmental Defense Center and the Surfrider foundation. They make the case that the developer violated the terms of the Development Agreement, and that the Agreement should be terminated, for the following reasons:

- The Naples property is exceptionally important to the public, given its unmatched scenic, ecological, cultural, and recreational value.
- The Developer has not met its creek restoration obligations and has not complied with the Development Agreement.
- The Board must enforce the Development Agreement to ensure the County – and the public – receives the benefit of its bargain.
- Allowing development of the 49-unit Inland Santa Barbara Ranch Project under 2008 rules is not in the public's interest.
- The Board should start the process of terminating the Development Agreement.

I was invited to visit Naples on a beautiful sunny morning. What a discovery! This enchanting, pristine place is right on the Western edge of Goleta, at the taking off point to the Gaviota Coast. In my view, the proposed development is incompatible with the rural nature of the land. I urge the Board to move to terminate the development agreement.

Thank you for your consideration.

Sincerely,

Christiane Schlumberger
Santa Barbara

Ramirez, Angelica

From: Lydiamdeems@gmail.com
Sent: Friday, December 10, 2021 7:05 PM
To: sbcob
Subject: Naples Development Project—Broken agreement

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.

Dear County Board of Supervisors,

I am a 45 year resident of Santa Barbara and love living here. The Gaviota Coast with all its beauty is a treasure of Santa Barbara county. The whole Naples project with 49 homes permitted under some plan developed in the 1800's is a travesty. Now it is made clear that the current developer is not interested in doing the major piece of the project that was to benefit the public and the local habitat which was a restoration of a major creek on the property . They reneged on their part of the agreement. The deadline has passed. Nothing has been done. They should not be allowed to ruin this property with 49 homes and all the infrastructure that entails. This is rare land and deserves our protection not bending to the will of these rich developers.

I hope you will listen to the arguments and make the decision this land and the people of this area deserve. Revoke their permission to build! Thank you so much for listening.

Sincerely,

Lydia Deems
Santa Barbara

Sent from my iPad

Ramirez, Angelica

From: Christiane Schlumberger <c.schlumberger@me.com>
Sent: Friday, December 10, 2021 8:28 PM
To: sbcob
Subject: Naples Development Appeal

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To the Board of Supervisors:

I am writing in support of the appeal brought by the Gaviota Coast Conservancy, the Environmental Defense Center and the Surfrider foundation. They make the case that the developer violated the terms of the Development Agreement, and that the Agreement should be terminated, for the following reasons:

- The Naples property is exceptionally important to the public, given its unmatched scenic, ecological, cultural, and recreational value.
- The Developer has not met its creek restoration obligations and has not complied with the Development Agreement.
- The Board must enforce the Development Agreement to ensure the County – and the public – receives the benefit of its bargain.
- Allowing development of the 49-unit Inland Santa Barbara Ranch Project under 2008 rules is not in the public's interest.
- The Board should start the process of terminating the Development Agreement.

I was invited to visit Naples on a beautiful sunny morning. What a discovery! This enchanting, pristine place is right on the Western edge of Goleta, at the taking off point to the Gaviota Coast. In my view, the proposed development is incompatible with the rural nature of the land. I urge the Board to move to terminate the development agreement.

Thank you for your consideration.

Sincerely,

Christiane Schlumberger
Santa Barbara

Ramirez, Angelica

From: Karen Roberts <karenroberts7511@gmail.com>
Sent: Saturday, December 11, 2021 6:38 AM
To: sbcob
Subject: Protect Naples and the Gaviota Coast - I support the appeal Case No. 21APL-00000-00017

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.

The County's 2008 approval of the Santa Barbara Ranch Project at Naples included a Development Agreement giving the Developer a vested right until 2034 to develop the inland portion of the Santa Barbara Ranch Project under the County rules in effect in 2008. This means the 49-unit Inland Santa Barbara Ranch Project – the largest subdivision ever approved on the Gaviota Coast – could be built well into the future, without complying with the Gaviota Coast Plan. If the developer violated the Development Agreement, the Project approvals will be terminated.

The Development Agreement requires the Developer to provide public benefits above and beyond what would normally be required. The key public benefit of the Development Agreement is creek restoration, either at Dos Pueblos Creek or another Gaviota Coast creek, by a specific deadline, which has expired.

Dos Pueblos Creek and other creeks on the Gaviota Coast support numerous rare species and healthy riparian habitat, and contain year-round flows, making them important public resources. However, they suffer from numerous forms of environmental degradation, including water pollution, water extraction, road crossings, non-native vegetation, and impediments to migration of endangered southern California steelhead. Implementing a creek restoration project would have provided important benefits to the environment.

Unfortunately, the Developer failed to meet the specific deadlines in the Development Agreement to implement a creek restoration project. Based on this failure, the Developer is not in compliance with the Agreement.

We are requesting that the Board uphold the appeal, find the Director's Compliance Determination is not supported by substantial evidence, and begin procedures to terminate the Development Agreement. Termination of the Development Agreement would ensure that any future project at Naples would be reviewed against current standards and must be consistent with the Gaviota Coast Plan.

