

Sheila de la Guerra

Appellant Materials. # 4

**From:** Carlos Araya <claraya@gmail.com>  
**Sent:** Tuesday, February 24, 2026 7:53 AM  
**To:** Lia Graham  
**Cc:** sbcob; marti.hayduk@verizon.net  
**Subject:** Re: FW: Appellant Presentation Materials  
**Attachments:** FEMA - 2026.W8, Flood Insurance Study, Volume 6 (#06083CV006E) - 20260224.v1.pdf;  
Santa Barbara County - 2025.W25, Board Letter (Preliminary Maps) - 20250715.v1.pdf



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Hi Lia,

Good morning!

I don't know if it is possible to add these to the records on hand — but these would be quite helpful. I do intend to reference this material (verbally, at a minimum) in today's conversation.

With kind regards,

—CA

Carlos L. Araya, Ph.D.

e: [claraya@gmail.com](mailto:claraya@gmail.com) | m: 724.252.7292 | t: [@claraya](tel:@claraya) | l: [in/claraya](mailto:in/claraya)

On Mon, Feb 23, 2026 at 3:04 PM, Carlos Araya <[claraya@gmail.com](mailto:claraya@gmail.com)> wrote:

Oh, yikes — sorry about that! Thanks for forwarding.

=]

Carlos L. Araya, Ph.D.

e: [claraya@gmail.com](mailto:claraya@gmail.com) | m: 724.252.7292 | t: [@claraya](tel:@claraya) | l: [in/claraya](mailto:in/claraya)

On Mon, Feb 23, 2026 at 3:00 PM, Lia Graham <[ligraham@countyofsb.org](mailto:ligraham@countyofsb.org)> wrote:

Good afternoon Carlos,

All materials should be sent to [SBCOB@countyofsb.org](mailto:SBCOB@countyofsb.org) to ensure that they are handled properly and distributed to the correct parties. I have cc'd them on this email, however, in the future please be sure to send it to the correct party.

Thank you and we will see you tomorrow.

Lia

---

**From:** Carlos Araya <[claraya@gmail.com](mailto:claraya@gmail.com)>  
**Sent:** Monday, February 23, 2026 2:28 PM  
**To:** Lia Graham <[ligraham@countyofsb.org](mailto:ligraham@countyofsb.org)>  
**Cc:** [marti.hayduk@verizon.net](mailto:marti.hayduk@verizon.net)  
**Subject:** Appellant Presentation Materials

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Dear Lia,

Thank you for your patience; I ran into some issues in reducing the file size but here is a document prepared for Adobe PDF versions 9 and later.

Looking forward to chatting tomorrow.

–CA

Carlos L. Araya, Ph.D.

e: [claraya@gmail.com](mailto:claraya@gmail.com) | m: 724.252.7292 | t: [@claraya](https://twitter.com/claraya) | l: [in/claraya](https://www.linkedin.com/in/claraya)

On Thu, Feb 19, 2026 at 11:45 AM, Lia Graham <[ligraham@countyofsb.org](mailto:ligraham@countyofsb.org)> wrote:

Good morning,

Please see the attached Agenda for the February 24, 2026 Santa Barbara County Board of Supervisors meeting. The Appeal of the Promise Land LLC – As-Built Wall is scheduled as Departmental Item No. 4 (see page 20 of the attached Agenda) and is estimated to begin at approximately [1:30 PM]. A summary of the time allocated for this item is also attached to this email.

Lastly, as a friendly reminder, any documents longer than one page - including applicant and appellant presentations - must be submitted to the Clerk of the Board by 12:00 PM on the Friday prior to the Board hearing. Per Board Resolution No. 91-333, the Board shall not consider or accept an untimely submission as part of the record, unless a motion to do so is passed by a four-fifths vote.

Please submit all documents, including presentations, to the Clerk of the Board at: [sbcob@countyofsb.org](mailto:sbcob@countyofsb.org).

If you have any questions or need further assistance, feel free to reach out.

Thank you,



Lia Marie Graham

Deputy Clerk of the Board/Assessment Appeals Clerk

County Executive Office – Clerk of the Board of Supervisors

105 E. Anapamu Street, Ste. 407, Santa Barbara, CA 93101

Phone: 805-568-2247 | Email: [Ligraham@countyofsb.org](mailto:Ligraham@countyofsb.org)

Website: [www.countyofsb.org](http://www.countyofsb.org)

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# FLOOD INSURANCE STUDY

## FEDERAL EMERGENCY MANAGEMENT AGENCY

VOLUME 6 OF 7



## SANTA BARBARA COUNTY, CALIFORNIA

AND INCORPORATED AREAS

COMMUNITY NAME	COMMUNITY NUMBER
BUELLTON, CITY OF	060757
CARPINTERIA, CITY OF	060332
GOLETA, CITY OF	060771
GUADALUPE, CITY OF	060333
LOMPOC, CITY OF	060334
SANTA BARBARA, CITY OF	060335
SANTA BARBARA COUNTY, UNINCORPORATED AREAS	060331
SANTA MARIA, CITY OF	060336
SOLVANG, CITY OF	060756
TRIBAL NATION*	
SANTA YNEZ BAND OF CHUMASH INDIANS	060029

\*Federally Recognized Tribal Nation

**REVISED:**

**JUNE 10, 2026**

FLOOD INSURANCE STUDY NUMBER

06083CV006E

Version Number 2.6.4.6



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## Volume 4 (cont.)

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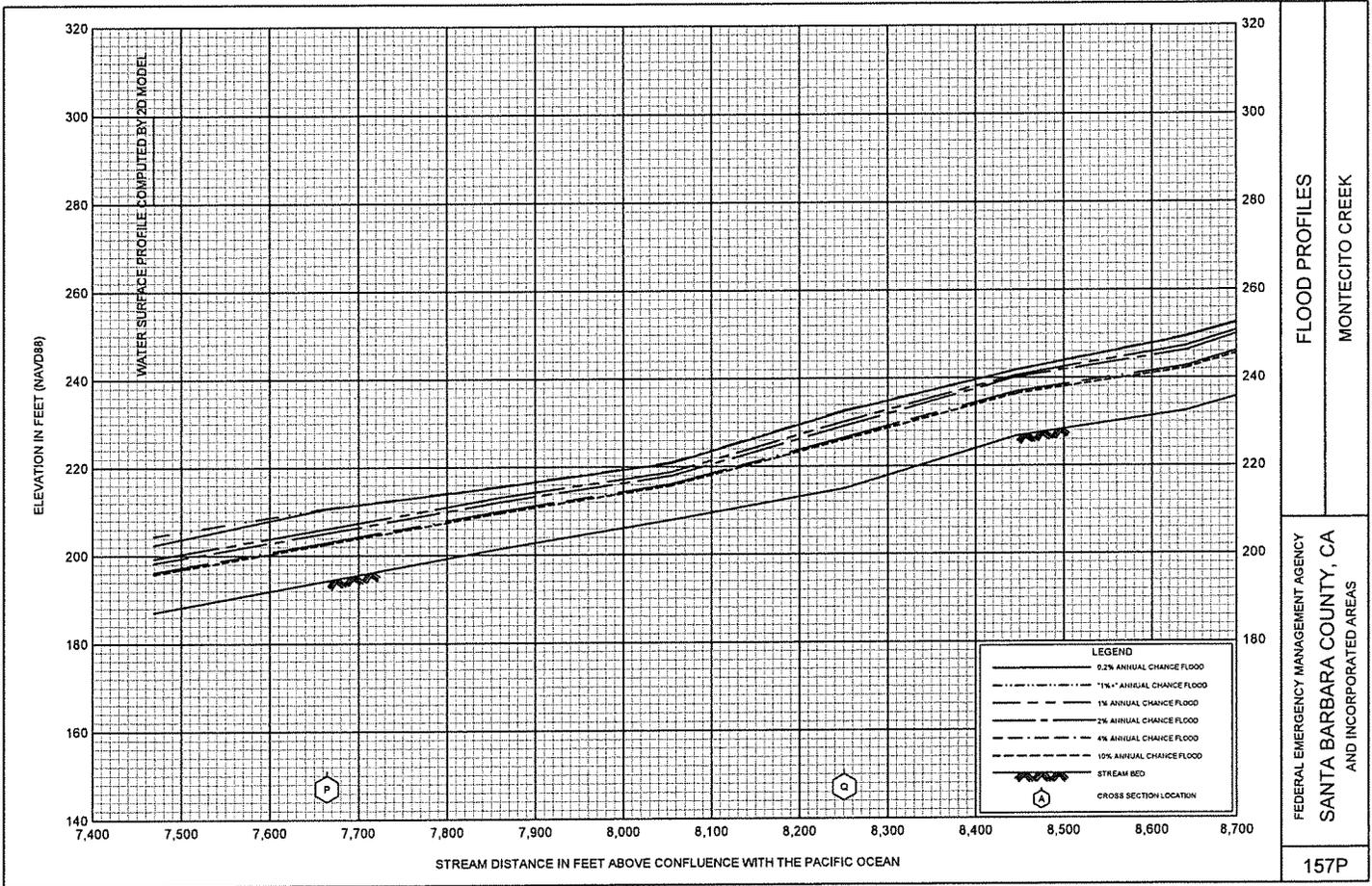
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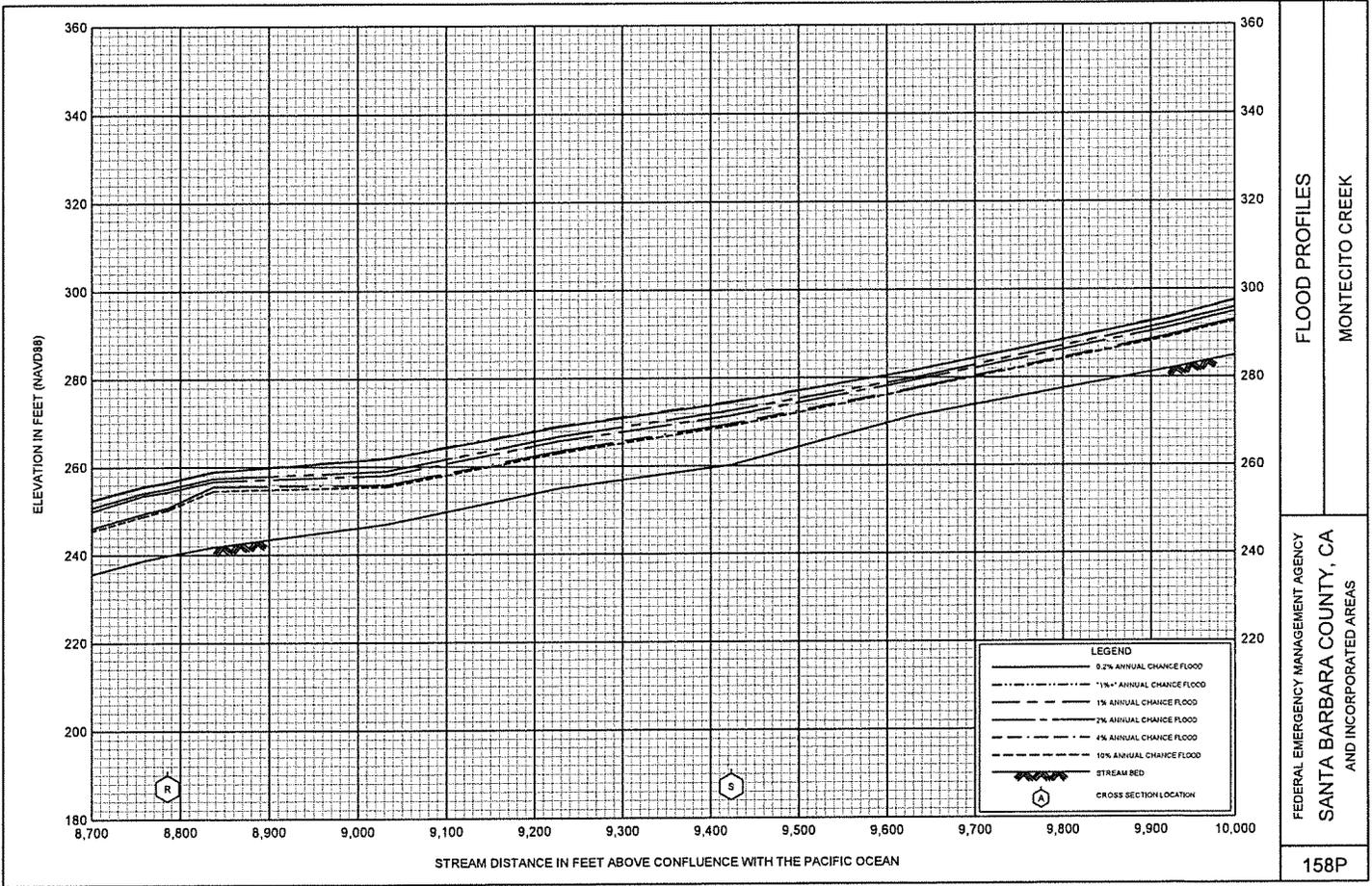
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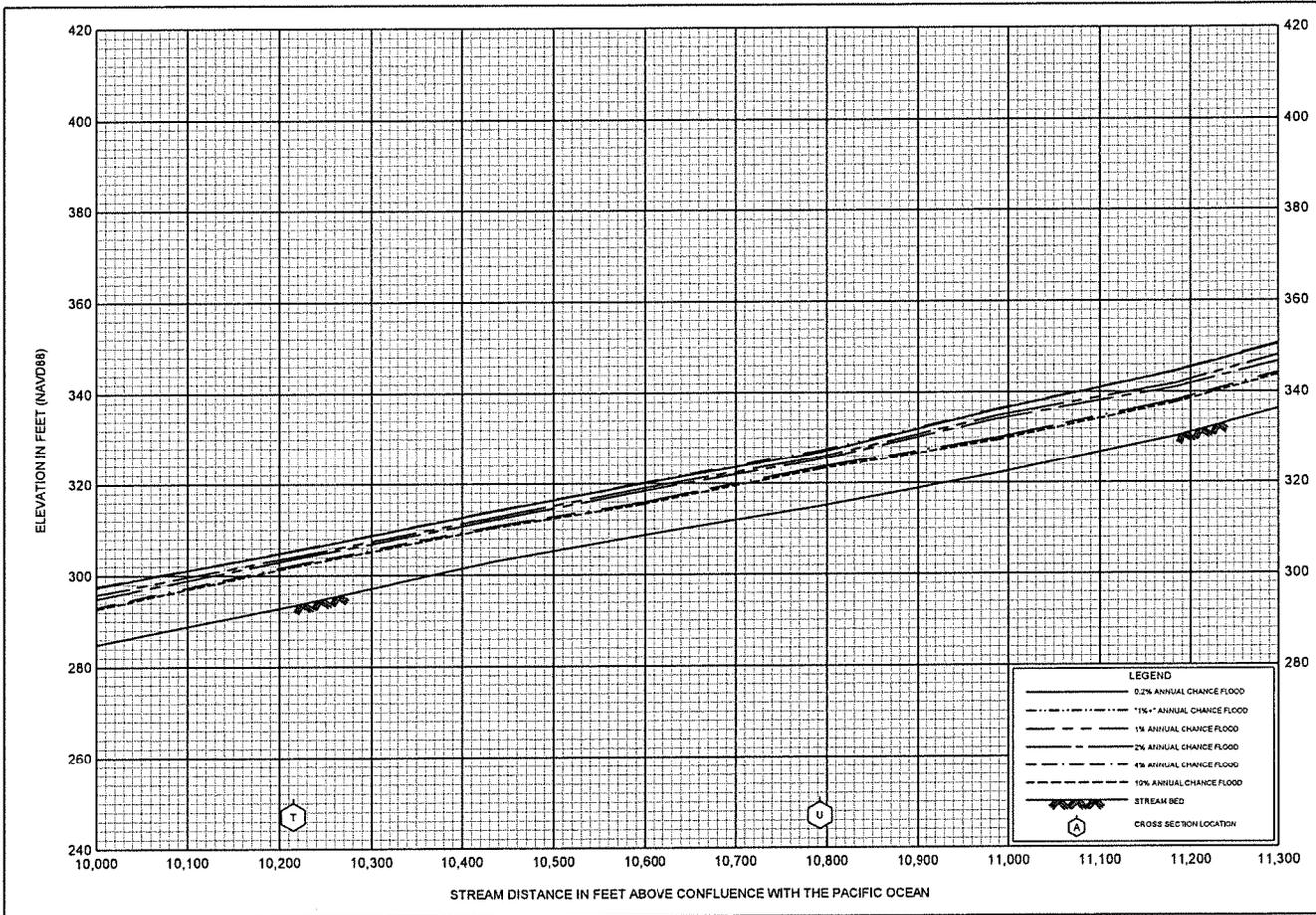
Flood Insurance Rate Map (FIRM)



