

From: Bill Zeldis <billzeldis@gmail.com>
Sent: Monday, December 13, 2021 4:54 PM
To: sbcob
Subject: I support the Naples 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.

I'm writing to voice my support for the appeal filed by the EDC, the GCC and Surfrider, and to challenge 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. They are not in compliance.

The developers have not met their obligations to restore creeks, they are dragging their feet on this important stipulation. Naples and the entire Gaviota coast is a priceless treasure of scenic, cultural and scientific value, and is a crucial part of a healthy ecological system. This must not be squandered for half-met promises and short-term profits.

I have personally enjoyed walking these beaches and watersheds for over 40 years, and I hope they will be preserved intact for future generations. Please do not allow the Santa Barbara Ranch Project to proceed. We should terminate the Development Agreement.

Thanks for your consideration,

Bill Zeldis
billzeldis@gmail.com
BillZeldisPhoto.com

3631 San Gabriel Lane
Santa Barbara CA 93105
805 682-1826

de la Guerra, Sheila

From: Deane Plaister <Deane.Plaister@maps.com>
Sent: Monday, December 13, 2021 4:55 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.

Dear Supervisors,

I am writing in support of the appeal challenging the decision that the developers of the Santa Barbara Ranch Project have complied with the Inland Development Agreement. The developer has neither made environmental improvements in a timely way upon Dos Pueblos Creek nor on any other creek on the Gaviota Coast, as stipulated in their development agreement. These creeks are sensitive habitats and are in need of such improvement. By failing to fulfill their obligation by the deadline to do so, the developer has forfeited his right to develop. The Gaviota Coast, and especially the Naples area, is of great concern to the community of the Santa Barbara area, and if the development agreement is allowed to go forth despite this failure, the property is open to development until 2034, thanks to a decision made in 2008. Since then, the Gaviota Plan has been formulated, reflecting the high value put on our irreplaceable, undeveloped coastal spaces. The inland portion of this development would bring the largest construction in the area by far. It is completely out of scale with the area, and completely out of step with community values.

Because the developer has not held up his part of the agreement, and project is now more than ever in conflict with public sentiment, I would ask that the Board terminate this development agreement.

Sincerely,
Deane Plaister
30 W. Valerio St. #7
Santa Barbara, CA 93101

de la Guerra, Sheila

From: mckennapj46@gmail.com
Sent: Monday, December 13, 2021 5:00 PM
To: sbcob
Subject: Deny the Naples IDA

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.

Santa Barbara County Board of Supervisors

RE: Appeal of Director Determination re: Santa Barbara Ranch Inland Development Agreement Periodic Review

Please support the appeal to deny the Inland Development Agreement for Santa Barbara Ranch.

The facts of the matter should lead you to this conclusion.

I have a unique position from which to make this argument; I was the founding President of the Naples Coalition in 2004 that opposed the development of the Naples property.

I attended every hearing at the Planning Commission and the Board of Supervisors over the entire permitting process. I can testify that at all of those hearings I never heard a single individual, unaffiliated with the project, support the development of Naples. NEVER.

You have a factual basis and a political mandate from the public to support the appeal.

Phil McKenna

de la Guerra, Sheila

From: Jeff Underwood <jefunderwood@gmail.com>
Sent: Monday, December 13, 2021 6:22 PM
To: sbcob
Subject: Appeal by EDC, Gaviota Coast Conservancy and Surfrider Foundation

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 urge you to uphold the appeal filed by the EDC, Gaviota Coast Conservancy and Surfrider Foundation. Please keep the vision of the Gaviota Coast Conservancy intact. Please use current standards rather than standards from a 2008 approval.

Thank you,

Jeff Underwood

SB Teacher / Environmentalist

805-637-0899

Sent from my iPhone

de la Guerra, Sheila

From: Sarah - Personal <sarahinsantabarbara@gmail.com>
Sent: Monday, December 13, 2021 6:27 PM
To: sbcob
Subject: It REALLY is your job to 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.

To the Board of Supervisors of Santa Barbara County,

I am writing to ask that the board uphold the appeal 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. Appellants believe the developer violated the Development Agreement's terms, and it should be terminated. And for good reason. As you know, 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. That is not a good start now, is it? The Board must enforce the Development Agreement to ensure the County – and the public – receives the benefit of its bargain.

I request that the board begin procedures to terminate the Development Agreement and ensure that any future project at Naples would be reviewed against current standards and be consistent with the Gaviota Coast Plan. As you know, the Naples property is exceptionally important to ALL of the public, given its unmatched scenic, ecological, cultural and recreational value. Allowing development of the 49-unit Inland Santa Barbara Ranch Project under 2008 rules is not in the public's interest.

Thank you for your consideration,

Sarah McLean
Santa Barbara, California +1 (805) 770-8188

de la Guerra, Sheila

From: BILL WOODBRIDGE <bill.woodbridge@verizon.net>
Sent: Monday, December 13, 2021 7:50 PM
To: sbcob
Subject: PLEASE support the APPEAL to the S.B. 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.

