

#6

**Brennan, Kaitlin**

**From:** donnadart@aol.com  
**Sent:** Wednesday, December 10, 2008 2:49 PM  
**To:** Board Letters  
**Subject:** Re: 2003-2008 Housing Element Rezone agendized for 12/16/08  
**Follow Up Flag:** Follow up  
**Flag Status:** Purple



Re: 2003-2008 Housing Element Rezone Program agendized for 12/16/08

Dear (or Honorable) Supervisors:

The Rezone of Key Site 30 for the 212 high density units proposed should be abandoned. In 2005 all the Alternative sites provided in Volume 1 of the EIR Analysis were found to be suitable to accommodate the over 1,000 low cost and affordable housing placed within the Orcutt Planning Area at the time, suggesting that the Alternatives to Key site 30 provided in the EIR Analysis need further consideration.

Sincerely,

Donna Dart  
 4381 Heather Circle  
 Santa Maria, Ca. 93455  
 680-6582

---

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Brennan, Kaitlin

#6

**From:** RICHLILSLC@aol.com  
**Sent:** Wednesday, December 10, 2008 2:54 PM  
**To:** Board Letters  
**Cc:** Matson, David  
**Subject:** 2003-2008 Housing Element Rezone Program agendized for 11/16/08

LATE  
DIST

**Follow Up Flag:** Follow up  
**Flag Status:** Purple

Re: 2003-2008 Housing Element Rezone Program agendized for 11/16/08 Dear supervisors:  
Generally it is accepted that the essence of the EIR is the mitigations and alternatives section. If the criteria for site selection is based upon a project having a submitted development proposal, then none of the Alternatives found on pp. 6-1 and 6-2 of the EIR (save for Key sites 3 and 30) have project proposals submitted and therefore would not fit the requirement for "reasonable alternatives to the project" (CEQA Guideline 15126.6 (a)). It is written in Sec.

6.3 Environmentally Superior Alternative. p. 6-21, Vol. 1, EIR Analysis : "Decision makers and the community in general may choose to emphasize one issue or another, which could lead to differing conclusions regarding environmental superiority." The rejection of all the proposed alternatives (Staff report, 10/3/08, Attach. A-2, pp. 31-34) precludes a reasonable range of potentially feasible alternatives that would foster informed decision-making and public participation.

Kindly refer to the Aeronautics Division of the Caltrans letter of 10/7/08, Attach. 3, to the ALUC consistency review (10/16/08) for requirements when the local agency proposes to overrule the ALUC Conditions provided on pp. 6-7 for Key site 30.

Following a public hearing the local agency "at least 45 days prior to the decision to overrule the ALUC, the local agency's governing body shall provide to the ALUC and Caltrans a copy of the proposed decision and findings."

In the opinion of this writer, it is time to reconsider decisions/thinking of the past and not place high density units in the amount of 212 at the edge of the airport safety zone and embrace the health, safety and welfare of the residents.

With kindest regards,

Sincerely,

Lillian Smith

<BR><BR><BR>\*\*\*\*\*<BR>One site keeps you connected to all your email:  
AOL Mail, Gmail, and Yahoo Mail. The NEW AOL.com. (<http://www.aol.com/?optin=new-dp&icid=aolcom40vanity&ncid=emlcntaolcom00000019>)</HTML>

#6

**Brennan, Kaitlin**

**From:** RICHLILSLC@aol.com  
**Sent:** Wednesday, December 10, 2008 3:19 PM  
**To:** Board Letters  
**Cc:** Matson, David  
**Subject:** Re: 2003-2008 Housing Element Rezone Program agendized for 12/16/08  
**Follow Up Flag:** Follow up  
**Flag Status:** Purple



Re: 2003-2008 Housing Element Rezone Program agendized for 12/16/08

Dear Supervisors:

Please forgive the error in the agendizing date submitted with my most recent e-mail.  
 It should read: 12/16/08.