**FLOOD PROFILES**  
MONTECITO CREEK

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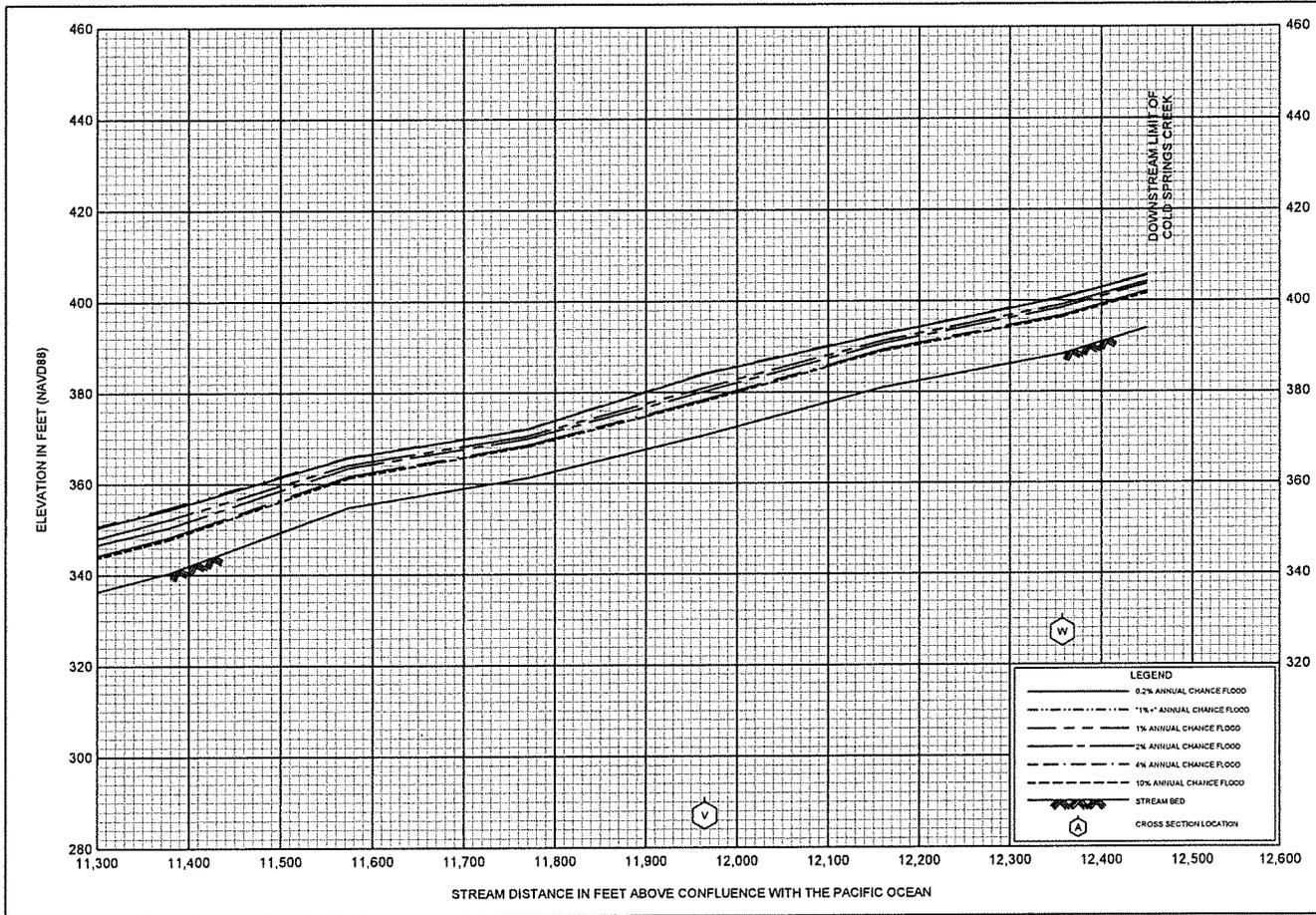




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MONTECITO CREEK

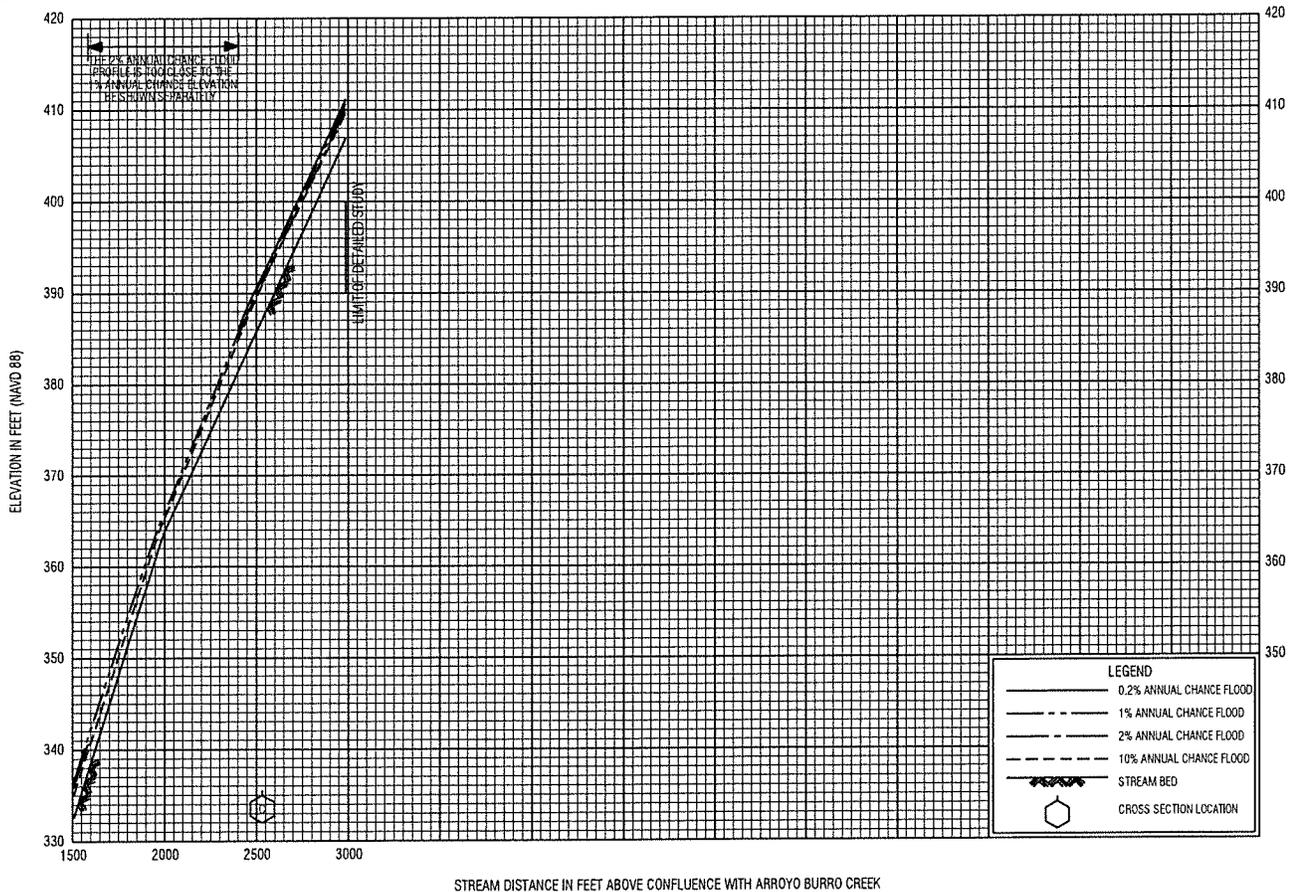
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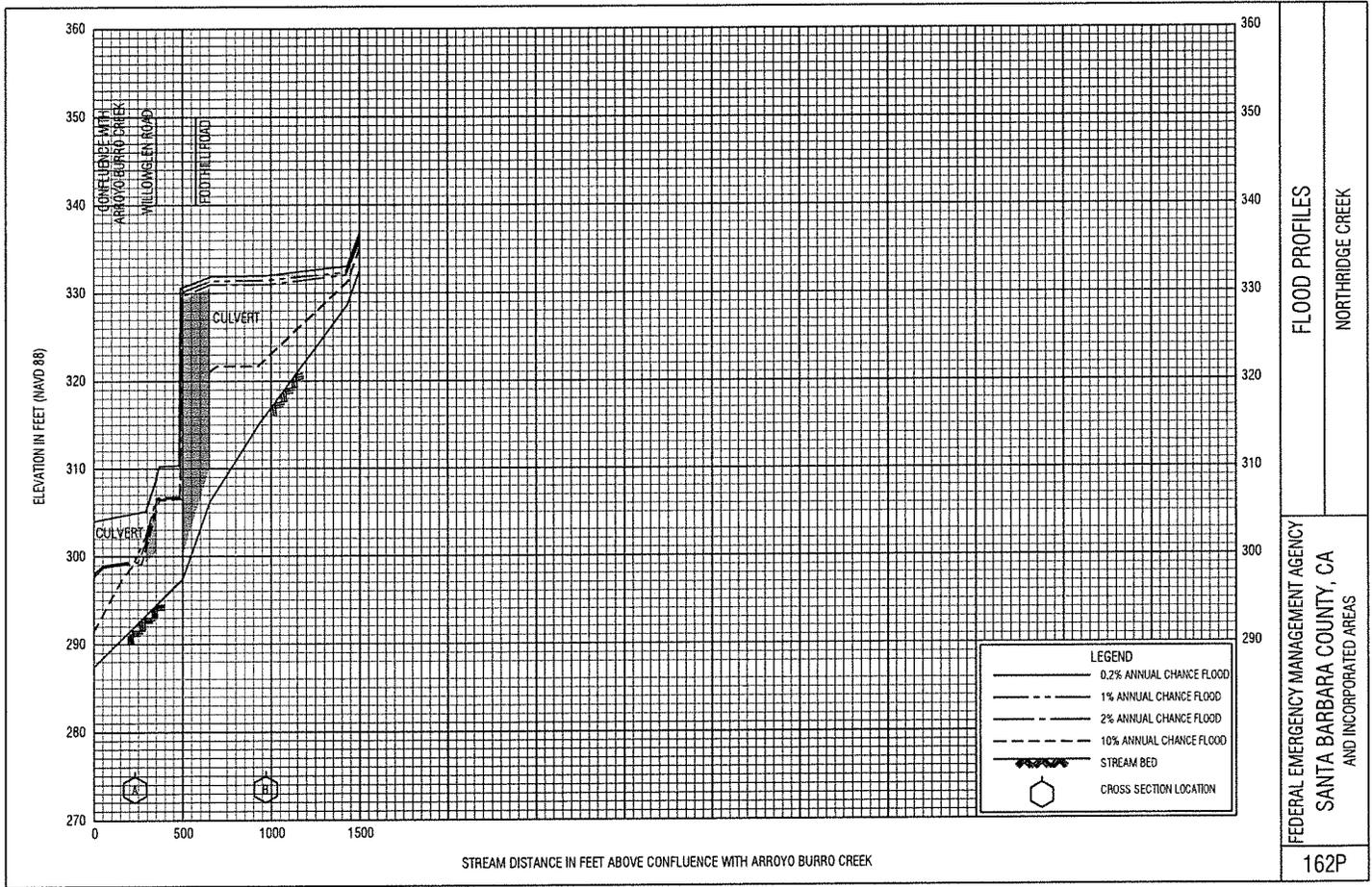
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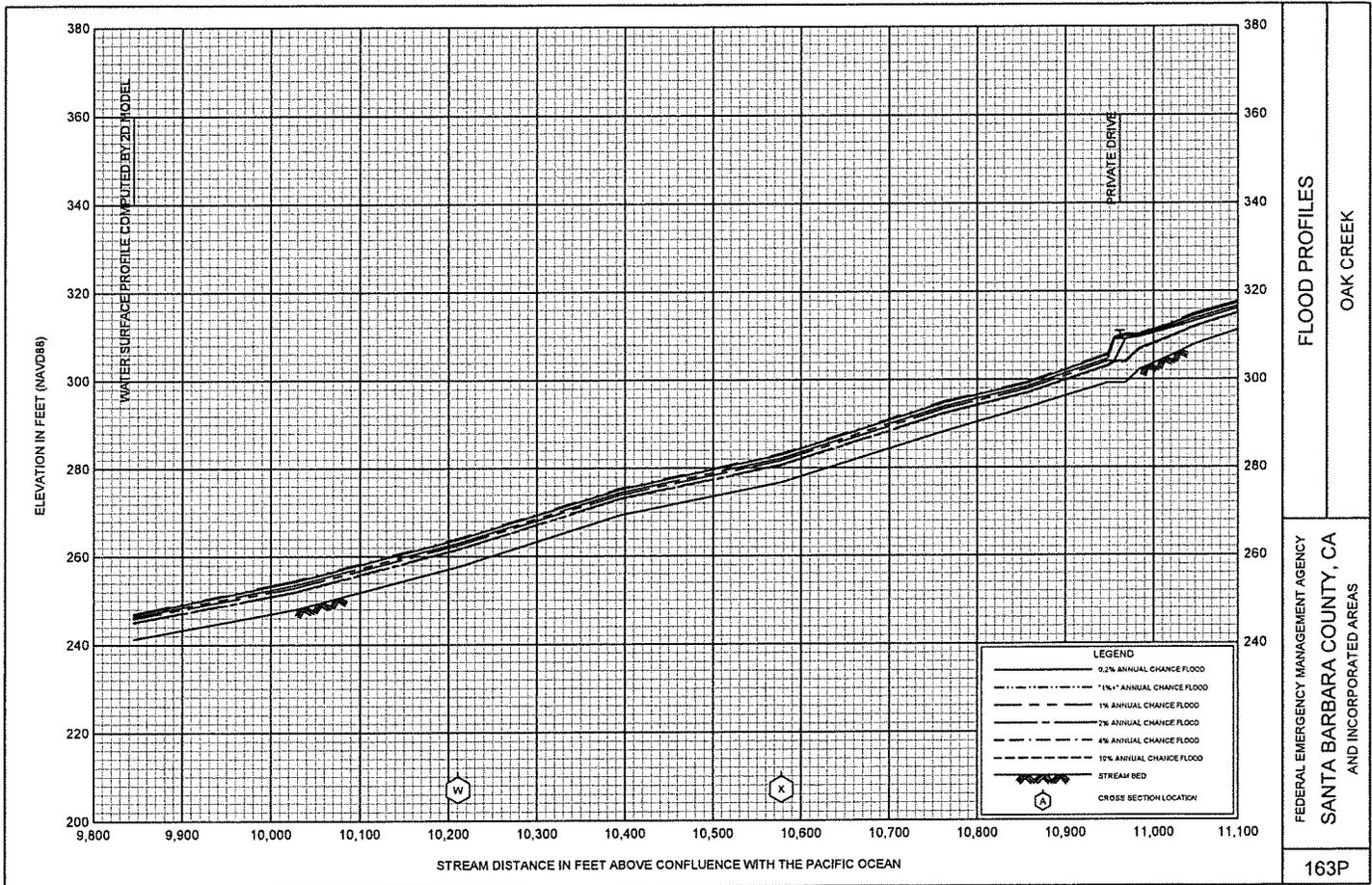
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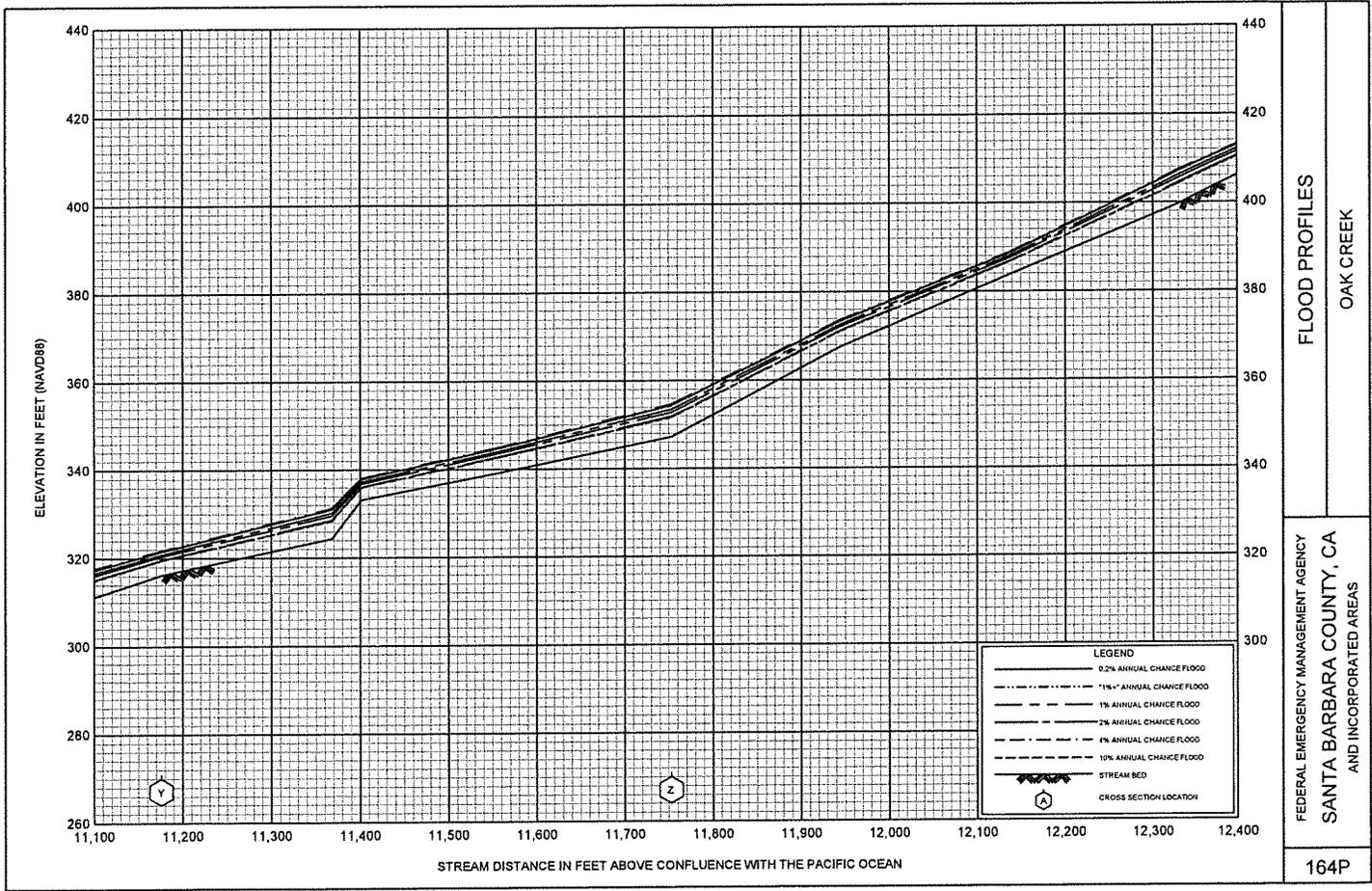
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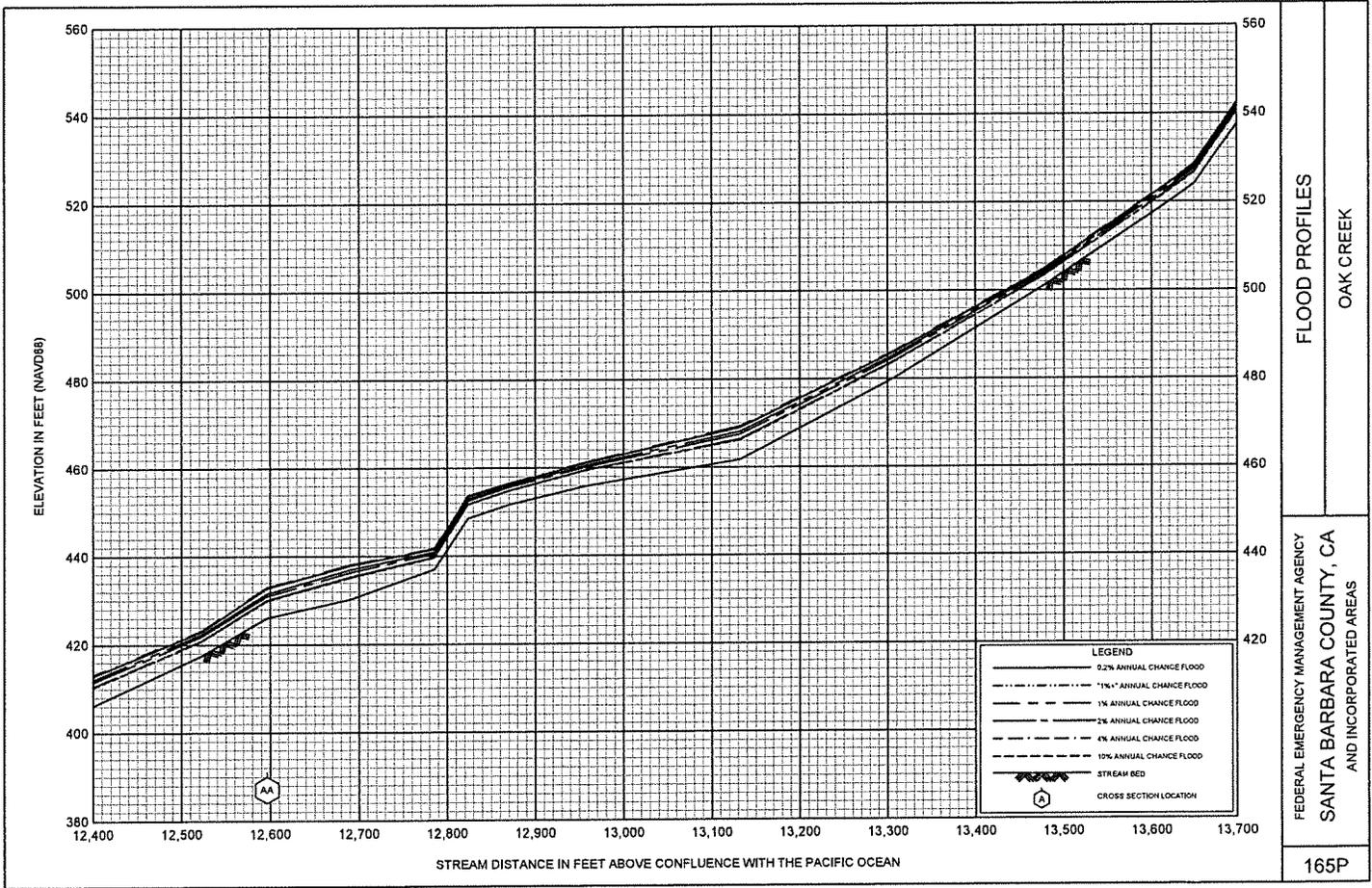