Santa Barbara County Board of Supervisors:

The Developer of the S.B. Ranch Project 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.

I request that the Board uphold the appeal, find that 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 (vs. 2008 standards) and MUST be consistent with the Gaviota Coast Plan.

As a Goleta resident, The Naples property is exceptionally important to me and the public, given its unmatched scenic, ecological, cultural and recreational value. The developer has no interest in any of these values. Allowing development of the 49-unit Inland Santa Barbara Ranch Project under 2008 rules is not in the public's interest...only his financial interests and the future interest of very wealthy people. The Board should start the process of terminating the Development Agreement.

If any future developments are to be considered, I would suggest that the structures be limited to single story levels so as not to block the views of the ocean from the freeway. Also, there should be a public right-of-way easement for a hiking or biking path down at least one side of the property (for coastal access) and along the top of the bluffs, with a staircase down to the sand. As a volunteer for the S.B. Wildlife Care Network, I do a lot of rescues of reported oiled and injured seabirds along our coastal beaches. This access would make our rescues along this stretch much less difficult to reach.

Thank you for your consideration and common sense in this matter.

Bill Woodbridge

56 S Patterson Ave. #207

Goleta, CA 93111

de la Guerra, Sheila

From: Dawn Alexandra Murray <dawnalexandramurray@gmail.com>
Sent: Monday, December 13, 2021 10:19 PM
To: sbcob
Subject: 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 County Supervisors,

Naples is a special and magical place for me. 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,

Dawn

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Dawn Alexandra Murray, M.S., Ph.D
Professor Environmental Studies Antioch University
Director of International Education and Research, The Tribal Trust Foundation

de la Guerra, Sheila

From: Jessie Altstatt <jessie.altstatt@gmail.com>
Sent: Monday, December 13, 2021 10:24 PM
To: sbcob
Subject: please approve the appeal of 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.

Dear Chair Nelson and Honorable Supervisors,

I am writing to ask that you consider and uphold the appeal of Case No. 21APL-00000-00017. The Developer has clearly stalled and squandered the funds set aside for tangible, on-the-ground restoration, and thus has failed to comply with the 2008 Inland Development Agreement (IDA). I am an aquatic biologist and I have lived within Santa Barbara County since 1985 -- and I want to see creek restoration on the Gaviota Coast-- especially as creek restoration is the only benefit that the public will enjoy from approval of this massive project. The fact that most of the money has been spent by a number of entities on overhead and planning, does not mean that the developer gets a free pass to continue. The creek restoration must actually happen or else they have failed to comply with the IDA.

I spend a lot of my personal and professional time along the Gaviota coast and beaches, and it is my opinion that 150+ years of grazing and water diversion, along with construction of the railroad and highway, have degraded our creeks to a state where most of them barely sustain true biological and ecological function. Because of this need, the fantasy list of restoration activities promised by the 2008 IDA made the Development agreement slightly more palatable. The reality is that we need this work to occur on ALL of the creeks, not just one. The fact that this Developer is trying to get away with not performing ANY of the actual on-the-ground work as promised, makes me feel ill.

In the bigger picture, we are living in a severe drought and it is unfathomable, given fire weather, climate and rainfall projections, that this large project would go ahead with blessings from the County as if it was still 2008- and it is unfathomable that it would be allowed to go forward another 10+ years into the future without adhering to the Gaviota Coast Plan that so much County time and effort went in to approving. What is the point of having such a guiding document in place, if it is not enacted? The fact that County staff are willing to sign off on the IDA is honestly offensive- especially as there is no evidence to support such an action.

Thank you for the opportunity to comment.

Sincerely, Jessica

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Jessica Altstatt

de la Guerra, Sheila

From: Keith <keithzandona@hotmail.com>
Sent: Monday, December 13, 2021 11:09 PM
To: sbcob
Subject: Naples McMansions 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.

Honorable Supervisors,

The Gaviota Coast is a very special place, a world class coastline that needs to be protected from developments. The fact that it is an intact coastline should be even more of an incentive to prohibit non compliant proposals. Please protect the Naples property from McMansions and help to keep the Gaviota Coast agricultural.

Thank you,
Keith Zandona
PO Box 60021
Santa Barbara, CA 93160

Sent from [Mail](#) for Windows

de la Guerra, Sheila

From: Sara Scofield <sbsarasco@msn.com>
Sent: Monday, December 13, 2021 11:12 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.

- 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.

Our community needs to preserve natural areas such as this one, not destroy it for future generations. On this Chumash land, this is what is right.

Sara Scofield
County Resident

de la Guerra, Sheila

From: Joanne <jmde24@gmail.com>
Sent: Tuesday, December 14, 2021 6:02 AM
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 support our environmental group's appeal to keep the Naples property free of development.

This beautiful, pristine stretch of coast is one of the last in our area. I have enjoyed it for years - driving back from trips up north, hiking, doing artwork with fellow artists outdoors, or just having a quiet moment looking out at the ocean and taking in the beauty of the surrounds. Open space and nature are essential for our well-being! Please help protect this gem that we have.

Sincerely,

Joanne D'Egidio