With kindest regards,

Sincerely,

Lillian Smith  
 \*\*\*\*\*

One site keeps you connected to all your email: AOL Mail, Gmail, and Yahoo Mail. The NEW AOL.com.(<http://www.aol.com/?optin=new-dp&icid=aolcom40vanity&ncid=emlc>)

#6

**Barker, Russ**

**From:** doreen page [clogginlimey@yahoo.com]  
**Sent:** Tuesday, December 09, 2008 7:16 PM  
**To:** Barker, Russ  
**Subject:** Key site 16.

*Please don't make hasty decisions about key site 16. Traffic on Clark Ave. is getting very congested. it takes a lot longer to get down to 101 from Orcutt Ranch where we live. We live directly across the street from key site 16. Traffic has become quite fast down past our home and the noise level plus the fumes from vehicles big and small, semis use Clark and travel way too fast.*

*One concern we have is our fire department,--- we use the fire dept. at Stubblefield here at Orcutt Ranch, getting here when called takes usually 5-6 mins as the traffic gets busier response time is longer. Peoples lives depend on the ambulance getting here as soon as they can. More traffic means a longer wait for the emergency vehicles.*

*The Oak Knolls area is getting way too congested, trying to get through as the new traffic signals need some work to get them to work for the traffic on Clark. The one going from Albertsons corner across to Longs changes for the cross traffic constantly also the one at the catholic church is the same. There are 7 traffic signals between where I live and 101 freeway and the signals seem to work against the through traffic.*

*I would hope there are some studies done we just don't want all those low income homes on key site 16. as of now there has been no problems here at the Ranch graffiti, break ins, etc.*

*There would be at least 600 cars plus extra traveling Clark Ave if 370 homes are built. The Rice Ranch project is adding to the Oak Knolls congestion, and that will have many more homes built in the coming years. The area around the 101 ramps also is to be a shopping center as you know across the road from Sunny Hills.*

*There are many concerns but its all about Clark Ave. getting more congested.*

*Thank you Doreen Page*



#6

**Brennan, Kaitlin**

**From:** PAM BRANNON [brrannonpm@verizon.net]  
**Sent:** Monday, December 08, 2008 6:04 PM  
**To:** sbcob; Gray, Joni  
**Cc:** pb@smith-electric.com; kamron@jrbarto.com; mb@smith-electric.com  
**Subject:** December 10, 2008, Department Agenda Item 2 Planning and Rezoning of Keysite 3  
**Follow Up Flag:** Follow up  
**Flag Status:** Purple



To Whom It May Concern:

I am dismayed to be writing yet again to protest the continued efforts of developers and this county to rezone Keysite 3 to High Density Housing, i.e. Residential 20. I am a resident on Cantata Lane directly adjoining Keysite 3. I checked my records and I have been writing to fight this type of zoning since 1995, when the last general plan was implemented. Again, my husband and I do not understand how the county can possibly consider Residential 20 housing adjacent to 5 acre ranchettes. This absolutely defies good county planning by lumping such divergent housing projects next to one another. We continue to believe that the zoning should remain as is, not only for the contiguity of the adjacent properties but also for the aesthetics of the approach to the Santa Maria Valley from the south. We are the first area of Santa Maria to be viewed from the freeway and it would be a crying shame to make that approach one that reflects High Density housing. In addition, we are concerned as voting taxpayers about the impact of the large number of homesites that are being considered. We do not see that the county has enough support for fire prevention and support, sewage and water needs, and maintenance of roads. Also the bedroom community of Orcutt doesn't have the shopping and services resources to support more housing. In this economic climate we have watched new homes be built all around us and we have watched them sit unsold or lost to the bank. We believe that the county would be wiser to leave the Orcutt general plan in place with the zoning UNCHANGED for Keysite 3.