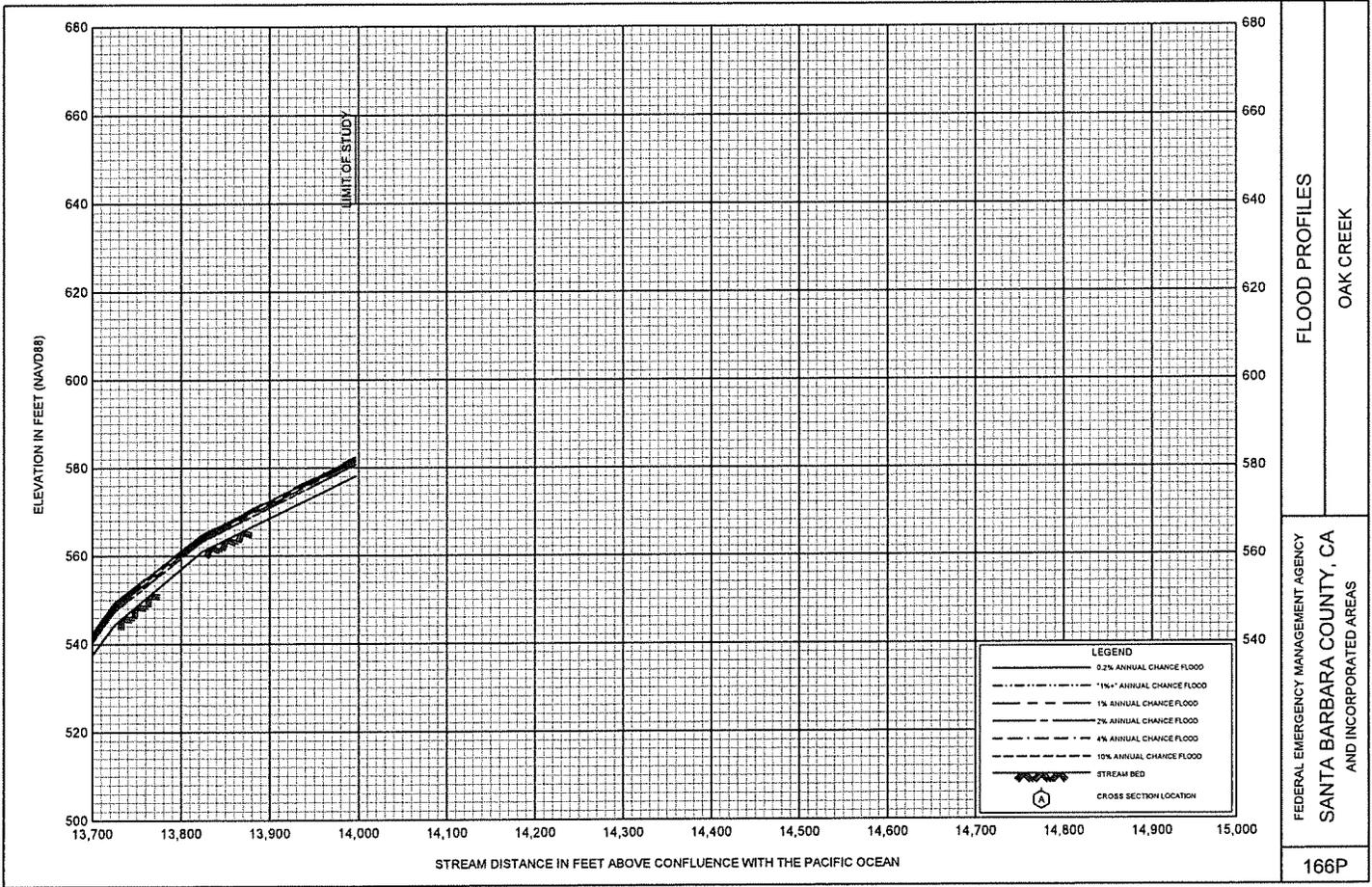
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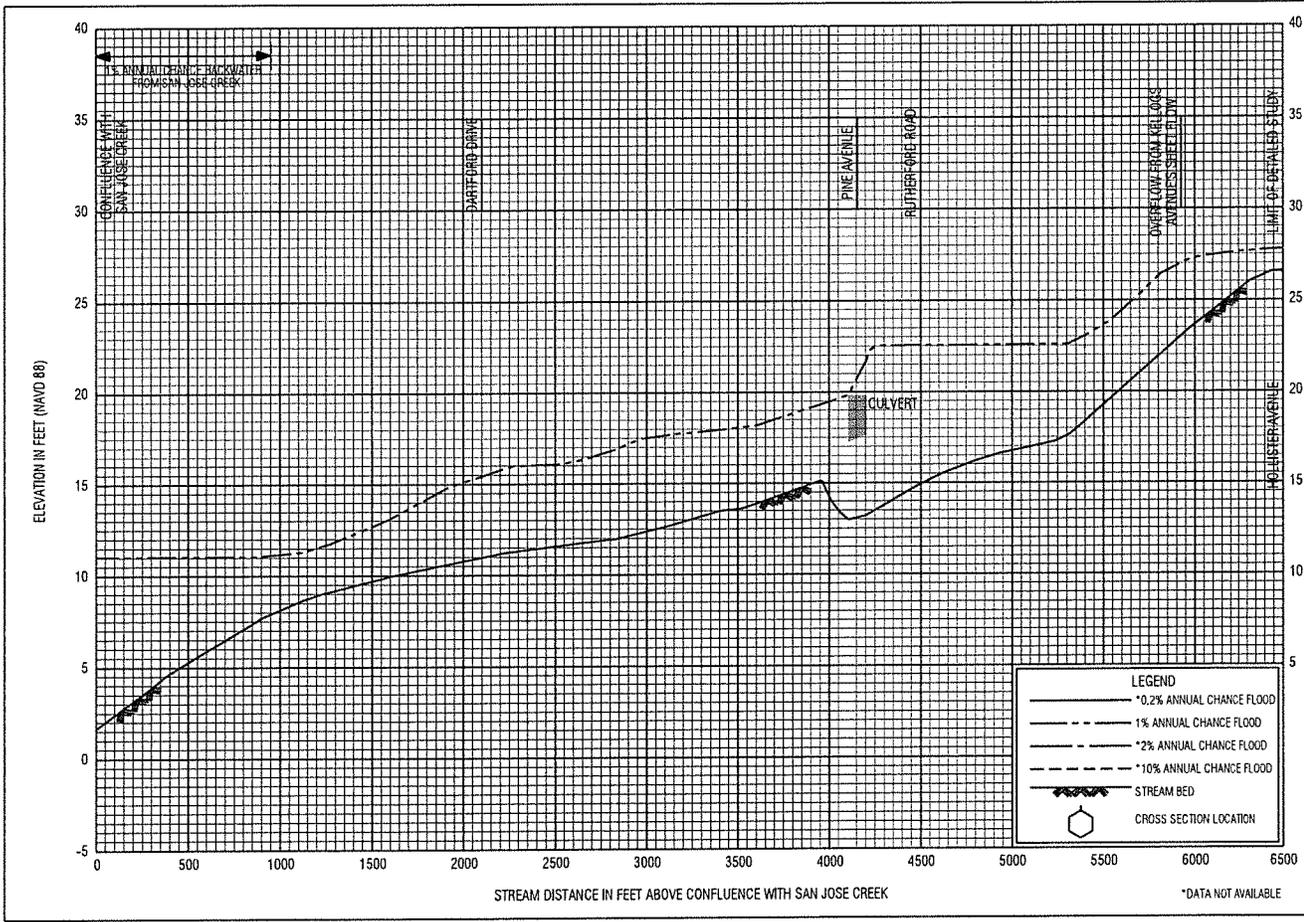
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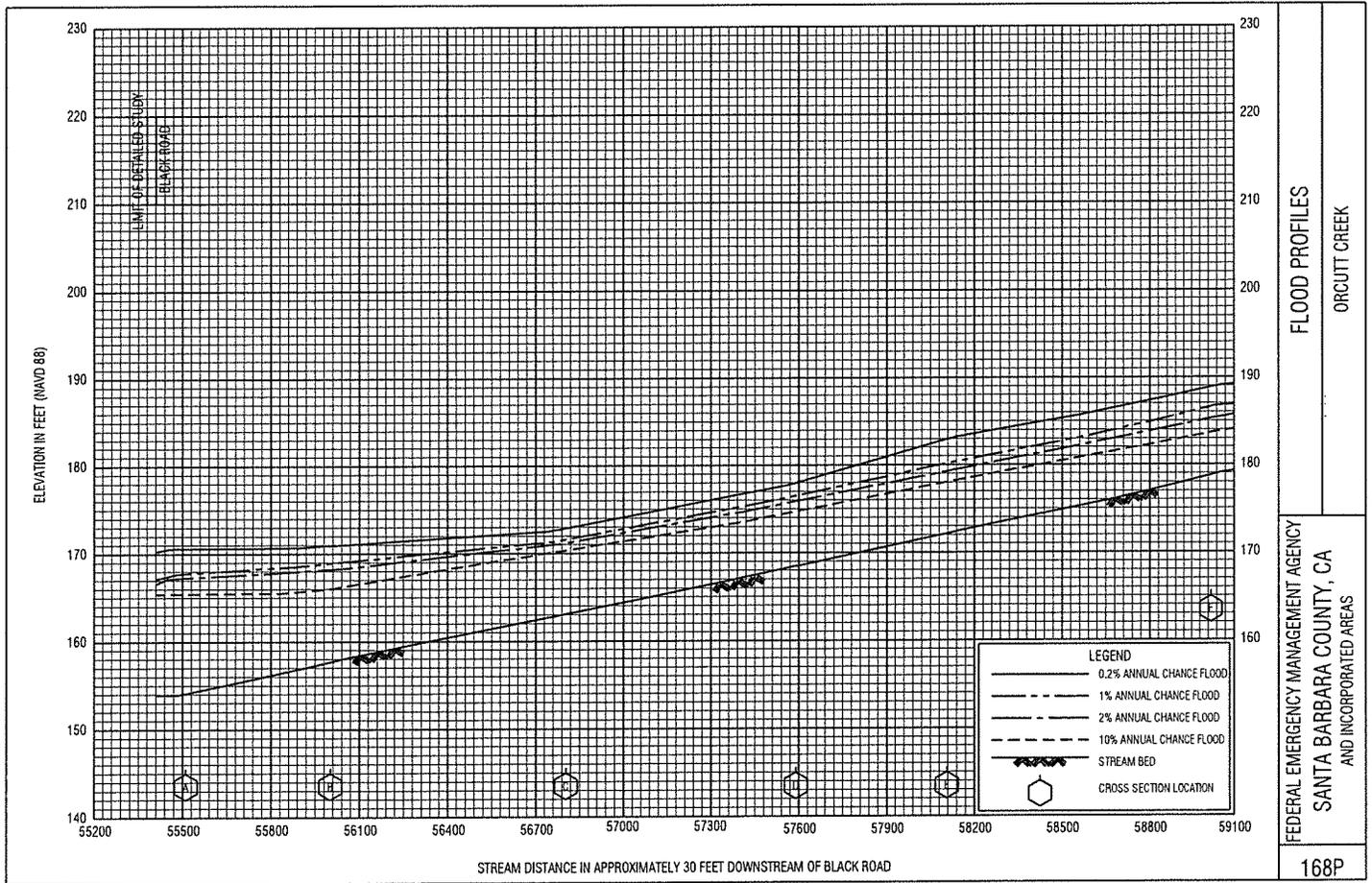


