

Lenzi, Chelsea

From: KOED <KoedKlan@cox.net>
Sent: Monday, November 07, 2016 8:44 AM
To: sbcob
Subject: Gaviota Plan

Honorable Supervisors,

This is an exciting time with opportunity to extend protections on the Gaviota Coast through a new Gaviota Coast Plan. After listening to farmers and residents of the Gaviota Coast and considering environmental and recreational interests, I have concluded that the work of the GavPac is very comprehensive. I ask you to do everything you can to assure we will not lose the special character of this rural landscape.

Please consider protecting historic viewsheds by revising GCP Policies VIS-12 and VIS-13 to include viewsheds from the railroad. I was on that train this last Saturday and the scenery is beyond compare. Let's keep it that way! Also please keep further industrialization off the Gaviota Coast by revising TEI-12 to prohibit new oil and gas projects that use fracking, steam injection and other unconventional gas extraction technologies

Thank you.

Janet Koed
344 Cooper Rd
Santa Barbara, CA 93109

Lenzi, Chelsea

From: Walker Ferguson <Walker.Ferguson@patagonia.com>
Sent: Monday, November 07, 2016 9:53 AM
To: sbcob
Subject: Gaviota coast

Dear Board of Supervisors,

The Gaviota Coast is an ecologically and culturally significant part of Santa Barbara's community that must be preserved for future generations. Please strengthen the Gaviota Coast Plan's policies to:

- *Prohibit the use of all fracking, steam injection, and enhanced oil and gas recovery methods in the Gaviota Coast Plan area;*
- *Protect Gaviota's Environmentally Sensitive Habitats ("ESH") from land clearing by amending the Gaviota Plan ESH Ordinance to protect these habitats from new and expanded large scale agricultural activities;*
- *Strengthen the Incentives Program by ensuring additional homes cannot be built until the trail easement is open and accessible to the public; and*
- *Ensure that the Plan complies with the Coastal Act so it can be certified by the Coastal Commission.*

Thank you for taking the time necessary to ensure the Plan protects all of Gaviota's precious resources for the entire community.

Sincerely,

*Walker Ferguson
3071 Matilija canyon rd
Ojai, CA 93023*

Lenzi, Chelsea

From: Jerry Martin <j.p.martin@cox.net>
Sent: Monday, November 07, 2016 1:32 PM
To: sbcob
Cc: Janet
Subject: Gaviota Coast

We send this email to express my full support for the GCP to be discussed tomorrow. This unique and endangered open space is a treasure for anyone living in the area and for all those traveling through arguably the most trafficed of any tourist byway in the United States.

Jerry and Mary Lee Martin

Lenzi, Chelsea

From: Doug Campbell <dcampbellhr68@gmail.com>
Sent: Monday, November 07, 2016 1:47 PM
To: sbcob
Subject: The Gaviota Plan

Dear Supervisors:

I have been a property owner on the Gaviota Coast for 38 years and now reside here full-time. I am very active in local conservation and cattle ranching activities, both personally and through the non-profit I help run, Coastal Ranches Conservancy. Also, I have been through the permitting process for the home my wife and I built and live in so I am very familiar with how the kinds of regulations and planning goals found in the proposed Gaviota Plan are actually implemented on the ground, in real life.

My primary criticism of the Plan is that it perpetuates the conflict between property owners along the Gaviota Coast and the County by continuing to attempt to extract public benefits from private property without any compensation to the property owner. I have experienced first-hand how an inexperienced planner, with no real understanding of how to protect endangered species or environmentally sensitive habitat, can make decisions that restrict the use of our properties without achieving the sought after benefits for the resource. Interpretations of what is acceptable vary widely from planner to planner and have trended over time to much-increased restrictions on what is allowed. The end result is distrust and sometimes outright contempt for local government and with not much benefit to show for it. In addition, property owners will now do anything to avoid having to deal with County P&D so actions are sometimes taken without benefit of a permit. I saw this distrust make the development of the Gaviota Plan much more difficult than it needed to be. And ultimately, when Staff over-ruled the GAVPAC on so many important issues, by, for example, eliminating incentives for property owners to do ecological restoration on their properties and recommending a discredited trails policy, that distrust was justified.

The contentious issue over trails is a good example. Forcing the placement of a public trail on someone's property is just plain wrong. Placing a trail on publically-owned property or on easements acquired from willing sellers at fair market value and after environmental review I have no problem with. Likewise, the best way to protect the Gaviota Coast from development is to acquire property and/or development rights in the marketplace at fair market value. Currently thousands of acres of prime Gaviota Coast land stretching all the way from Ellwood to Las Cruces are for sale or there are owners amenable to selling a conservation easement. In the past both Hollister Ranch and the Cojo/Jalama Ranches were offered to the State for public acquisition but the State declined. Imagine if we had been more forward-looking. There are properties for sale today that will generate similar regrets in 10 or 20 years.

With the Gaviota Plan, I feel that once again, the County has taken the easy way out by relying on increased regulations and restrictions to shift the burden of resource protection and public recreation to the private property owner with no compensation. The result is continued conflict with hundreds of thousands, even millions, of dollars spent on failed development proposals and attorney fees with nothing spent to protect or restore the resource. Do you really think this is what people have in mind when they say "Save the Gaviota Coast"?

I am not saying there should not be regulation of development. In fact, much of the Gaviota Plan looks reasonable. But for those of us who care about protecting the unique resources of the Gaviota Coast, the plan is totally inadequate. Why aren't we having a conversation about how to raise the money to purchase the properties now on the market and protect them forever? That is the best way to accomplish the conservation goals which seem to be widely supported by the general public. And this approach also avoids the public costs of endless hearings consuming administrative and staff time by the County when development is proposed on these properties sometime in the future, as it surely will be.

Thank you for listening.

Sincerely, Doug Campbell
El Bulito Ranch, Gaviota