- The Naples property is exceptionally important to the public, given its unmatched scenic, ecological, cultural, and recreational value
- The Developer has not met its creek restoration obligations and has not complied with the Development Agreement.
- The Board must enforce the Development Agreement to ensure the County – and the public – receives the benefit of its bargain.
- Allowing development of the 49-unit Inland Santa Barbara Ranch Project under 2008 rules is not in the public's interest.
- The Board should start the process of terminating the Development Agreement.

Thank you,
Karen

Karen Roberts

C 310-721-0337

Ramirez, Angelica

From: Joe Belrose <ajbelrose@gmail.com>
Sent: Saturday, December 11, 2021 8:21 AM
To: sbcob
Subject: Naples

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.

Please vote against the Naples development.

Sent from my iPhone

Ramirez, Angelica

From: Pion, Jeff @ West LA <Jeff.Pion@cbre.com>
Sent: Saturday, December 11, 2021 8:49 AM
To: sbcob
Subject: Naples and the Gaviota Coast

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.

I am a long time property owner along the Gaviota Coast. We have dealt with all kinds of broken promises from the County including the Tajiguas landfill and a host of other decisions that the County has made that are not beneficial to the public or residents of the County. It is time for you to correct that.

In addition to the below bullet points, the Naples project should not go forward. The Gaviota Coast is one of California's last untouched resources. A benefit to the public and a picture of what old California used to look like. There are all kinds of properties that can be developed in California for 49 units of housing . . . it doesn't need to be in one of the most pristine and untouched parts of the State in Naples.

And quite simply, the developer has not met its obligations (as it agreed to do initially). We should not be rewarding bad behavior. Development agreements are agreements that are meant to be honored and enforced. The County spent considerable time and money negotiating that agreement and it benefited the developer. But the developer did not do what it promised to do and therefore it should lose the right to develop the property. Pure and simple.

Please terminate the Development Agreement.

- The Naples property is exceptionally important to the public, given its unmatched scenic, ecological, cultural, and recreational value
- The Developer has not met its creek restoration obligations and has not complied with the Development Agreement.
- The Board must enforce the Development Agreement to ensure the County – and the public – receives the benefit of its bargain.
- Allowing development of the 49-unit Inland Santa Barbara Ranch Project under 2008 rules is not in the public's interest.
- The Board should start the process of terminating the Development Agreement.

Jeffrey S. Pion, LEED® AP
Vice Chairman | License #00840278
CBRE | Advisory & Transaction Services.
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Ramirez, Angelica

From: Vicky Blum <blumvicky@gmail.com>
Sent: Saturday, December 11, 2021 2:09 PM
To: sbcob
Subject: SB Ranch Project at Naples

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.

TO; The SB County Board of Supervisors

We support the appeal of the Ranch Project at Naples because the developer failed to meet the specific deadlines to implement creek restoration in the Development Agreement.

The 49 unit project is the largest subdivision ever approved on the Gaviota Coast and we believe it was mistake to approve the project in the first place. The County should do everything possible to preserve the Gaviota Coast. We have seen much of the world and there is no place more beautiful than Gaviota. We often hike there-- David and I go to Gaviota for my birthday every year because it's such a specular place.

We hope you will seriously consider terminating the Development Agreement to protect Naples and the Gaviota Coast,

Thanks for your consideration,

Vicky Blum and David Lebell

Ramirez, Angelica

From: Carolyn Chaney <cchaney@sfsu.edu>
Sent: Saturday, December 11, 2021 7:22 PM
To: sbcob
Subject: Naples property on the Gaviota Coast

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.

We support the appeal filed by the Gaviota Coast Conservancy (GCC), Environmental Defense Center (EDC), and the Santa Barbara Chapter of the Surfrider Foundation challenging the Planning and Development Director's March 2021 determination that the Santa Barbara Ranch Project developer is in good faith compliance with the Inland Development Agreement, thus paving the way for the inland portion of the Naples project to proceed. We agree that the developer violated the Development Agreement's terms, and it should be terminated. Our support for this appeal stems from our Unitarian Universalist religious principle: Respect for the Interdependent Web, of which we are all a part.

The County's 2008 approval of the Santa Barbara Ranch Project at Naples included a Development Agreement giving the Developer a vested right until 2034 to develop the inland portion of the Santa Barbara Ranch Project under the County rules in effect in 2008. This means the 49-unit Inland Santa Barbara Ranch Project – the largest subdivision ever approved on the Gaviota Coast – could be built well into the future, without complying with the Gaviota Coast Plan.

The Development Agreement requires the Developer to provide public benefits above and beyond what would normally be required, namely creek restoration, either at Dos Pueblos Creek or another Gaviota Coast creek, by a specific deadline, which has expired.

Dos Pueblos Creek and other creeks on the Gaviota Coast support numerous rare species and healthy riparian habitat, and contain year-round flows, making them important public resources. However, they suffer from numerous forms of environmental degradation, including water pollution, water extraction, road crossings, non-native vegetation, and impediments to migration of endangered southern California steelhead. Implementing a creek restoration project would have provided important benefits to the environment.