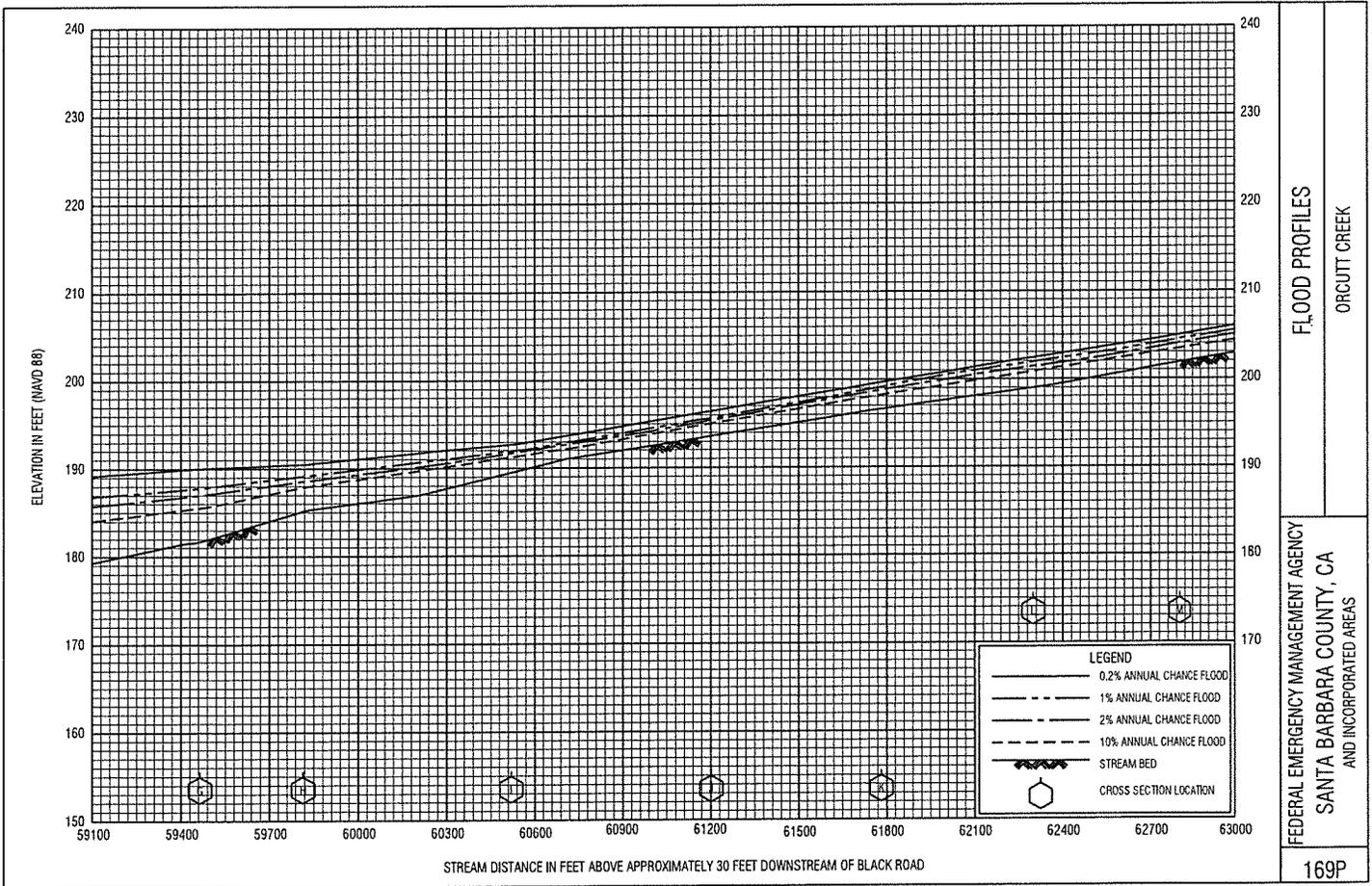


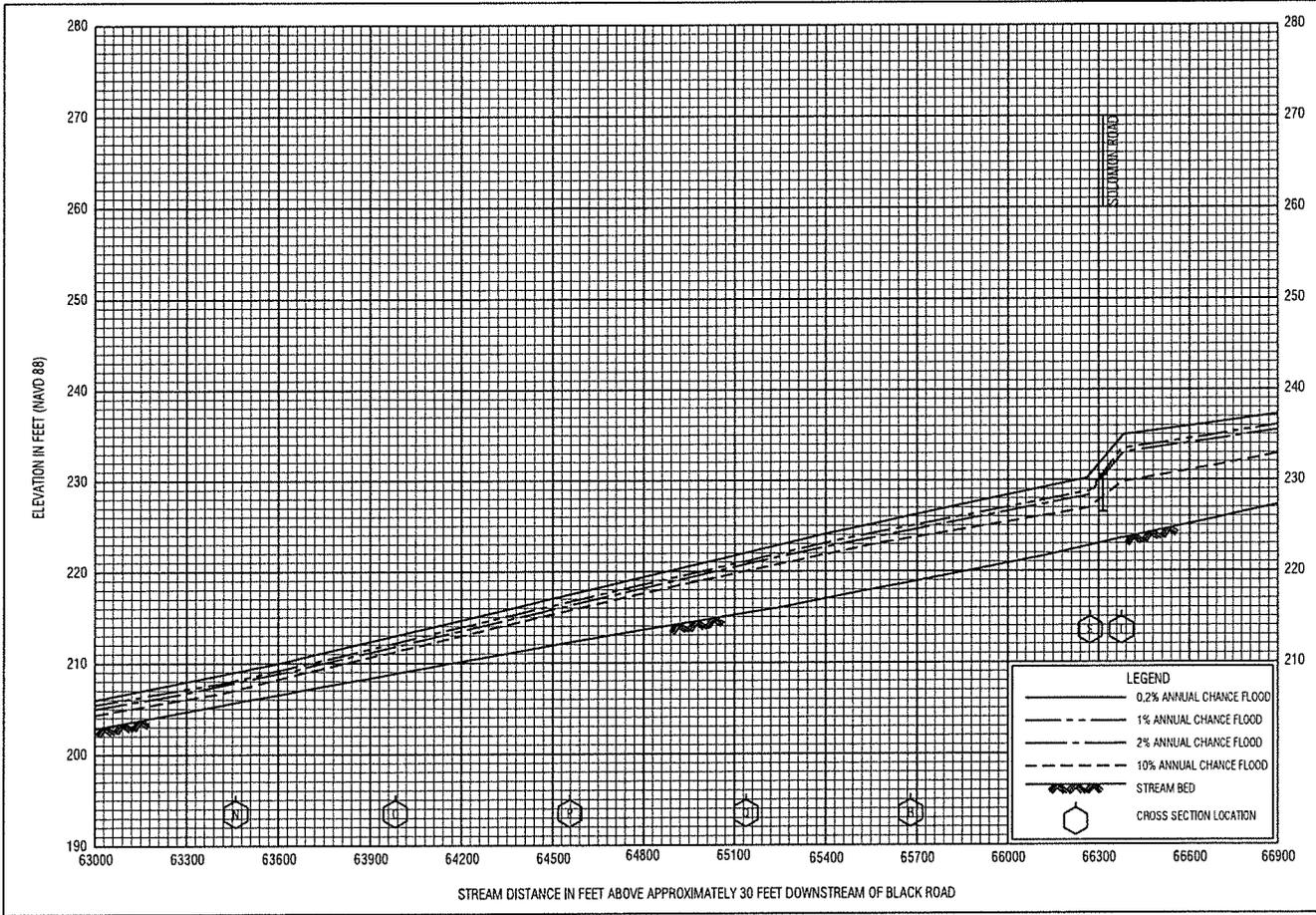


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OLD SAN JOSE CREEK

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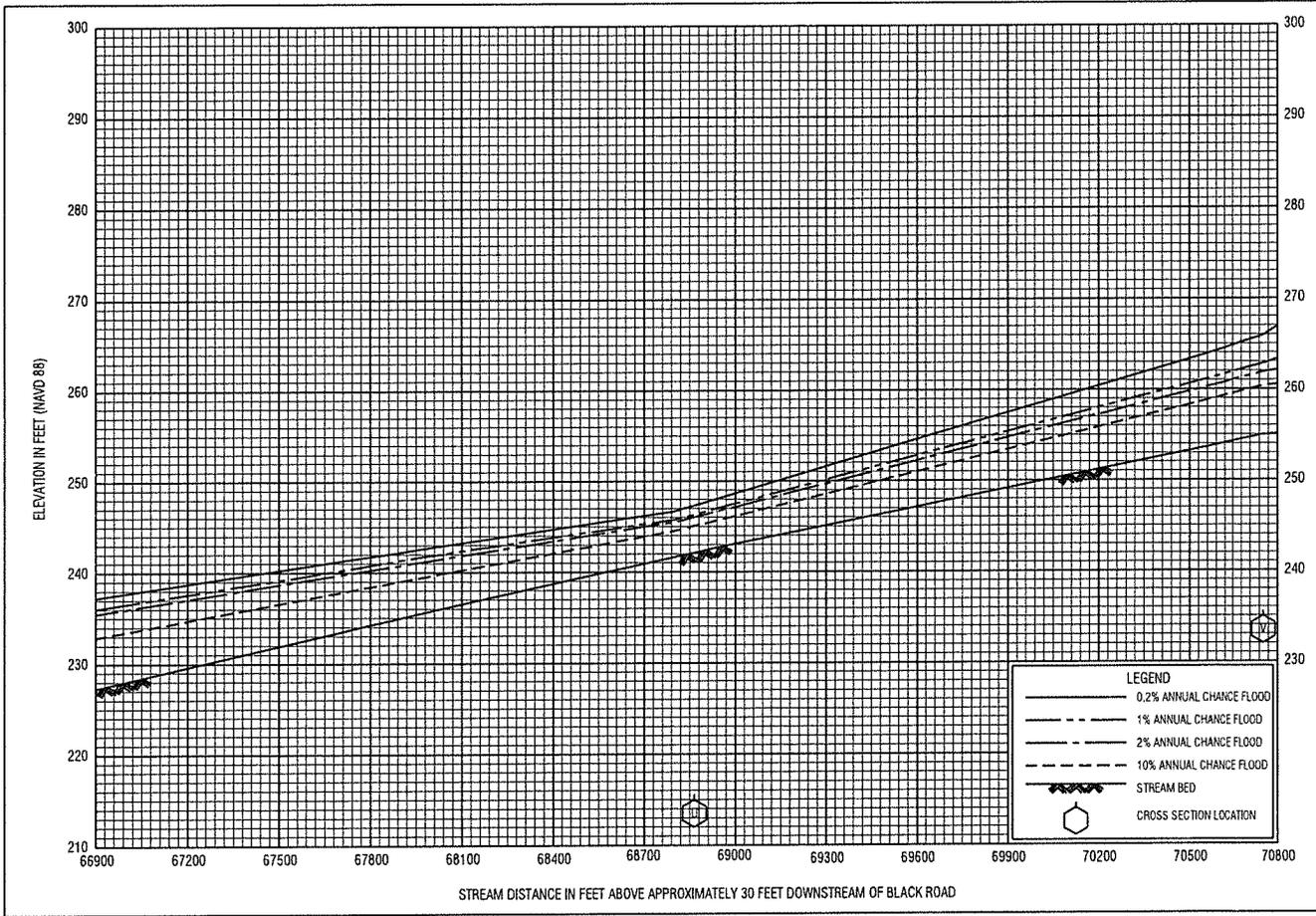