Sincerely,

Pamela D. Brannon & Michael R. Brannon  
(805)896-9207  
[pb@smith-electric.com](mailto:pb@smith-electric.com)

12/15/2008

#6

December 14, 2008

Pamela D. Brannon  
5560 Cantata Lane  
Santa Maria, CA 93455  
(805)937-8655



Santa Barbara County Board of Supervisors  
105 East Anapamu Street  
Santa Barbara 93101  
Phone: (805) 568-2190  
E-mail: [cao@co.santa-barbara.ca.us](mailto:cao@co.santa-barbara.ca.us)

Dear Supervisors:

I am writing on behalf of three separate areas of homeowners, all bordering Orcutt area's Keysite 3. We are writing in regard to the proposed rezoning of Keysite 3 at the December 16, 2008 Board Meeting. After meeting with a large group of homeowners from Sunny Hills Mobile Home Park, homeowners bordering Oak Brook Lane and homeowners along Chancellor Street, we want to express our deep concern with the precipitous decision to change the zoning of 8 acres of Keysite 3's 147 acres to MR-0, allowing for 20 units per acre. We understand that the Housing Element Focused Rezone Program requires that there be "By-right" Multifamily Housing with a Residential Density of 20 units per acre and that Santa Barbara County has had a shortage and must amend this; however we disagree with the hasty decision to focus this shortfall on Keysite 3 and Keysite 30.

Of course our particular concern is Keysite 3 because this rezoning directly affects our way of life as well as our potential home values. Regardless of the drawbacks to us individually, we truly believe that this rezoning change is not in the best interest of the county. We would hope that the county long range planning office take more time to consider more sites for this housing so the numbers of houses at each Keysite would be decreased.

The following are reasons that we believe the rezoning in Keysite 3 is not good for the county.

- It will impede the Visual and Aesthetic Resources of this Gateway property, even the EIR cannot mitigate this inconsistency with the zoning. This area is the first view people have of the Santa Maria Valley when they approach from the south. Is the county willing to ignore the Gateway designation of Keysite 3 and forever change the view on the southern approach to Santa Maria Valley? Is Low Income affordable housing the housing we want first viewed by people approaching Santa Maria?

- The roads (Oak Brook Lane, Frontage Rd by Sunny Hills and perhaps Chancellor) that this 8 acre MR-0 development would need to utilize are not equipped to deal with the traffic or to support the area with Fire and Police. The EIR only addresses the impact on Stillwell, Clark and 101. It does not address the actual roads that would allow entrance into the Keysite because they are currently private roads. Oak Brook Lane, as well as Chancellor, is currently a private road and the owners have no intention of easily rolling over to allow access through their road. Will the county be in a position to fight with the neighbors over access through the roads?
- Basic services such as public transportation, grocery shopping, and health care are a formidable distance from the proposed development and this is inconsistent with standards for this type of zoning. Will the county be in a position to provide those needs?
- There are many other personal concerns that we as neighbors have that most likely do not interest you, particularly air quality risks and risk to a sensitive habitat, however, we have listed the ones that affect the county.

We do not dispute that affordable housing is necessary and we know that allowances need to be made for it. Our concern is that the decision to use Keysite 3 is due to the fact that a developer is already interested in using the site in this manner, so it is an easy fix. But, is it in the best interest of the county? Wouldn't it be better to analyze all potential areas, even those without developers already planning for them? What about the areas on the East side of 101? What about areas further out from Orcutt where planned communities could include the housing with all the services it would need?

We also do not understand the hurry to get this done. We understand that the state has mandated that it be done but we believe the state at this point in time is a toothless tiger. What would the consequences be to considering this matter further? Who would implement any penalties and are there any? The state really seems to have bigger problems on its plate at this time, with budget deficits and a financial "Armageddon" on the horizon, according to our governor. We agree with proponents of affordable housing that it takes political courage to approve affordable housing, as well as strength and resolve to find the right places for these home sites. Please use your strength and resolve to take time to make sure that throwing these MR-0 sites into Keysite 3 and 30 is the most effective placing for these developments in the interests of those who will live in them, not just a means to meeting a state mandate.

Thank you for considering our position and we look forward to further discussion at the upcoming Board Meeting on December 16, 2008.