Unfortunately, the Developer failed to meet the specific deadlines in the Development Agreement to implement a creek restoration project. Based on this failure, the Developer is not in compliance with the Agreement. We are requesting that the Board uphold the appeal, find the Director's Compliance Determination is not supported by substantial evidence, and begin procedures to terminate the Development Agreement.

Sincerely,

Carolyn Chaney, chair

Social Justice Ministry

Live Oak Unitarian Universalist Congregation of Goleta

Ramirez, Angelica

From: Bill Schaal <schaal_bill@yahoo.com>
Sent: Sunday, December 12, 2021 9:21 AM
To: sbcob
Subject: PRO APPEAL: Santa Barbara Ranch Project

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.

Dear Sirs & Madams,

In more than 10 years, I've enjoyed hundreds of hours and made thousands of photographs on / in Naples bluff, beach, and sea. Naples is natural treasure. Respectfully, be strongly encouraged to support the appeal entered for previous decisions related to the Santa Barbara Ranch project at Naples.

- The Naples property is exceptionally important to the public, given its unmatched scenic, ecological, cultural, and recreational value
- The Developer has not met its creek restoration obligations and has not complied with the Development Agreement.
- The Board must enforce the Development Agreement to ensure the County – and the public – receives the benefit of its bargain.
- Allowing development of the 49-unit Inland Santa Barbara Ranch Project under 2008 rules is not in the public's interest.
- The Board should terminate the Development Agreement.

Sincerely,
Bill Schaal, California Profesional Geologist 5791
3630 Santa Maria Ln
Santa Barbara, CA 93105
805 280 6069

Ramirez, Angelica

From: tomfleishman@earthlink.net
Sent: Sunday, December 12, 2021 2:17 PM
To: sbcob
Subject: Naples Development

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.

I am writing to protest the plans for the subject development.

It appears that the decision to allow this destructive development was made in haste and did not thoroughly take it's impact on the environment into consideration.

The area slated for this development will irretrievably damage the area, and have a significantly deleterious impact on several species, some already endangered, that make this geographic area their habitat.

I respectfully urge that the Naples Development not be permitted to go forward, and that the area be allowed to remain in its current state and undisturbed.

Respectfully submitted,

Thomas Fleishman

Ramirez, Angelica

From: brandon - Dragonette Cellars <brandon@dragonettecellars.com>
Sent: Monday, December 13, 2021 7:56 AM
To: sbcob
Cc: Michelle Sparks-Gillis
Subject: Naples agenda item 12/14/21: Terminate the Development Agreement at Naples

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.

Dear Board of Supervisors,

I am writing to support the appeal filed by the Gaviota Coast Conservancy, Environmental Defense Center and Surfrider Foundation. This appeal challenges the Planning and Development Director's March 2021 determination that the Santa Barbara Ranch Project developer is in good faith compliance with the Inland Development Agreement. Appellants believe the developer violated the Development Agreement's terms, and it should be terminated, and I urge you to support this appeal.

During the last two years, we have faced many challenges due to the consequences of the pandemic. The Gaviota Coast in general, and Naples in particular, has increasingly provided a much needed sanctuary where locals and visitors alike can find some peace and open space. For many of us, this is sacred ground, more spiritual than any man-made cathedral ever could be. Naples stands as a sort of sentry, providing a physical buffer between the rapidly growing development found at the eastern edge of Goleta and the areas of the Gaviota Coast which, fortunately, are protected as State Beaches. This area offers unmatched scenic beauty, a safe haven for ecological protection, and tremendous cultural heritage which has been preserved against the grain of development saturating the coast from San Diego to Santa Barbara.

If the proposed development were to proceed at Naples, it would be a great tragedy for the entire county, and for future generations. This case presents an opportunity for you to preserve the beauty of the Gaviota Coast.

As the above mentioned appeal has made clear, the developer has not met its creek restoration obligations and has not complied with the Development Agreement. Therefore, the Board must enforce the Development Agreement and terminate the agreement. You, as the Board, have the opportunity to act now to ensure that the County acts in the interest of the public (and the environment) by terminating the agreement. I urge you to terminate the agreement.

Sincerely,
Brandon Sparks-Gillis
Longtime local resident and business owner

brandon sparks-gillis
Dragonette Cellars
Mobile: (805) 722-0226
Mailing Address Tasting Room
PO Box 1932 2445 Alamo Pintado Ave

Ramirez, Angelica

From: Mark Grivetti <MGrivetti@Geosyntec.com>
Sent: Monday, December 13, 2021 8:38 AM
To: sbcob
Subject: Please Support the Appeal of Naples Development Permit - Santa Barbara Ranch not in good faith compliance

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.

Honorable Supervisors:

I urge you to support the appeal before you tomorrow, December 14, regarding the development of the Santa Barbara Ranch property (Naples). Although I realize that the permits were granted in another era, it is vitally important that this area not become subject to inappropriate development. The developer has violated the Development Agreement's terms and the permit should be terminated.