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ORCUTT CREEK

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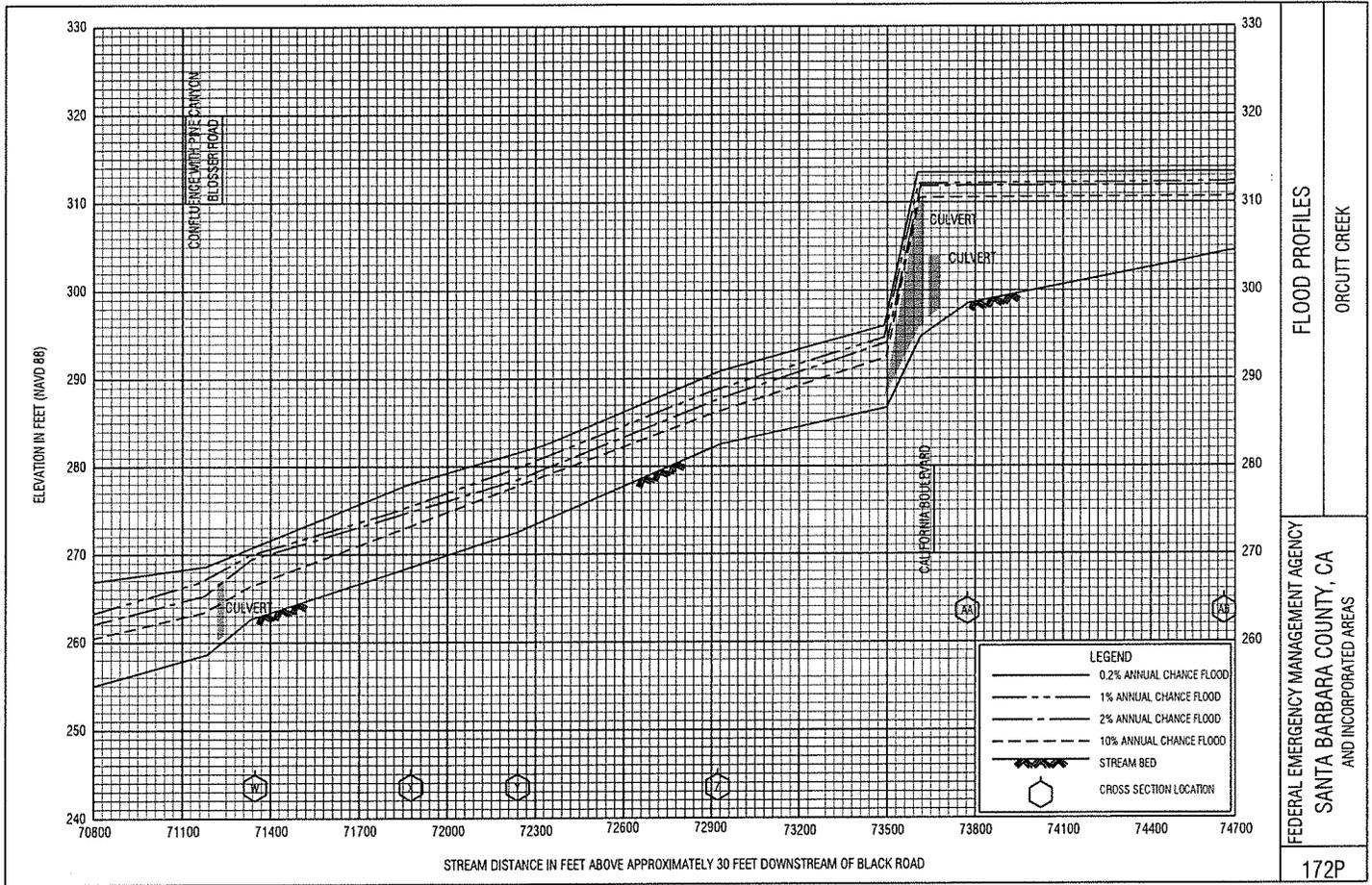
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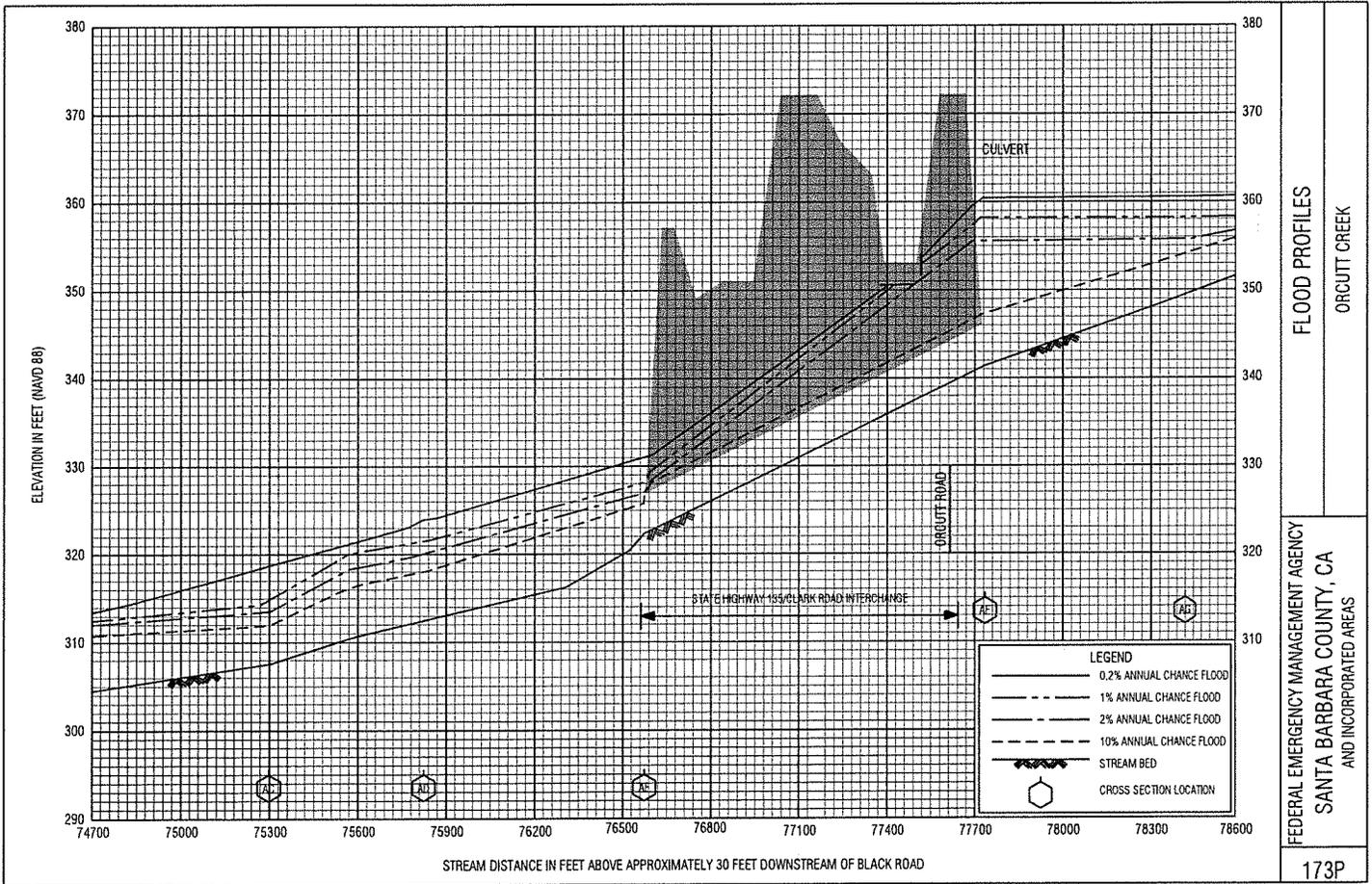


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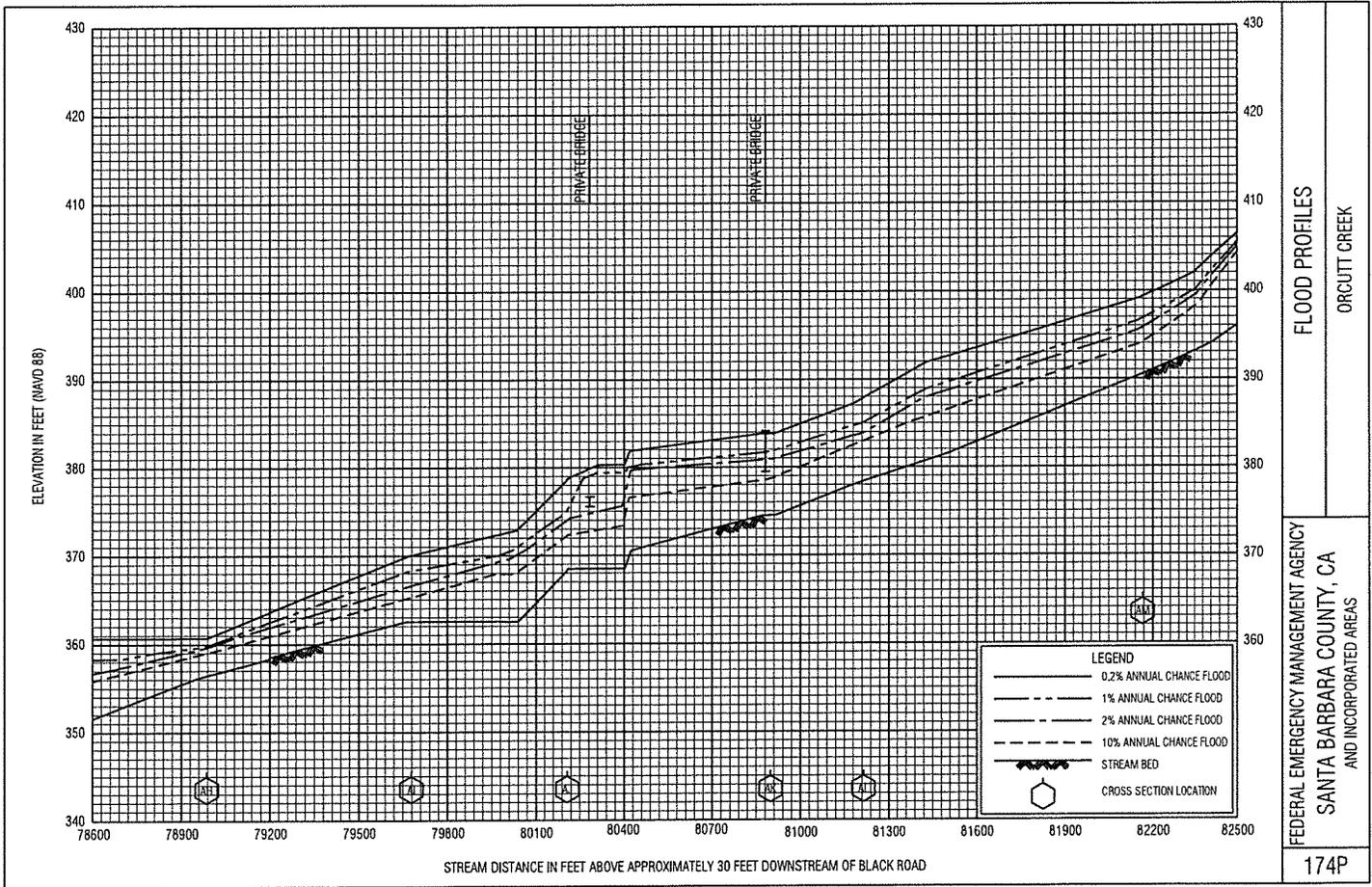
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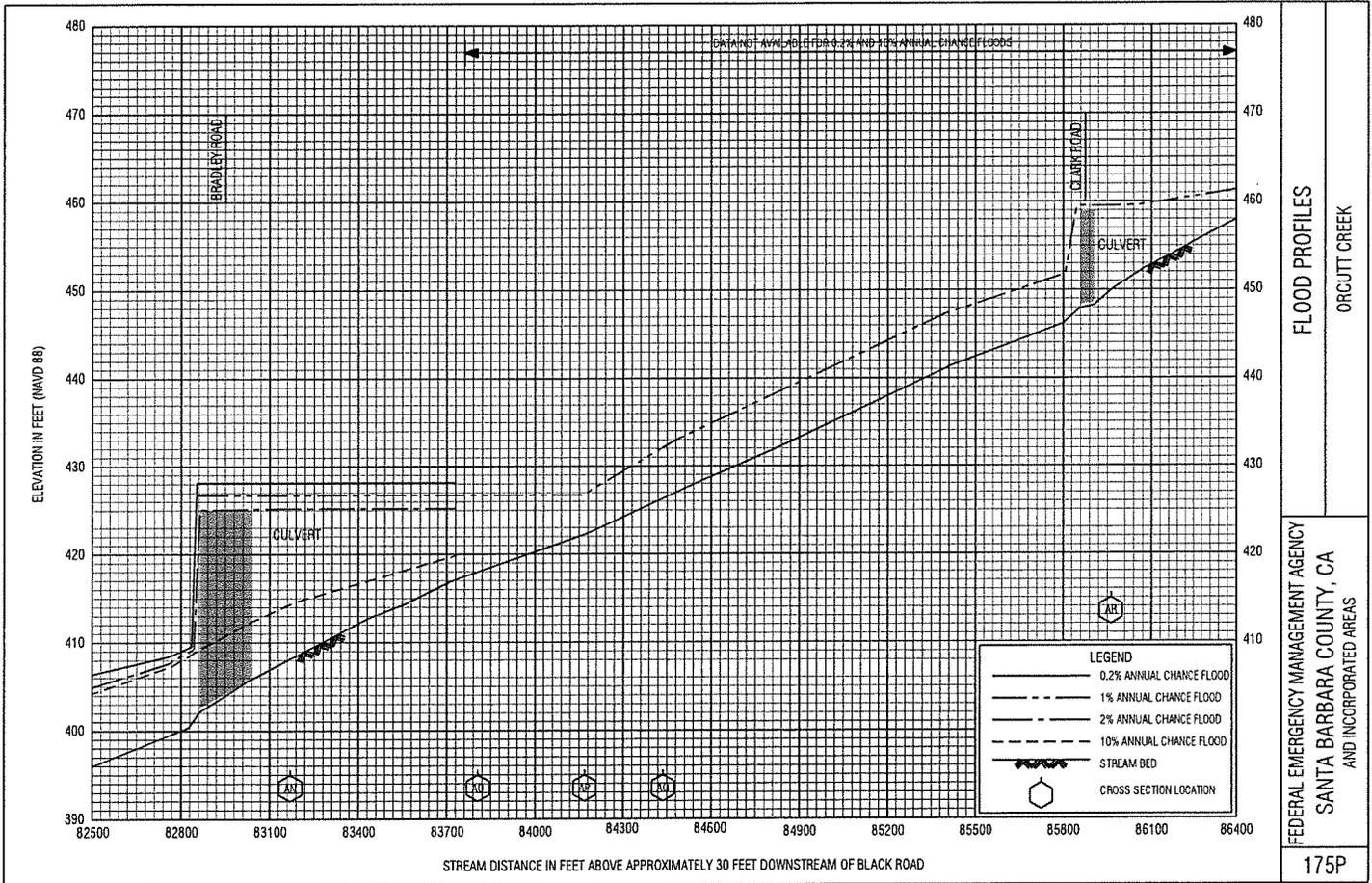