Sincerely,

Pamela D. Brannon  
5560 Cantata Lane  
off Chancellor Road  
[pb@smith-electric.com](mailto:pb@smith-electric.com)

Kamron Lorencz  
5780 Vanessa Way  
off Chancellor Road  
[kamron@jrbarto.com](mailto:kamron@jrbarto.com)

Kenny Emerick  
5420 Stillwell Rd.  
part of Oak Brook Lane  
[kennyemerick@verizon.net](mailto:kennyemerick@verizon.net)

Ron Bettencourt  
President, Sunny Hills Mobile Home Park



#6

1390 Mira Flores Drive

Orcutt, California, Ca. 93455

December 7, 2008

Hon. Salud Carbajal, Chair and Members of the Board of Supervisors



Re: Key Site 16 Rezone

Chairman Carbajal and Members of the Board of Supervisors,

I address you today in opposition to the planned rezone of Key Site 16 in Old Town Orcutt. Should this rezone be passed, and the 210 affordable housing units be built on this site, the results would be disastrous for both the Old Town Orcutt business and residential districts, which currently are undergoing multiple other expansion projects affecting the community. We need time to measure the effects of the current surge in building before we blast more housing projects into Orcutt that would directly affect the main thoroughfare.

On another note, this specific site has historical significance to the Orcutt Community, the County of Santa Barbara, and the State of California. It is well documented that this parcel was once the "Gateway" to the towns of Graciosa and Orcutt, and still reflects remnants of the Old Historic Coast Highway #2, which was known as El Camino Real and renamed Highway 101, prior to being relocated four miles to the east by the State of California in the early 1930's.

This path was once one of three routes taken by the Padres through the North County in the establishment of the California Missions. This is something that is significant to the community and should be revered.

It has also been said that the old town of Graciosa, which was the predecessor of Old Town Orcutt was situated on or adjacent to this parcel, prior to being burned down by the Newhall Land and Cattle Company in the late 1890's, before Orcutt was established.

When you compare the number of historical landmarks between the South County and North County, it is apparent that we need to do more in the North County to preserve any and all sites with historical significance.

We could take lessons from Kern County, who since 1941 has preserved their historical buildings and created a wonderful historical park and museum to educate their community and honor the past. Something similar to this would be a much more appropriate use for this parcel.

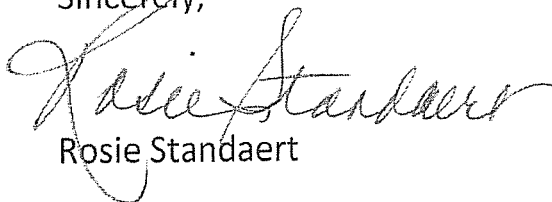
Having affordable housing is necessary for every county, however finding the "right" site is the most important part of the process.

Key Site 16 is not the right parcel for this high density "affordable" housing project.

I implore you to find another site that would be more fitting to the needs of the community which would not destroy remnants of our past in the process.