You have a very important task in front of you. Development of a 49 unit housing tract in the completely rural Gaviota Coast is not only inappropriate, it is simply inexcusable to our future generations. Please support the appeal for the following reasons:

- The Naples property is exceptionally important to the public, given its unmatched scenic, ecological, cultural, and recreational value
- The Developer has not met its creek restoration obligations and has not complied with the Development Agreement.
- The Board must enforce the Development Agreement to ensure the County – and the public – receives the benefit of its bargain.
- Allowing development of the 49-unit Inland Santa Barbara Ranch Project under 2008 rules is not in the public's interest.
- The Board should start the process of terminating the Development Agreement.

Thank you for consideration of this request.

The Grivetti Family
Mark Grivetti
3126 Calle Pinon
Santa Barbara, CA

Ramirez, Angelica

From: James McGann <jamesmcgann@yahoo.com>
Sent: Monday, December 13, 2021 8:56 AM
To: sbcob
Subject: Naples Property

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.

To whom it may concern:

The Naples property is unique in that it is the gateway to the Gaviota Coast and is a buffer between the suburban sprawl of Southern California and open, coastal, bluff space. Naples is the only open coastal bluff free from construction from here down to Ensenada. We need to protect this space and cherish the wild, nature of the space for not only does it characterize Santa Barbara County but it keeps the rural character of Goleta in tact and benefits the majority of working class people of the county with usable open space instead only benefitting the few with millions of dollars in revenue.

I have lived and worked in Santa Barbara for over thirty years and have hiked, surfed and been inspired by the open space of Naples over the years. It is a miracle that we have this open space in its natural state in the year 2021. Everywhere I travel in Southern California, from Malibu, Laguna and San Diego the coastal bluffs have gone to the highest bidder. The loss of animal species, peace of mind and natural beauty is devastating, not only to the ecology but also the social and spiritual well being of the residents of the counties where the suburbanization has happened.

The decision to urbanize natural settings also lasts forever. We can never go back once the construction occurs. The open space is priceless today, if the county sells out and allows the 49 units to be built while the Santa Barbara Ranch, has not shown good faith, in the creek restoration, it not only sets a bad precedent for the future of land preservation on Gaviota but is really like casting "Pearls to Swine" benefitting only the investors while the whole common man and animal species lose.

We are better than this and should not sell out to the highest bidder. We have a obligation to preserve whatever little coastal bluffs we have left in the South Coast and have successfully kept them out of harms way the last thirty years, why can we not save them for another. Keep the urbanization in the city not on the Gaviota Coast and do what is right, not for a quick buck, devastation of a unique, one of a kind, natural wonder that is less than 1% of the coastal bluff area that once existed throughout Southern California less than 100 years ago.

Sincerely James McGann.

Ramirez, Angelica

From: Mark Van Slooten <mark.vanslooten@lacity.org>
Sent: Monday, December 13, 2021 9:11 AM
To: sbcob; grivetti, mark
Subject: GAviota Coast

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.

Since I was ten in 1967 this has been a special area for me and MANY others. The pastures, the creeks, the beaches enjoyed by hundreds and the viewshed enjoyed by thousands (millions?) over the years are an essential but disappearing part of southern California. This development is out of character and has violated it's conditions by not restoring the creek and riparian habitat. It should be stopped, then greatly reduced. Other than camp Pendleton, there is no more open southern california coastland. None.

This is an important moment.

Thanks, Mark Van Slooten

Ramirez, Angelica

From: marilyn kandus <m.kandus@gmail.com>
Sent: Monday, December 13, 2021 11:42 AM
To: sbcob
Subject: Enforce termination of Naples property development

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.

To all it may concern,

I am a naturalist and an artist and find the Naples property to be unmatched in its scenic, ecological, redreational and cultural beauty. It is a major source of inspiration.

The developer has not met it's creek restoration obligations and has not complied with the development agreement.

I am requesting that the board enforce the development agreement to ensure the county and the public receive the benefit of its bargain

Allowing development of the 49 unit inland Santa Barbara ranch project under 2008 rules is not in the public's interest

I would like to see the board start the process of terminating the development agreement

Thank you,
Marily Kandus

Homeowner, environmental artist
m.kandus@gmail.com

Ramirez, Angelica

From: marilyn kandus <m.kandus@gmail.com>
Sent: Monday, December 13, 2021 11:43 AM
To: sbcob
Subject: Email sent concerning Naples

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.

Thanks for all that you're doing and supporting us in the community Mari k

Sent from my iPhone

Ramirez, Angelica

From: Mary Ellen Brooks <mebrooks@sbceo.org>
Sent: Monday, December 13, 2021 12:26 PM
To: sbcob
Subject: BOS Public Comment Letter from CPA for Tuesday
Attachments: cpa naples letter .docx

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.

Dear Clerk of the Board: Attached please find a public comment letter for tomorrow's BOS meeting. Please e-mail me briefly so I know you received this and are able to disseminate this to all supervisors. Regards, Marell Brooks, CPA President



916 Anacapa Street
Santa Barbara, CA 93101
December 13, 2021

Santa Barbara County Board of Supervisors
Office of the Clerk of the Board
105 East Anapamu St., Rm 407
Santa Barbara CA 93101

Re: Protect Naples and the Gaviota Coast

Dear Board of Supervisors:

Citizens Planning Association has been following environmental issues and advocating for environmental protections in Santa Barbara County for more than 60 years. CPA members participated in the planning process for the Gaviota Coastal Plan.