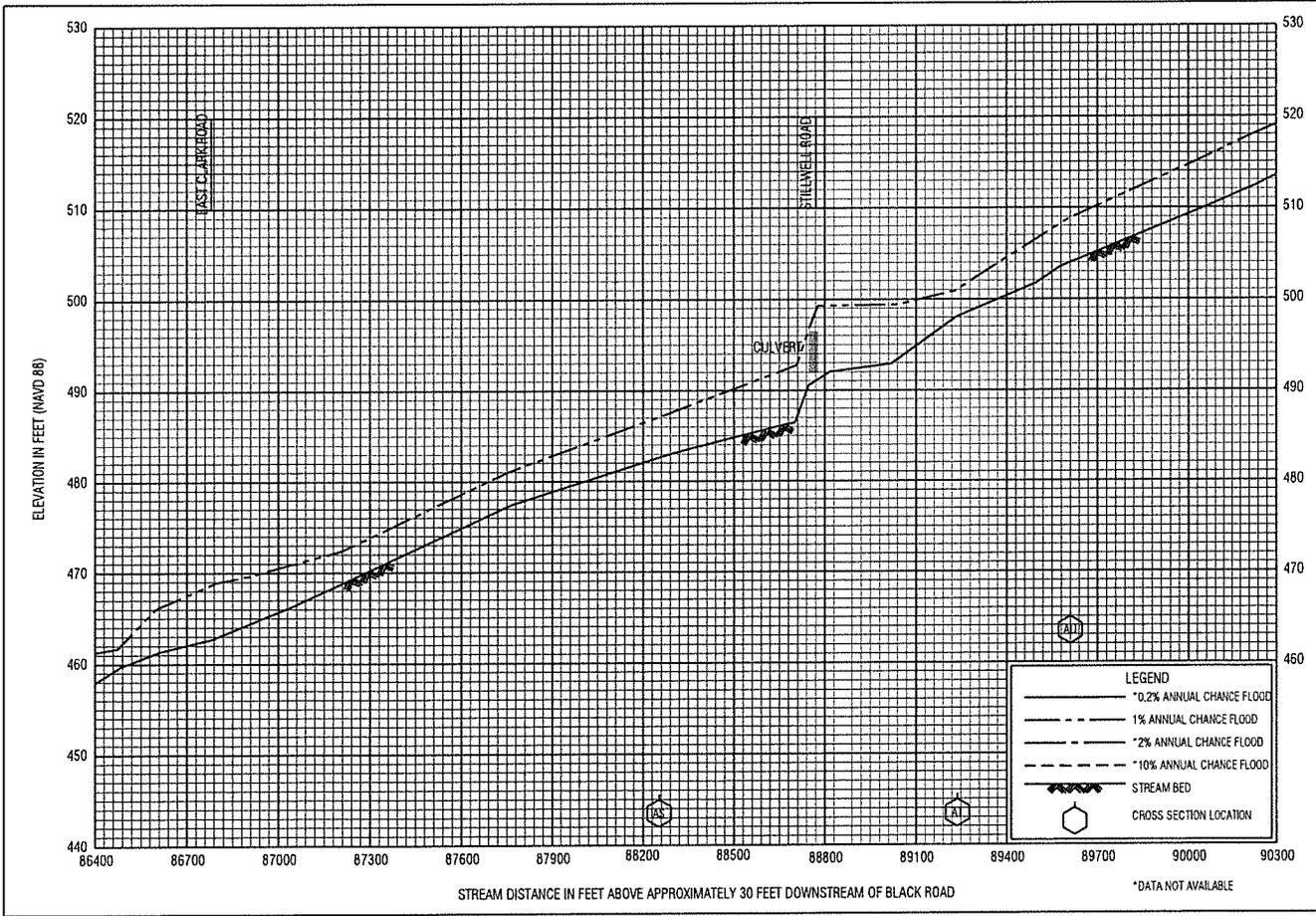


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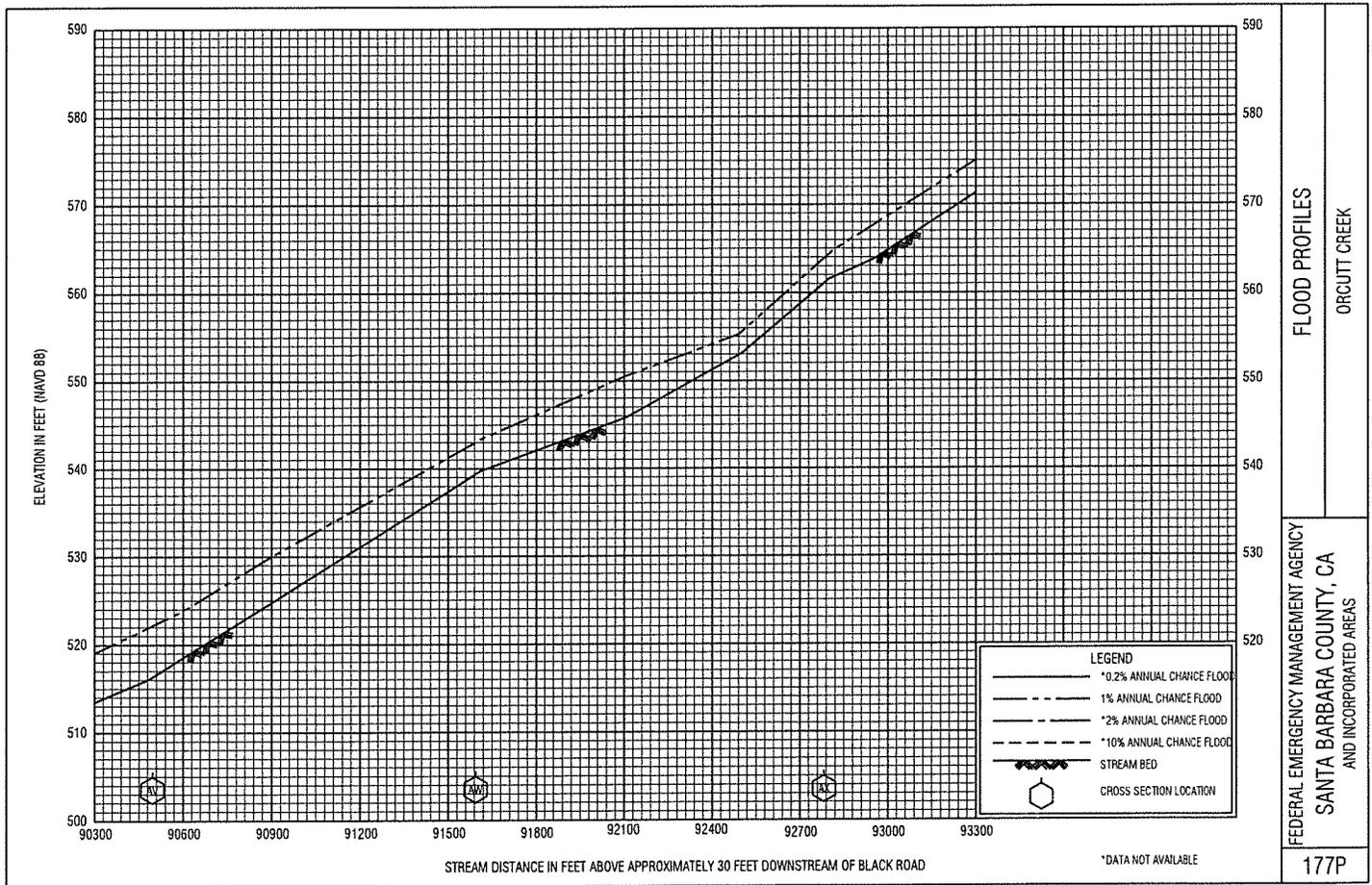






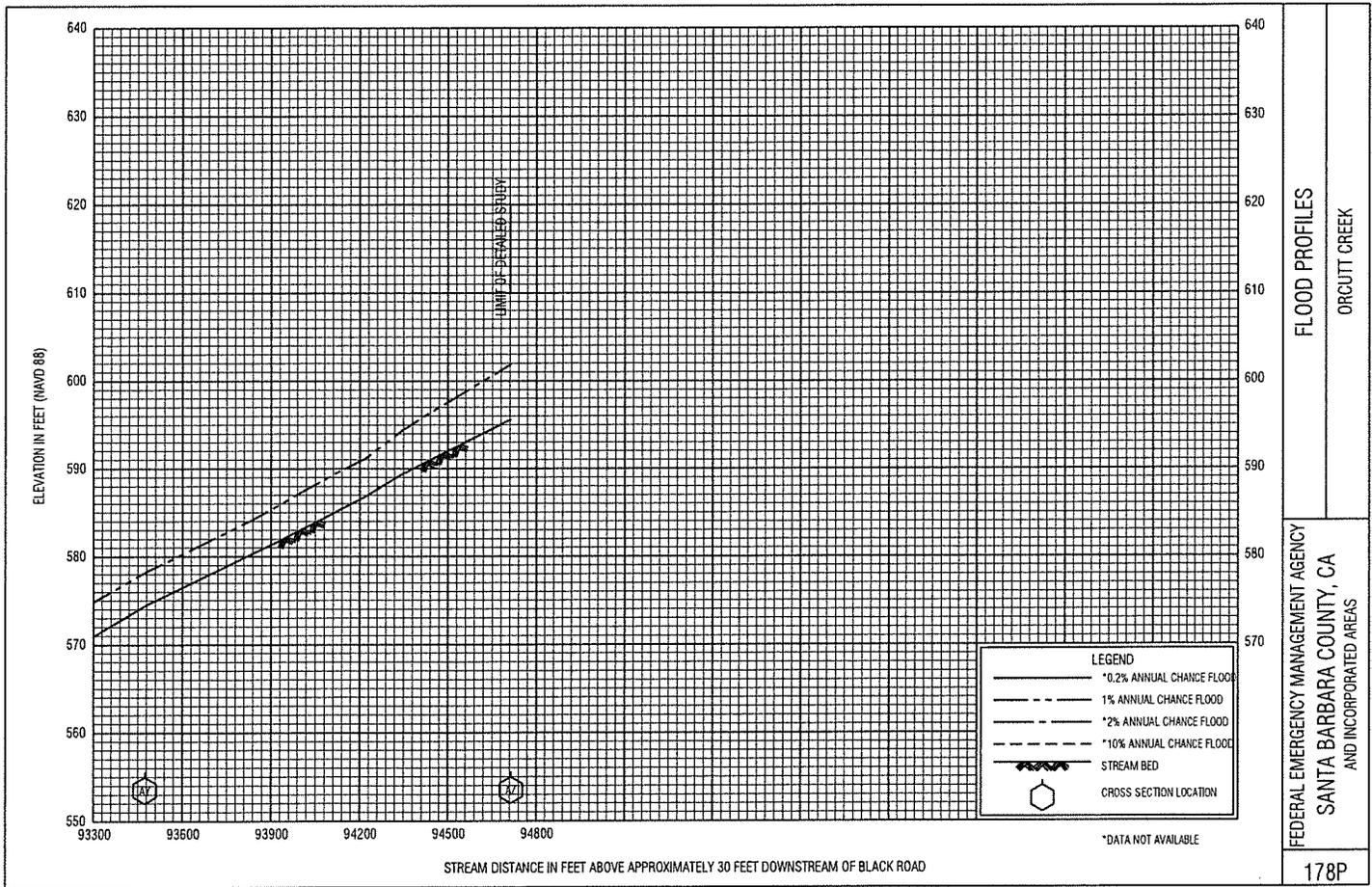
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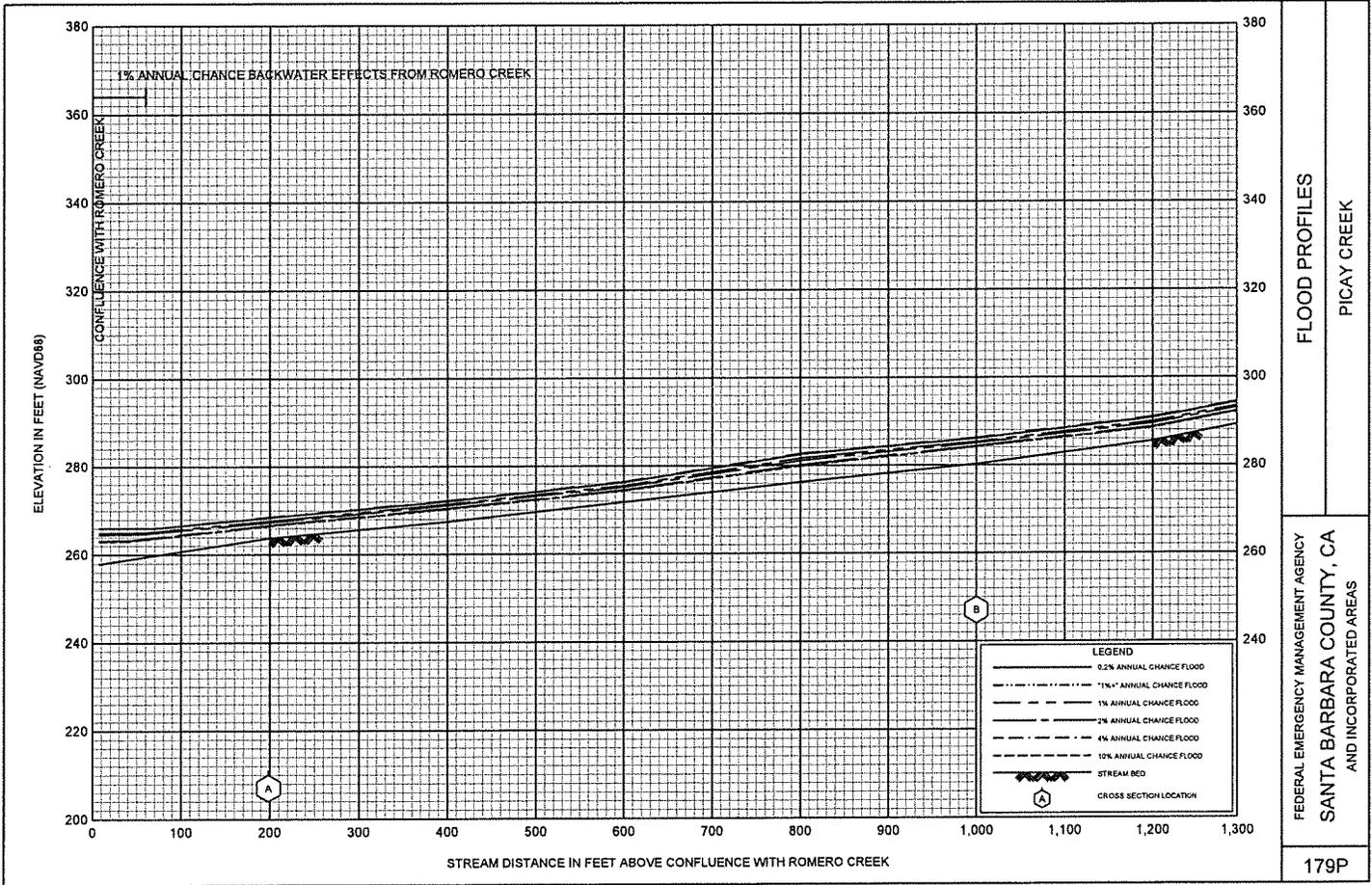
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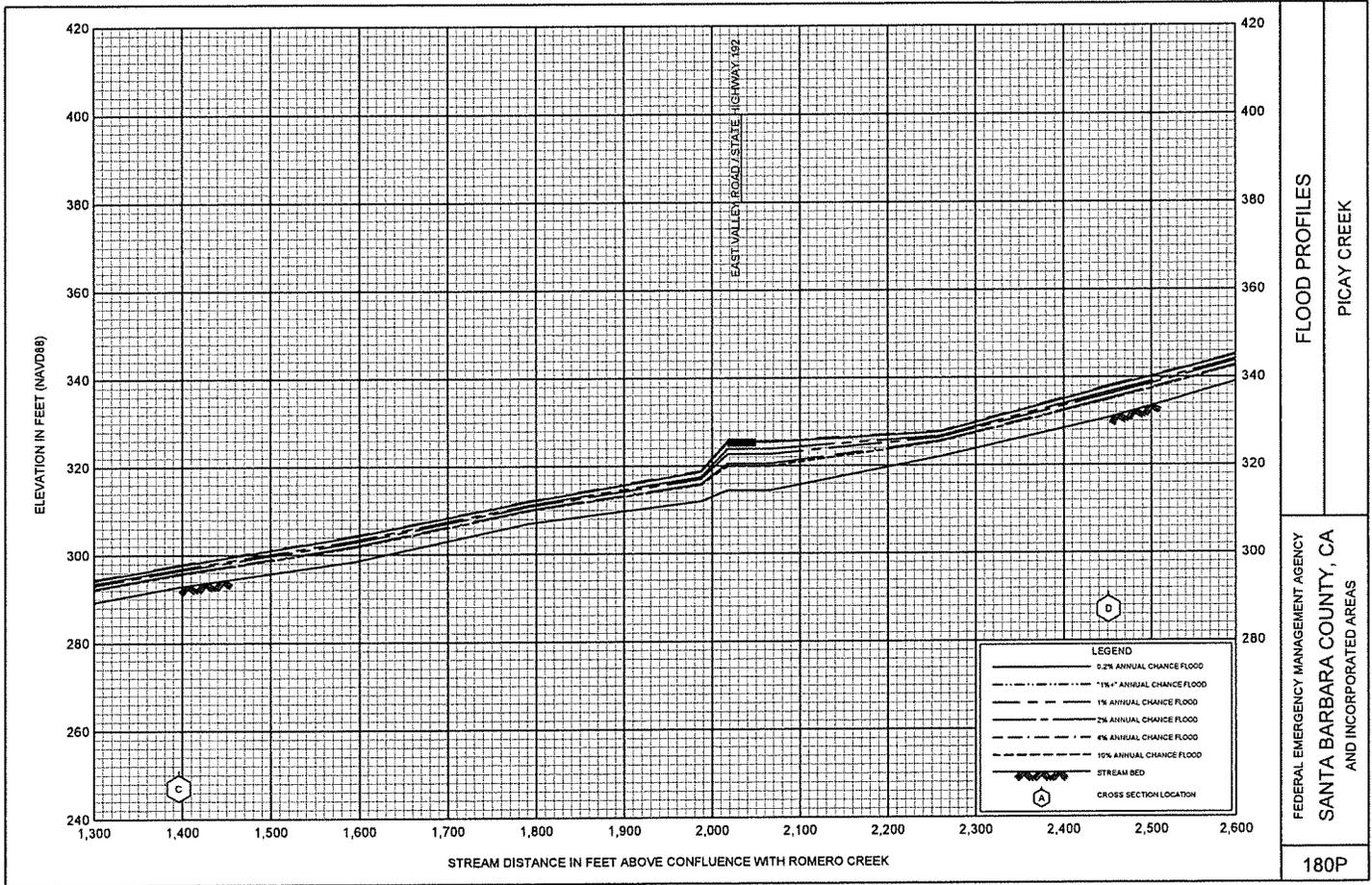
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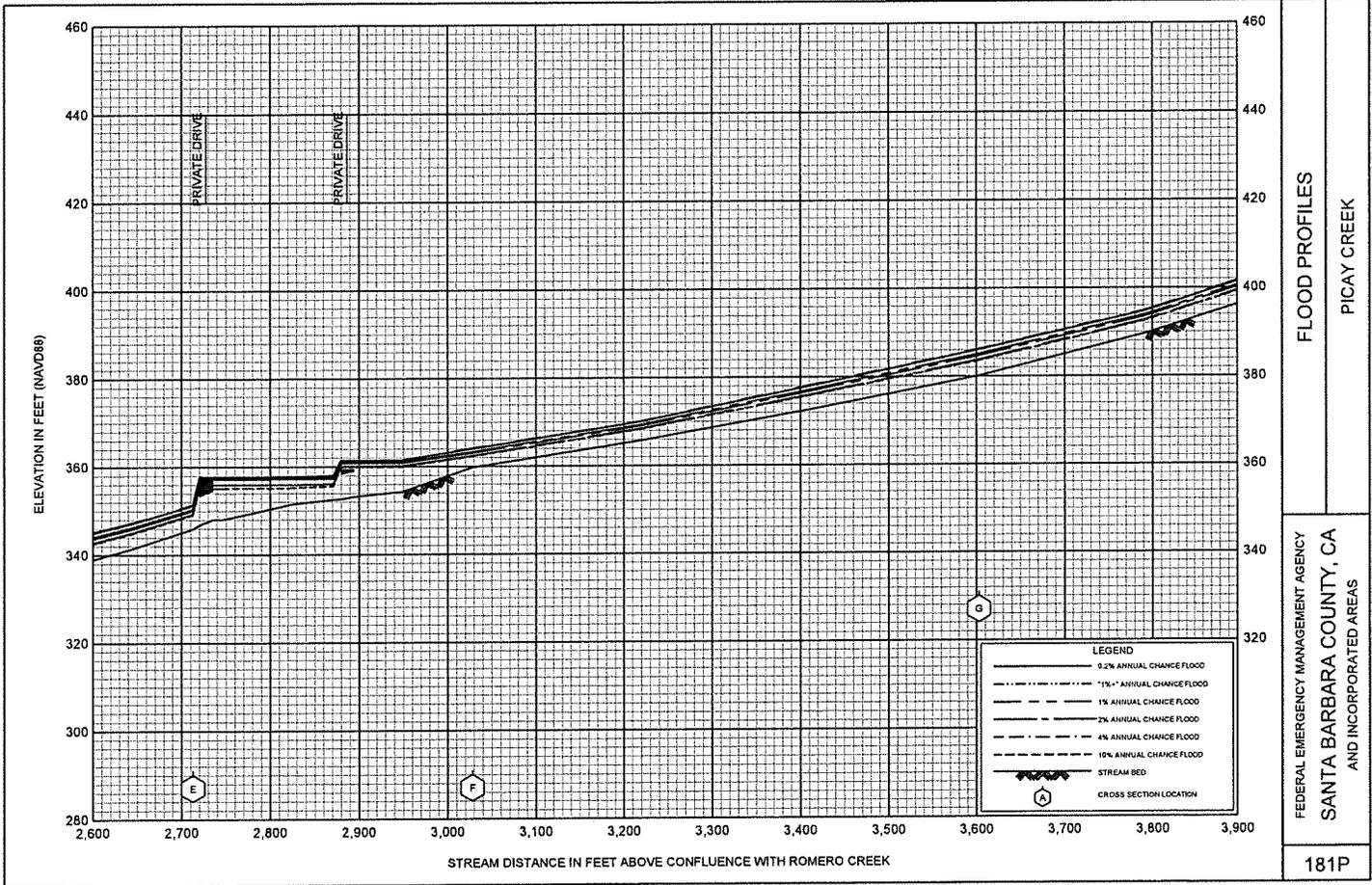