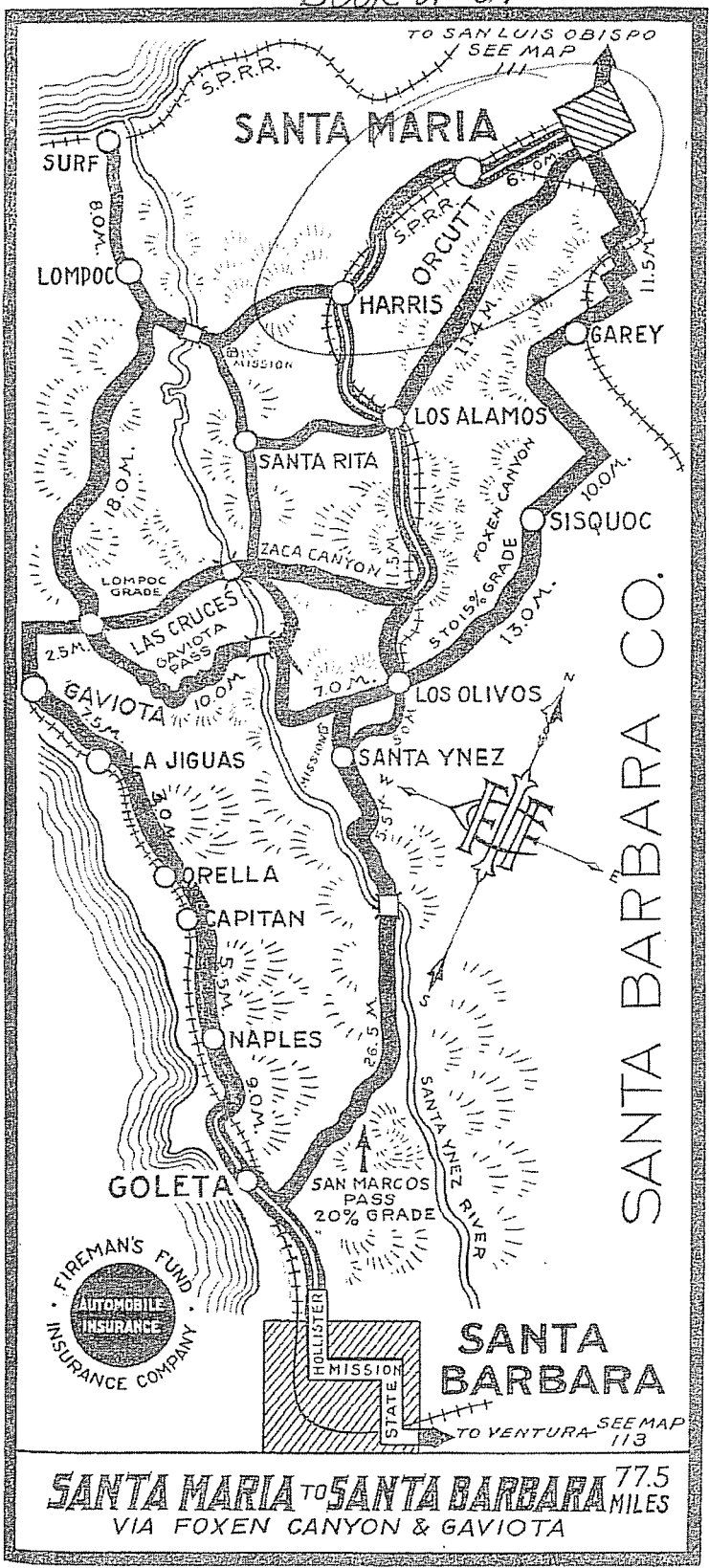
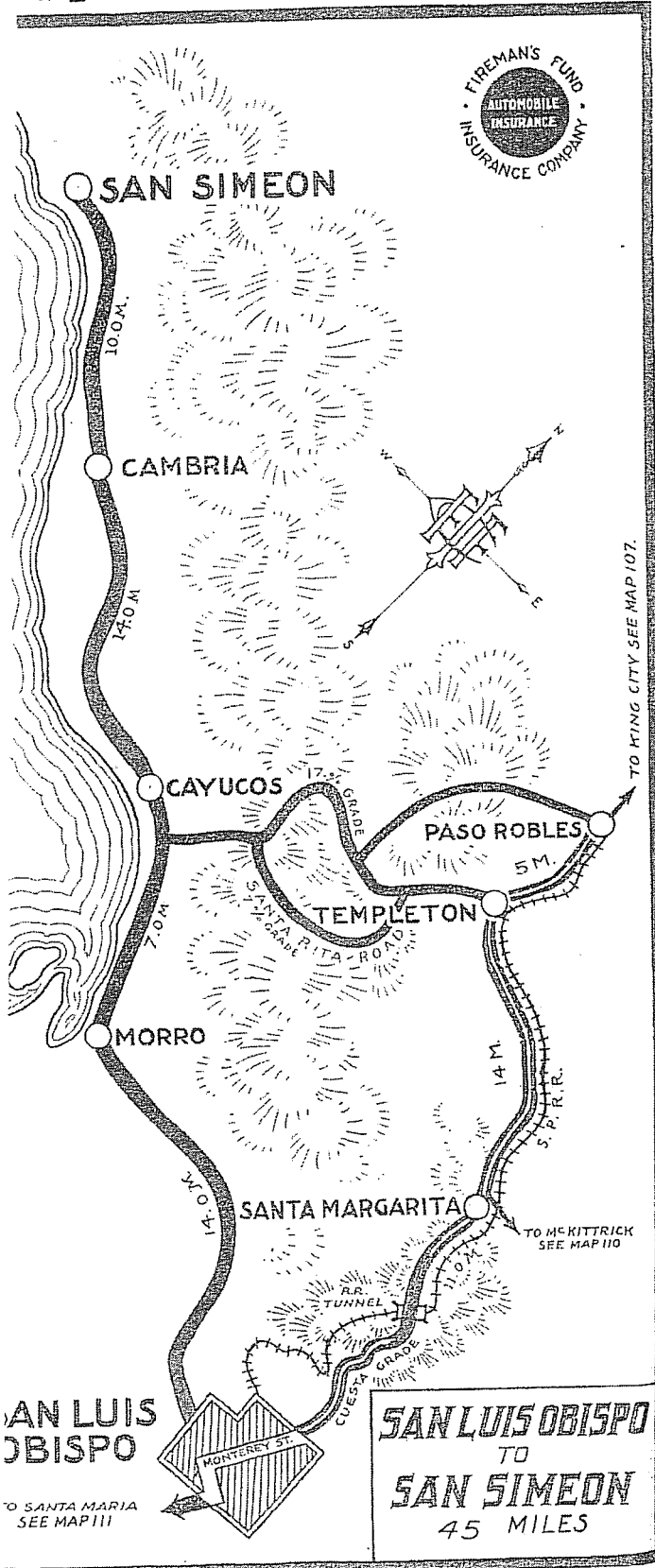
Thank you for the opportunity to address the Board.