We support the appeal filed by the Gaviota Coast Conservancy (GCC), Environmental Defense Center (EDC), and the Santa Barbara Chapter of the Surfrider Foundation challenging the Planning and Development Director's March 2021 determination that the Santa Barbara Ranch Project developer is in good faith compliance with the Inland Development Agreement. The inland portion of the Naples project should not proceed. We agree that the developer violated the Development Agreement's terms, and the Agreement should be terminated.

The County's 2008 approval of the Santa Barbara Ranch Project at Naples included a Development Agreement giving the Developer a vested right until 2034 to develop the inland portion of the Santa Barbara Ranch Project under the County rules in effect in 2008. This means the 49-unit Inland Santa Barbara Ranch Project – the largest subdivision ever approved on the Gaviota Coast – could be built well into the future, without complying with the Gaviota Coast Plan.

The Development Agreement requires the Developer to provide public benefits above and beyond what would normally be required, namely creek restoration, either at Dos Pueblos Creek or another Gaviota Coast creek, by a specific deadline, which has expired.

Dos Pueblos Creek and other creeks on the Gaviota Coast support numerous rare species and healthy riparian habitat, and contain year-round flows, making them important public resources. However, they suffer from numerous forms of environmental degradation, including water pollution, water extraction, road crossings, non-native vegetation, and impediments to migration of endangered southern California steelhead. Implementing a creek restoration project would have provided important benefits to the environment.

Unfortunately, the Developer failed to meet the specific deadlines in the Development Agreement to implement a creek restoration project. Based on this failure, the Developer is not in compliance with the Agreement. We are requesting that the Board uphold the appeal, find the Director's Compliance Determination is not supported by substantial evidence, and begin procedures to terminate the Development Agreement.

Respectfully submitted,

Marell Brooks, President, Citizens Planning Association

Ramirez, Angelica

From: Rich Moser <rich@transcendentalastrology.com>
Sent: Monday, December 13, 2021 12:31 PM
To: sbcob
Subject: Gaviota Coast appeal

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.

Greetings,

I'd like to see the Gaviota Coast and Naples in particular go to public ownership instead of development. So anything that gives more time for exploring this would be good, I support the appeal.

Let's start to look for money to buy this property, whether as part of a federal park or local, state, or conservancy project.

Thanks, Rich

Rich Moser
rich@transcendentalastrology.com
(805) 845-4805

Ramirez, Angelica

From: Gayle M Engle <gmengle@pacbell.net>
Sent: Monday, December 13, 2021 12:32 PM
To: sbcob
Subject: Appeal

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.

Gaviota Coast

I support the Appeal filed by EDF and Surfrider.

Developer is NOT in compliance and we know it.

Gayle Engle

Sent from my iPhone

Ramirez, Angelica

From: Dan Silver <dsilverla@me.com>
Sent: Monday, December 13, 2021 12:44 PM
To: sbcob
Subject: Santa Barbara Ranch, Dec. 14, 2021, SUPPORT FOR APPEAL

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.

Dec. 13, 2021

RE: Santa Barbara Ranch, Dec. 14, 2021, SUPPORT FOR APPEAL

Honorable Chair and Members of the Board:

Endangered Habitats League (EHL) respectfully asks you to uphold the appeal. For your reference EHL is a Southern California regional conservation group

The developer made a choice not to make good on the development agreement in terms of stream restoration. The agreement should now be terminated. The Gaviota Coast is a landmark for all Californians and deserves this protective and responsible action. Unless development agreements are enforced, the public is taken advantage of.

Thank you
Dan Silver

Dan Silver, Executive Director
Endangered Habitats League
8424 Santa Monica Blvd., Suite A 592
Los Angeles, CA 90069-4267

213-804-2750

dsilverla@me.com

[https://urldefense.com/v3/__https://ehleague.org__;!!fs0MJmijOm0!-htVdYPMuT1qoyhoSAC2gJeJO-V5WdyKa1PvwugvE4-hnhqQu8O5GaRAWziyTfaEbjDKJRgEog\\$](https://urldefense.com/v3/__https://ehleague.org__;!!fs0MJmijOm0!-htVdYPMuT1qoyhoSAC2gJeJO-V5WdyKa1PvwugvE4-hnhqQu8O5GaRAWziyTfaEbjDKJRgEog$)

Ramirez, Angelica

From: Don & Sally Webb <sdwebb@cox.net>
Sent: Monday, December 13, 2021 12:46 PM
To: sbcob
Subject: Protect The Gaviota Coast

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.