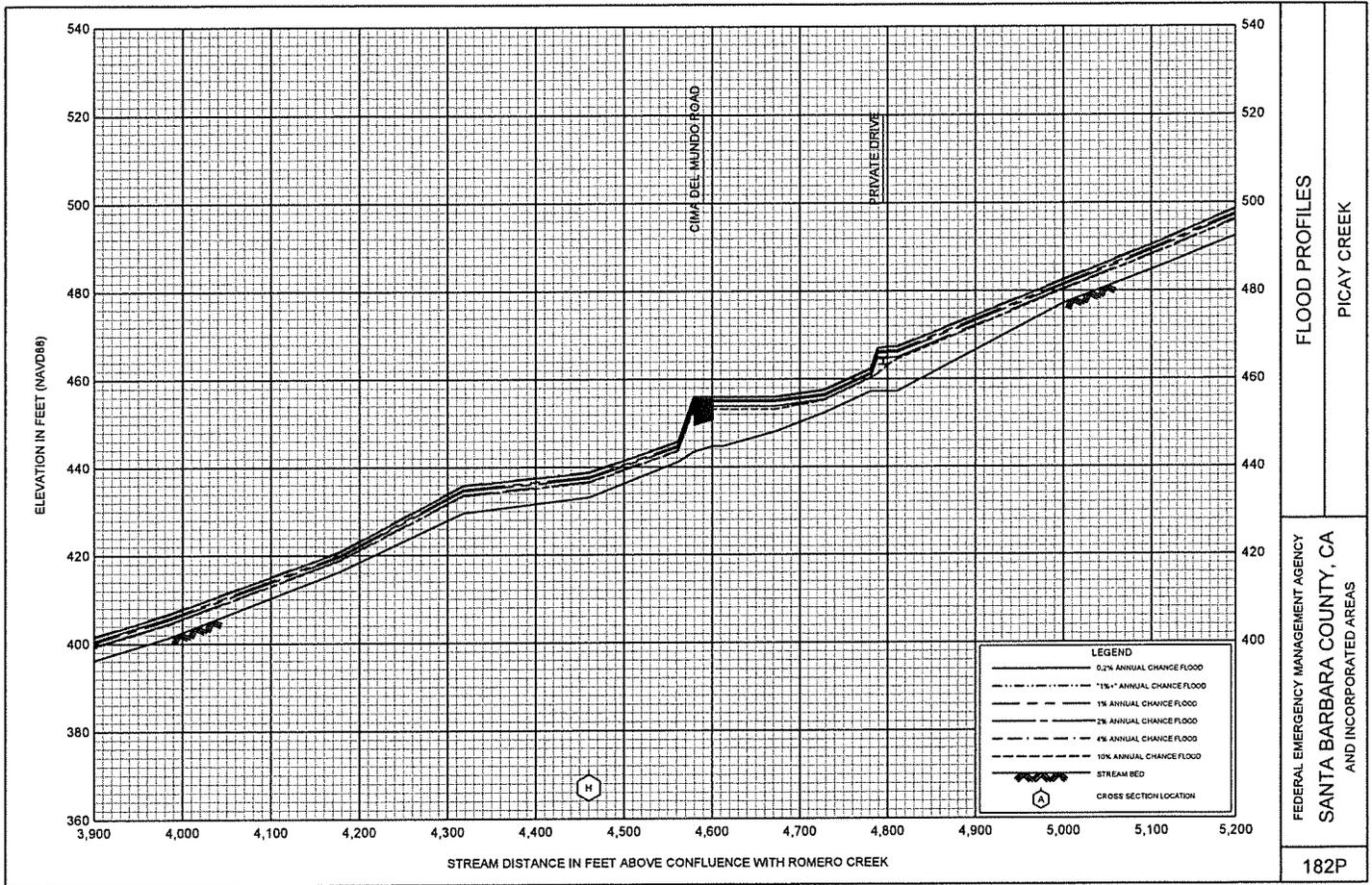
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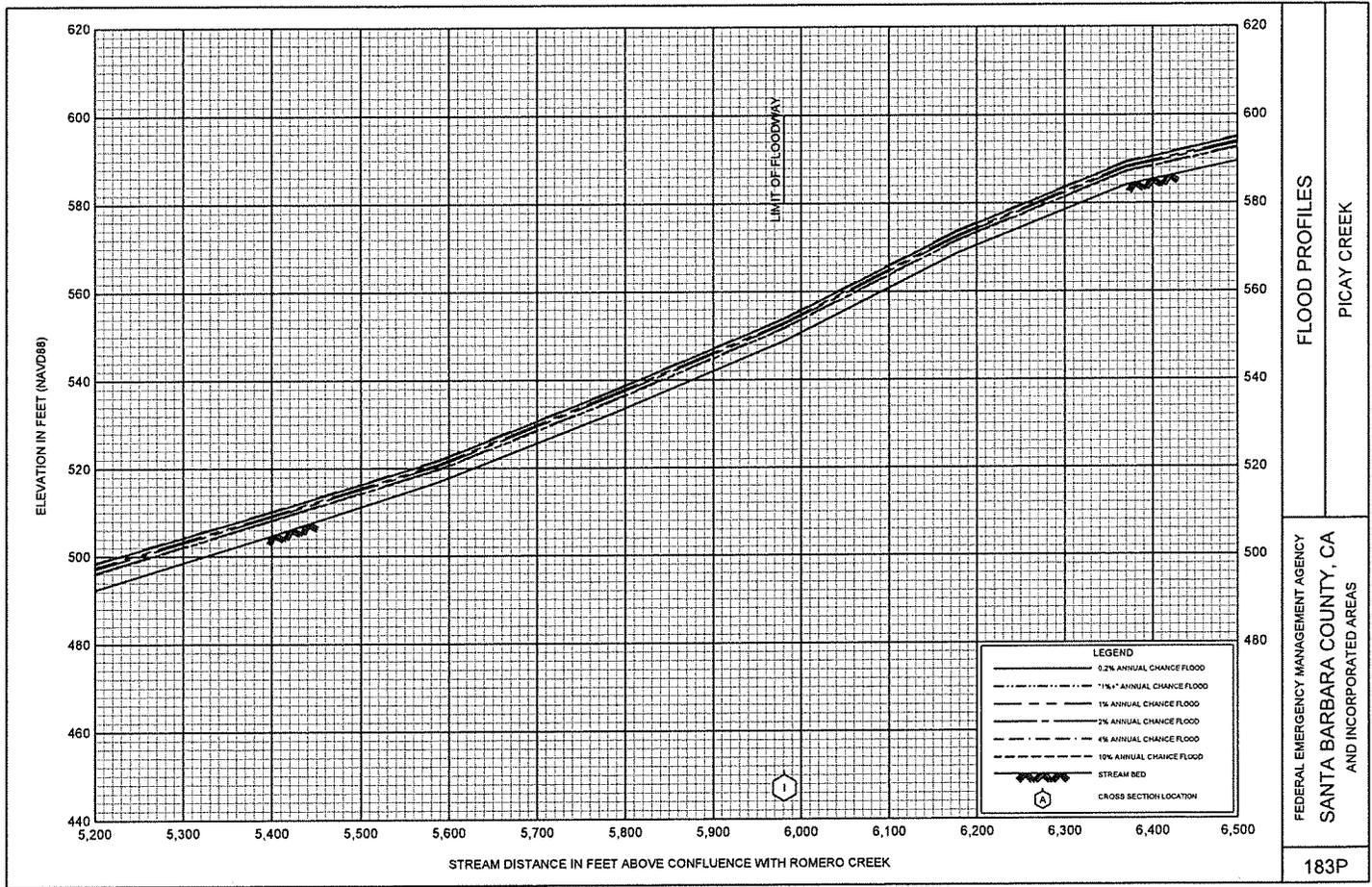
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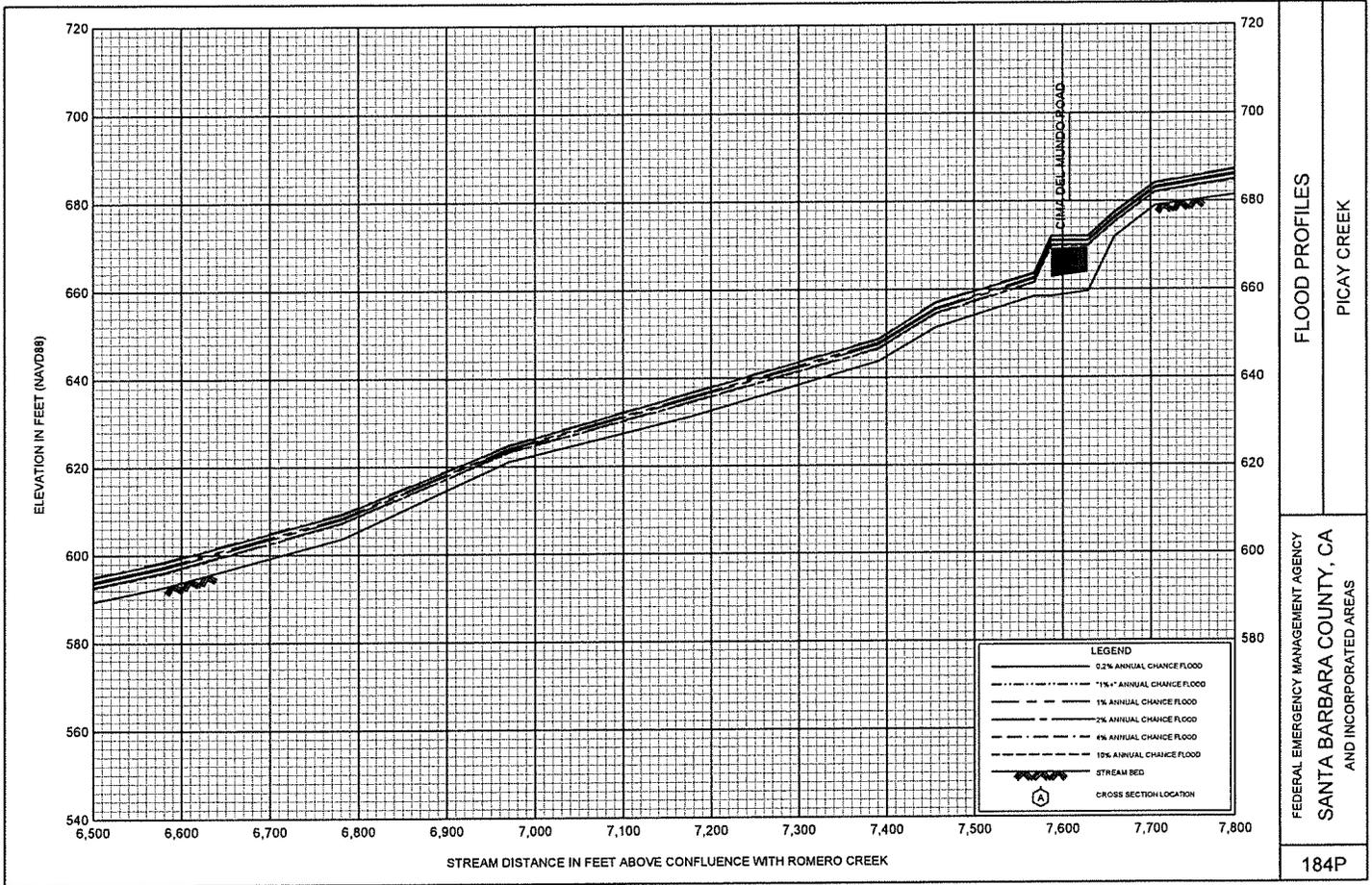
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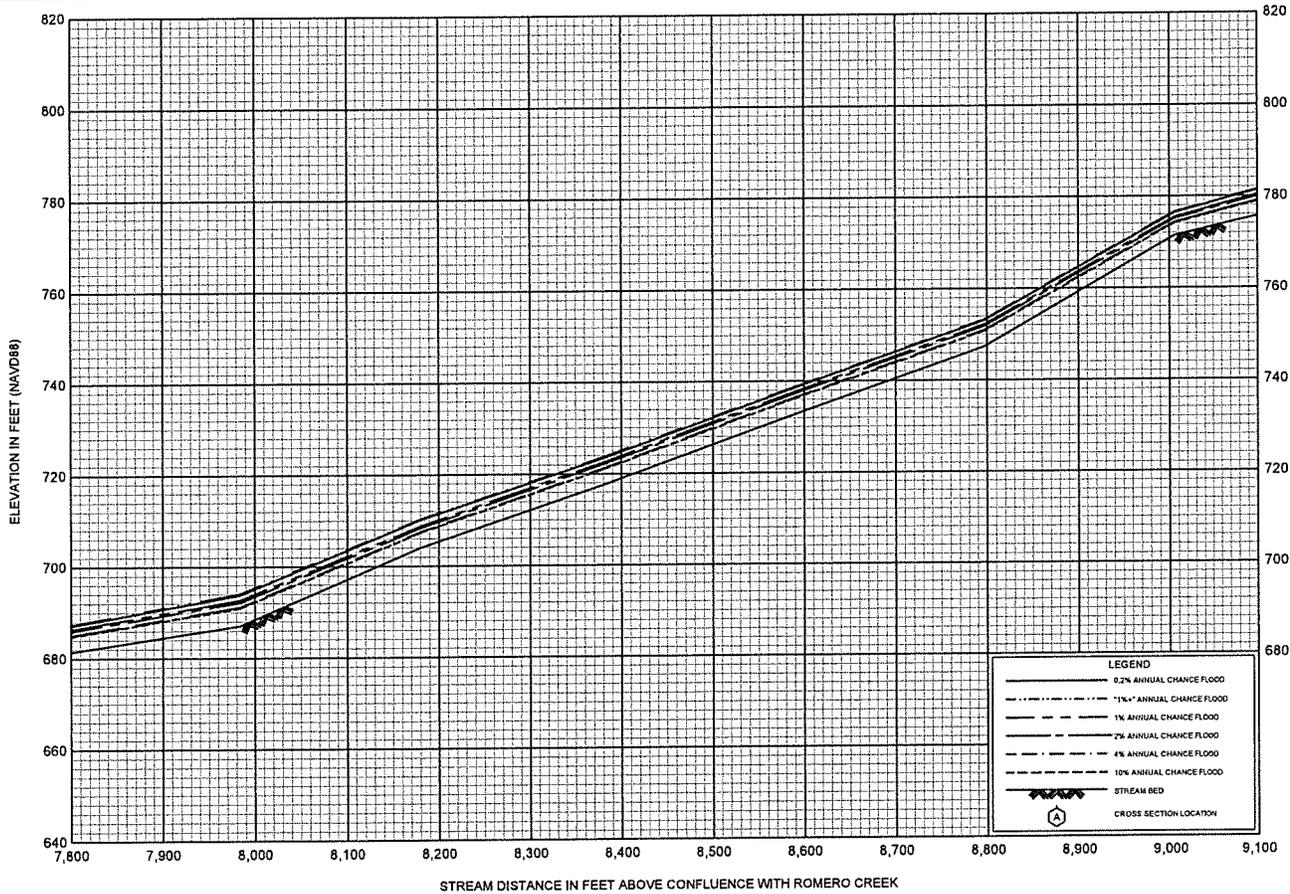