Sincerely,



Rosie Standaert





State Highway complete San Luis Obispo to Paso Robles. The Santa Rita road between Templeton and Cayucos is good, with steep grades and many turns. Hotels, garages at principal towns. Fireman's Fund Agents at all principal points.

State Highway Santa Maria to Zaca Canyon via Harris and Los Alamos complete with exception of small stretch near Orcutt. Fair road between Santa Maria and Lompoc. From Los Olivos to Goleta road is good. Incomplete State Highway open for distances to motor travel. Highway between Goleta and Santa Barbara. Hotels and garages at all principal towns. Fireman's Fund Agents at all principal points.



#6

Board of Supervisors, County  
Of Santa Barbara  
105 E. Anapamu  
Santa Barbara, CA 93101



Dear Chairman, Salud Carbajal & Supervisors

I would like to urge the Board of Supervisors to rezone key-site 30 in Santa Maria. My wife and I are retired and a long time resident of Woodmere Villas. Our units are adjacent to this site along with total residential housing surrounding on three sides of key-site 30. We believe that a single and/or senior type housing development would be far more beneficial for the community. I cannot fathom seventy five and one half (75.5) acres of land being developed for a total sport recreation facility, (such as, football, baseball, soccer) in the middle of an existing family developed community. There is already a very large approved aqua center going in the west end, adjacent to this property. There surely must be more land available for sport facilities other than in the middle of existing family residential communities.

As a resident of the neighborhood of key-site 30 I urge you to rezone key-site 30 to 20 units per acre.

Sincerely;

Robert and Elene Tallman  
841 Zackery Ct.  
Santa Maria, CA 93455

Ph. (805) 937-4707

#6

**Brennan, Kaitlin**

**From:** chuck williams [tackhamer@verizon.net]  
**Sent:** Tuesday, December 09, 2008 5:04 PM  
**Cc:** Board Letters; Clerk of the board  
**Subject:** key site 16



Supervisors,  
Can you please tell us how you came up with the plan to chose Key Site 16 as the proper location for this State Mandated Housing? What criteria did you use? Is this a last ditch effort to comply with State Mandates? This site was not acceptable according to your last evaluation, you rejected this site,as well as key site 3. What has changed on these sites that now make them a candidate for this mandate? If developers were made to comply,and not allowed to buy their way out of this mandate, and put these in their developments like they are supposed to. You would not be in this jamb today. No more ammendments to the Orcutt Community Plan. This plan needs a zoning restriction limiting the amount of changes.