- We are requesting that the Board uphold the appeal, find the Director's Compliance Determination is not supported by substantial evidence, and begin procedures to terminate the Development Agreement. Termination of the Development Agreement would ensure that any future project at Naples would be reviewed against current standards and must be consistent with the Gaviota Coast Plan.
- The Naples property is exceptionally important to the public, given its unmatched scenic, ecological, cultural and recreational value
- The Developer has not met its creek restoration obligations and has not complied with the Development Agreement.
- The Board must enforce the Development Agreement to ensure the County – and the public – receives the benefit of its bargain.
- Allowing development of the 49-unit Inland Santa Barbara Ranch Project under 2008 rules is not in the public's interest.
- The Board should start the process of terminating the Development Agreement.
- From Sally and Donald Webb 621` Cowles Road, Santa Barbara, CA 93108

Ramirez, Angelica

From: Kent Lind <kentbluebayou@yahoo.com>
Sent: Monday, December 13, 2021 12:48 PM
To: sbcob
Subject: Santa Barbara Ranch NAPLES project

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.

To whom it may concern :

I support the ENVIRONMENTAL DEFENSE FUND , THE GAVIOTA COAST CONSERVANCY , AND THE

SURFRIDER FOUNDATION . I AGREE WITH THEM THAT THIS “ NAPLES PROJECT “ WILL BE BAD FOR OUR GAVIOTA COAST .

PLEASE DO NOT SUPPORT IT .

PLEASE DO NOT LET ITS EFFORTS CONTINUE TO DEGRADE THE GAVIOTA COAST .

SINCERELY ,
KENT LIND

Ramirez, Angelica

From: Bob Crocco <robert.crocco@gmail.com>
Sent: Monday, December 13, 2021 12:50 PM
To: sbcob
Subject: The Naples Project

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.

Sirs & Madams,

- The Naples property is exceptionally important to the public, given its unmatched scenic, ecological, cultural and recreational value
- The Developer has not met its creek restoration obligations and has not complied with the Development Agreement.
- The Board must enforce the Development Agreement to ensure the County – and the public – receives the benefit of its bargain.
- Allowing development of the 49-unit Inland Santa Barbara Ranch Project under 2008 rules is not in the public's interest.
- The Board should start the process of terminating the Development Agreement.

Please terminate this development agreement.

Thank you

Bob Crocco
Santa Barbara

Sent from my iPad

Ramirez, Angelica

From: Jeanne Serge <jserge92@gmail.com>
Sent: Monday, December 13, 2021 1:03 PM
To: sbcob
Subject: Naples project

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.

Dear Supervisors,

I grew up in the Santa Ynez Valley and have appreciated and loved the Gaviota area and Naples. It is a place we should work together to protect.

Please protect the creeks and avoid any development that is not up to all of our standards of today. We must protect vital habitat for the future.

Please start the process to stop the development agreement. Please protect this important ecologically and culturally sensitive coastline.

Sincerely,

Jeanne Serge

Sent from my iPhone

Ramirez, Angelica

From: Jeanne Serge <jserge92@gmail.com>
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Sincerely,

Jeanne Serge

Sent from my iPhone

Ramirez, Angelica

From: Jean Getchell <jeanagetchell@gmail.com>
Sent: Monday, December 13, 2021 1:06 PM
To: sbcob
Cc: lkrop@environmentaldefensecenter.org
Subject: Santa Barbara Ranch Project: Please Support Appeal of Project Approval

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.

Board Members:

Please grant the appeal of this project approval. Others will describe the environmental benefits that compliance with the terms of the Development Agreement would have made to creek habitat and other environmental resources. My concern is breach of the terms of the Development Agreement per sé. If extenuating circumstances prevented compliance with the deadline for creek restoration, why didn't the project applicant request an extension? Instead, the Board's time and the public's good will are now being abused by the Planning Director's refusal to recognize a deadline specified in the Agreement.

Please enforce agreed-upon terms of the Development Agreement and grant the appeal.

Thank you.

Jean Getchell

Law Office of Jean Getchell
1743 Santa Ynez Street
Ventura, CA 93001
(831) 392-6596

Sent from my iPhone

Ramirez, Angelica

From: Tina Brenza <tbrenza@hotmail.com>
Sent: Monday, December 13, 2021 1:19 PM
To: sbcob
Subject: Naples

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.

- The Naples property is exceptionally important to the public, given its unmatched scenic, ecological, cultural and recreational value
- The Developer has not met its creek restoration obligations and has not complied with the Development Agreement.
- The Board must enforce the Development Agreement to ensure the County – and the public – receives the benefit of its bargain.
- Allowing development of the 49-unit Inland Santa Barbara Ranch Project under 2008 rules is not in the public's interest.
- The Board should start the process of terminating the Development Agreement

Thank you,
Tina Brenza

Ramirez, Angelica

From: ruth ackerman <dr.ruth1232@gmail.com>
Sent: Monday, December 13, 2021 1:20 PM
To: sbcob
Subject: Protect the gaviotta coast

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.

- The Naples property is exceptionally important to the public, given its unmatched scenic, ecological, cultural and recreational value
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- Allowing development of the 49-unit Inland Santa Barbara Ranch Project under 2008 rules is not in the public's interest.
- The Board should start the process of terminating the Development Agreement.

Sent from my iPad

Ramirez, Angelica

From: Rachel Altman <raltmansb@gmail.com>
Sent: Monday, December 13, 2021 1:32 PM
To: sbcob
Subject: Support for the EDC appeal challenging the P&D determination

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.

Dear Board members,

I support the appeal by the Environmental Defense Center (EDC), the Gaviota Coast Conservancy (GCC), and the Santa Barbara Chapter of the Surfrider Foundation, which challenges the Planning and Development Director's March 2021 determination that the Santa Barbara Ranch Project developer is in good faith compliance with the Inland Development Agreement.

My reasons include that the Naples property is a place of great scenic beauty and unmatched scenic, ecological, cultural and recreational value to many of our citizens.

The Developer has not met its creek restoration obligations and has not complied with the Development Agreement.

The Board must enforce the Development Agreement to ensure the County – and the public – receives the benefit of its bargain.

Allowing development of the 49-unit Inland Santa Barbara Ranch Project under 2008 rules is not in the public's interest.

The Board should start the process of terminating the Development Agreement.

I personally make use of this property for enjoying nature, walking and maintaining my physical, mental and emotional health and feel its value goes beyond whatever monetary value the developer would gain.

Thank you for your consideration.

Rachel Altman
1383 Sycamore Canyon Road,
SB 93108

Ramirez, Angelica

From: Aaron Wdowin <awdowin@gmail.com>
Sent: Monday, December 13, 2021 1:43 PM
To: sbcob
Subject: Protect the Gaviota Coast:

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.

Dear Supervisors,

Please know that I support the appeal filed by the Environmental Defense Center (EDC), the Gaviota Coast Conservancy (GCC), and the Santa Barbara Chapter of the Surfrider Foundation.

The appeal rightly challenges the Planning and Development Director's March 2021 determination that the Santa Barbara Ranch Project developer is in good faith compliance with the Inland Development Agreement.

I believe the developer violated the Development Agreement's terms, and it should be terminated.

Please back up me up on December 14th

Thank you,

Aaron Wdowin
Bren School at UCSB, Class 2010

Ramirez, Angelica

From: Mary Howe-Grant <mhowegrant@gmail.com>
Sent: Monday, December 13, 2021 1:50 PM
To: sbcob
Subject: Naples Project/Gaviota Coast Preservation

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.

Dear Santa Barbara County Supervisors—

I am a resident of the 2nd District of Santa Barbara County who is very concerned about the 'Santa Barbara Ranch Project' aka the 'Naples Project.' This property is unique to our area in terms of its ecological and scenic qualities, say nothing of its unmatched recreational value.

It is my understanding that the Developer of this 49-unit Project, which was approved under 2008 environmental rules, has NOT met its obligations with respect to creek restoration, nor has the Developer complied with the Development Agreement.

Any Development Agreement, even an antiquated (2008) one, must be enforced. Otherwise, how can the County, i.e., the public, ensure that there are any benefits of proceeding?

It would be in the County's interest to terminate this current Development Agreement, and if the project were to be considered, begin again with 2021 environmental requirements.

Sincerely,

Mary E. Howe-Grant, Ph.D.
4636 Vista Buena Rd.
Santa Barbara, CA 93110

Ramirez, Angelica

From: Mary Howe-Grant <mhowegrant@gmail.com>
Sent: Monday, December 13, 2021 1:50 PM
To: sbcob
Subject: Naples Project/Gaviota Coast Preservation

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Any Development Agreement, even an antiquated (2008) one, must be enforced. Otherwise, how can the County, i.e., the public, ensure that there are any benefits of proceeding?

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Sincerely,

Mary E. Howe-Grant, Ph.D.
4636 Vista Buena Rd.
Santa Barbara, CA 93110

Ramirez, Angelica

From: Earl Frounfelter <efrounfelter@yahoo.com>
Sent: Monday, December 13, 2021 1:53 PM
To: sbcob
Subject: Gaviota Coast

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.

To Whom It May Concern,

In my 74 years I have learned a few things that may be relevant to your consideration of what happens on the Gaviota Coast. First, once any property goes from undeveloped to developed, it doesn't go back anytime soon. Second, developers are always concerned with short-term profits and not for the general welfare of people or the land. Third, I trust conservation organizations a lot more than I would trust any developer.

Thank you.
Earl Frounfelter
Santa Maria, CA

Ramirez, Angelica

From: trachand@cox.net
Sent: Monday, December 13, 2021 1:58 PM
To: sbcob
Subject: Santa Barbara Ranch Project at Naples

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.

The developer of this project is not in compliance with the terms of the agreement which required restoration of a major creek. This fact should cancel the agreement. The Gaviota Coast is a treasure which should be preserved in its entirety for the benefit of Santa Barbara residents and visitors to enjoy in its pristine state.

Lila Trachtenberg, Santa Barbara

Ramirez, Angelica

From: Rick Donahoo <paddlehard@gmail.com>
Sent: Monday, December 13, 2021 2:12 PM
To: sbcob
Subject: Naples; Cancel Development Agreement

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.

As noted by many;

The Naples property is fundamental to the public, given its unmatched scenic, ecological, cultural, and recreational value.