Chuck Williams.  
Old Orcutt

#6

**From:** Deborah Brasket [mailto:dbrasket@verizon.net]  
**Sent:** Thursday, December 11, 2008 4:47 PM  
**To:** SupervisorCarbajal@sbcbos1.org; jwolf@sbcbos2.org; jgray@co.santa-barbara.ca.us; bfirestone@co.santa-barbara.ca.us; jcenteno@co.santa-barbara.ca.us  
**Cc:** David Matson (dmatson@sbcao.org)  
**Subject:** RE: 2003-2008 Housing Element Focused Rezone Program



December 11, 2008

Santa Barbara County Board of Supervisors  
105 East Anapamu Street  
Santa Barbara, CA 93121

**RE: 2003-2008 Housing Element Focused Rezone Program**

Dear Chair Carbajal and Honorable Supervisors,

The Santa Barbara County Action Network (SB CAN) is a county-wide grassroots non-profit organization dedicated to creating sustainable communities. SB CAN advocates a holistic approach to community planning that integrates housing, open space, and transportation to meet the needs of all members of our community and future generations.

SB CAN supports the Planning Commission's recommendation to rezone portions of Orcutt Key Sites 3 and 16 to meet the Housing Element requirement for an additional 370 high-density multiunit residences. We agree with the Planning Commission that Key Site 16 is preferable to Key Site 30 for this purpose. As the staff report states, "Due to its location to Old Town Orcutt, proximity to existing and future residential areas, and lack of significant environmental or physical constraints, [key site 16] is a prime location for pedestrian oriented high density residential development.

Key Site 16 is preferable to Key Site 30 for following reasons:

Key Site 16, located at gateway of Old Town Orcutt, is within a short walking distance of basic urban services needed by residents of high-density, low-income housing. In creating sustainable communities, housing should be located in urban areas near community and commercial services. In addition, multi-story units would be compatible in an area that already includes multi-story buildings. Key site 16 is already zoned for development, unlike Keysite 30, which is zoned for open space and recreation. Rezoning this site for high-density multi-family units would create a more vibrant, compact Old Town, helping to support current and future businesses. An underground parking garage envisioned for this site could easily be incorporated into a high-density multi-story residential facility

On the other hand, Key Site 30 is located on land zoned for open space and recreation, and lies in the heart of a single-unit, single story residential neighborhood. This site has long been envisioned by the community as a place for open space, a community center, walking and hiking trails. This site is also located in a no-build flight-path for the airport, and thus building here would result in Class I impacts to airport-related land use. In addition, high-density, multi-story housing would be incompatible with surrounding single-story, single-resident neighborhoods. Traffic impacts in an area located near two high schools also would be considerable.

The County's 2008 Regional Transportation Plan discusses the need for creating sustainable communities. It states: The "New Urbanism" movement promotes sustainable, compact, well-designed, transit oriented, walkable communities with easy access to basic needs and services, cultural and recreational amenities, and town centers . . . . Planning for "sustainable communities" means planning development that is more sensitive both to the environment and to human needs, and supports a modal shift away from the automobile toward riding mass transit, bicycling, and walking." The development of high-density, low-income housing at Key site 16 fits this vision for creating a sustainable community in Old Town Orcutt.

We urge you to approve the proposed focused rezones for Key Sites 3 and 16 as recommended by the Planning Commission to meet the 2003-2008 Housing Element requirements.



Sincerely,

Deborah Brasket  
SB CAN Executive Director

Delivered by email 12-11-08  
Letter attached

Deborah Brasket, Executive Director  
Santa Barbara County Action Network (SB CAN)  
P.O. Box 23453, Santa Barbara, CA 93121  
805-722-5094 / [deborah@sbcn.org](mailto:deborah@sbcn.org)  
[www.sbcn.org](http://www.sbcn.org)