- The Developer has not met its creek restoration obligations and has not complied with the Development Agreement.
- The Board must enforce the Development Agreement to ensure the County – and the public – receives the benefit of its bargain.
- Allowing the development of the 49-unit Inland Santa Barbara Ranch Project under 2008 rules is not the public interest.
- The Board should start the process of terminating the Development Agreement.

I have walked and breathed in this stretch of property many times. You have changed and redrawn the zoning lines on our property across the street for years. Why you would consider continuing this agreement is sad.

Sincerely,

Rick Donahoo

Ramirez, Angelica

From: Paulina <pconnt43@cox.net>
Sent: Monday, December 13, 2021 2:15 PM
To: sbcob
Subject: Please terminate the Naples development agreement

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.

Dear Santa Barbara Board of Supervisors,

Since the Naples developer did not restore a creek the way he was supposed to by the deadline, the agreement must be terminated.

It ought to be, by definition, null and void!

The year 2008 is more than 13 years ago. For a developer not to comply with the rules of development for such a long time is unconscionable.

Obviously this egregious lack of respect for rules of development by this party will just continue.

Please terminate the agreement that already has been violated.

You are just asking for more violations since this particular developer has already acted in BAD FAITH.

The current head of the County Planning and Development Department seems also to have total disregard for rules that are there to safeguard the public and the environment.

If that is the case, and it would seem to be, then "we the public" have to take a stance against this type of behavior by staff and developers.

You, our elected officials, have the moral responsibility to discontinue the Development Agreement.

Do not let the developer's apathy or willful neglect be rewarded with the continuance of this agreement that has been violated already.

We all know that any development of Naples is bad for the community because it leapfrogs development instead of containing it within the already built footprint for development.

The developer knew and knows it too.

If this developer can not adhere to a simple deadline, what other whims will "we the people" and you the Board of Supervisor be asked to forgive.

No, No, No. There is no excuse.

It is time for any development to abide by the Gaviota Plan.

We must stop "grandfathering in" situations that are detrimental to the public and the planet especially ones with such egregious violations already.

The Gaviota Coast, including Naples, is important ecologically and culturally to many people, including our native Chumash.

It is time to stop this blatant disregard for rules just for the whims of a developer.

Thank you.

Sincerely yours,

Paulina Conn
2612 Foothill Rd.
Santa Barbara, CA 93105

lover of the Gaviota Coast, the place where there is any hope for ecological diversity of our Central Coast species from the ocean to the mountains.

Ramirez, Angelica

From: Nancy Tobin <nbtobin@gmail.com>
Sent: Monday, December 13, 2021 2:18 PM
To: sbcob; Williams, Das; Hart, Gregg; Hartmann, Joan; Nelson, Bob; Lavagnino, Steve
Subject: Terminate the Inland Development Agreement for the Santa Barbara Ranch Project

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.

The Gaviota Coast is an irreplaceable treasure and must be protected from reckless development. I urge the Board of Supervisors to uphold the appeal of the Inland Development Agreement for the Santa Barbara Ranch Project to ensure that the County and the public receive the benefit of its bargain. The developer has failed to meet specific deadlines in the agreement to implement creek restoration.

As a resident and voter in Santa Barbara County I highly value the Gaviota Coast and want to assure that any development proceeds in a manner that protects this magnificent resource for posterity.

--

We may think we are nurturing our garden, but of course it's our garden that is really nurturing us.
Jenny Uglow

Nancy Bailey Pegues Tobin
Santa Barbara

Ramirez, Angelica

From: Patrick Gregston <pgregston@cox.net>
Sent: Monday, December 13, 2021 2:40 PM
To: sbcob
Subject: The Naples

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.

Dear supervisors,

You have this opportunity to let developers know, not just the Santa Barbara Ranch project developers, that they must keep their promises. The failure of the current project leadership to have fulfilled on their promises should be more than enough to have the project lapse.

Yet as a body, you have allowed this non compliant vendor keep the options for development in spite of their non compliance.

What is the upside for the county, much less the Gaviota coast, or any other precious resource, if you allow this to be normalized?

Uphold the appeal. Cancel the project outright.

It is very difficult to see how your not upholding the appeal is not evidence of you being in their pocket. Show me otherwise.

Thanks for your service.

Patrick Gregston
805 565 4143
pgregston@cox.net

de la Guerra, Sheila

From: Kevin Snow <haybarn@cox.net>
Sent: Monday, December 13, 2021 3:25 PM
To: sbcob
Subject: Santa Barbara Ranch Appeal

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.

Dear Supervisors,

I am writing to request that the board uphold the appeal of the Santa Barbara Ranch and begin procedures to terminate the Development Agreement. This project is not in the public's interest. I was a member of the Mission Canyon Area Planning Committee and also worked long and hard on the Gaviota Plan, specifically with regard to trails and coastal access. The developer has not met his creek restoration obligations and has not complied with the Development Agreement. As with trail easements and County development plans in general, the Board must enforce the Development Agreement to ensure that the County (and the public!) receives the benefit of its 2008 bargain. Keep the camel's head out of the tent and uphold this appeal!

Sincerely,

Kevin Snow