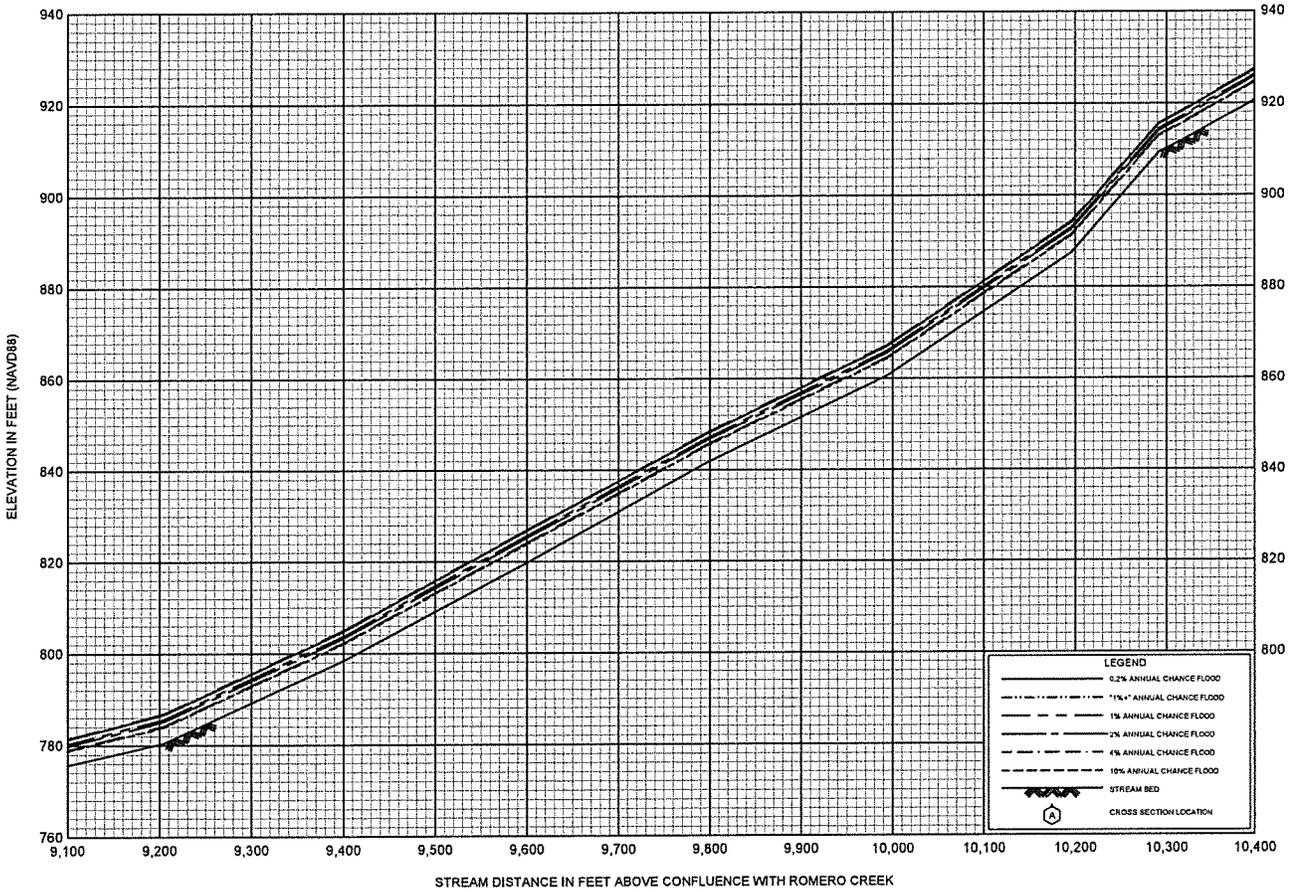




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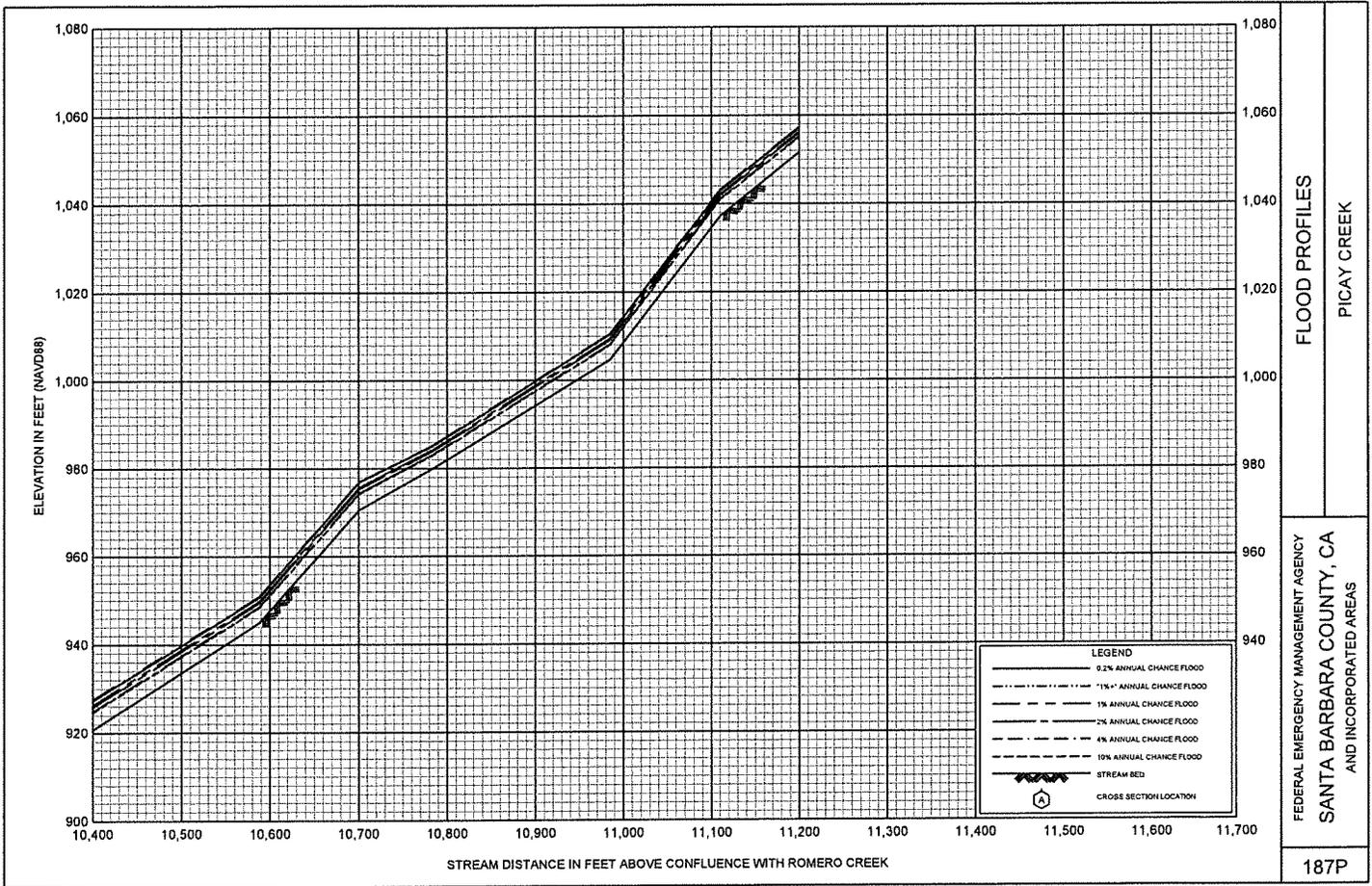
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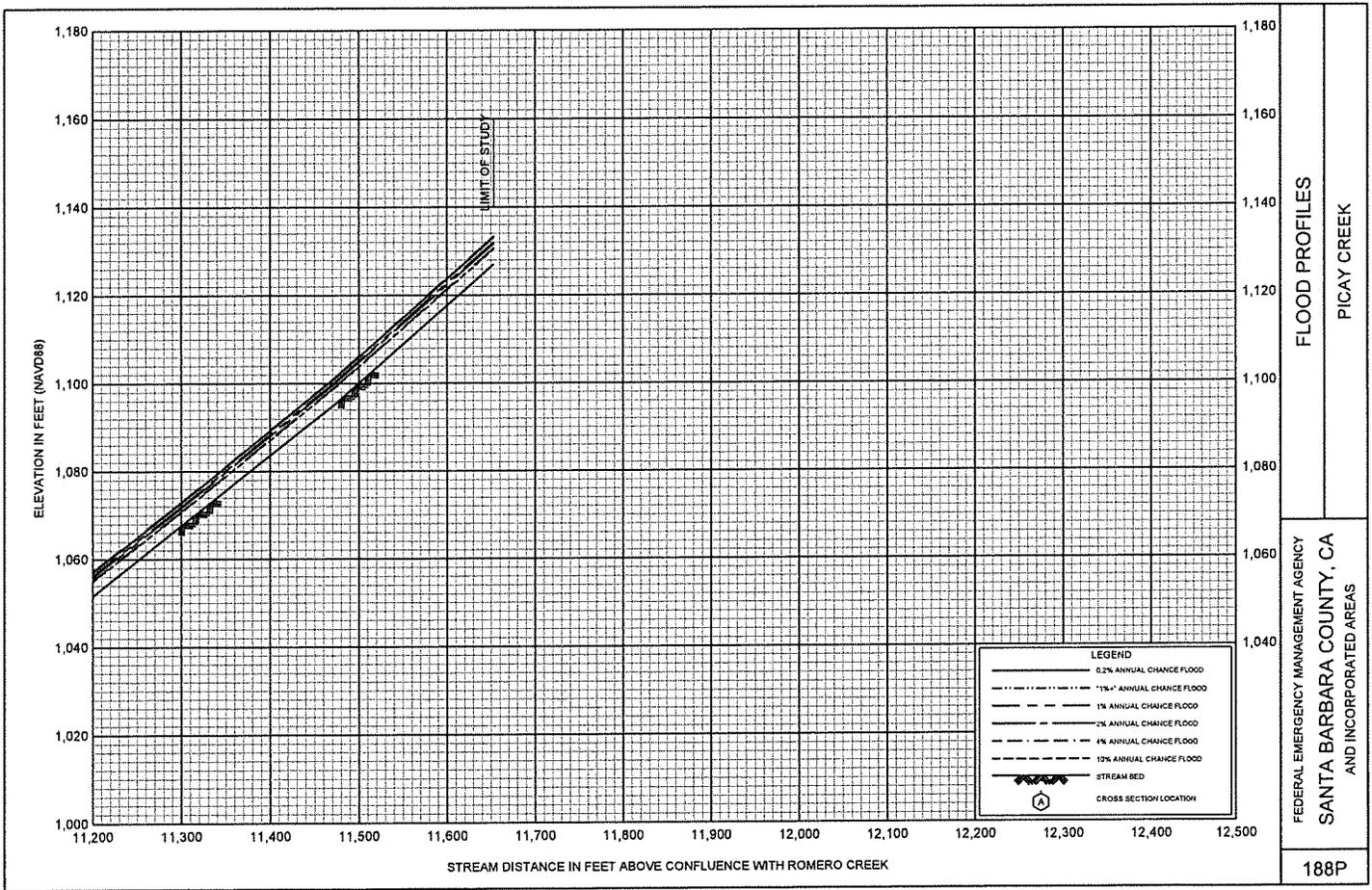
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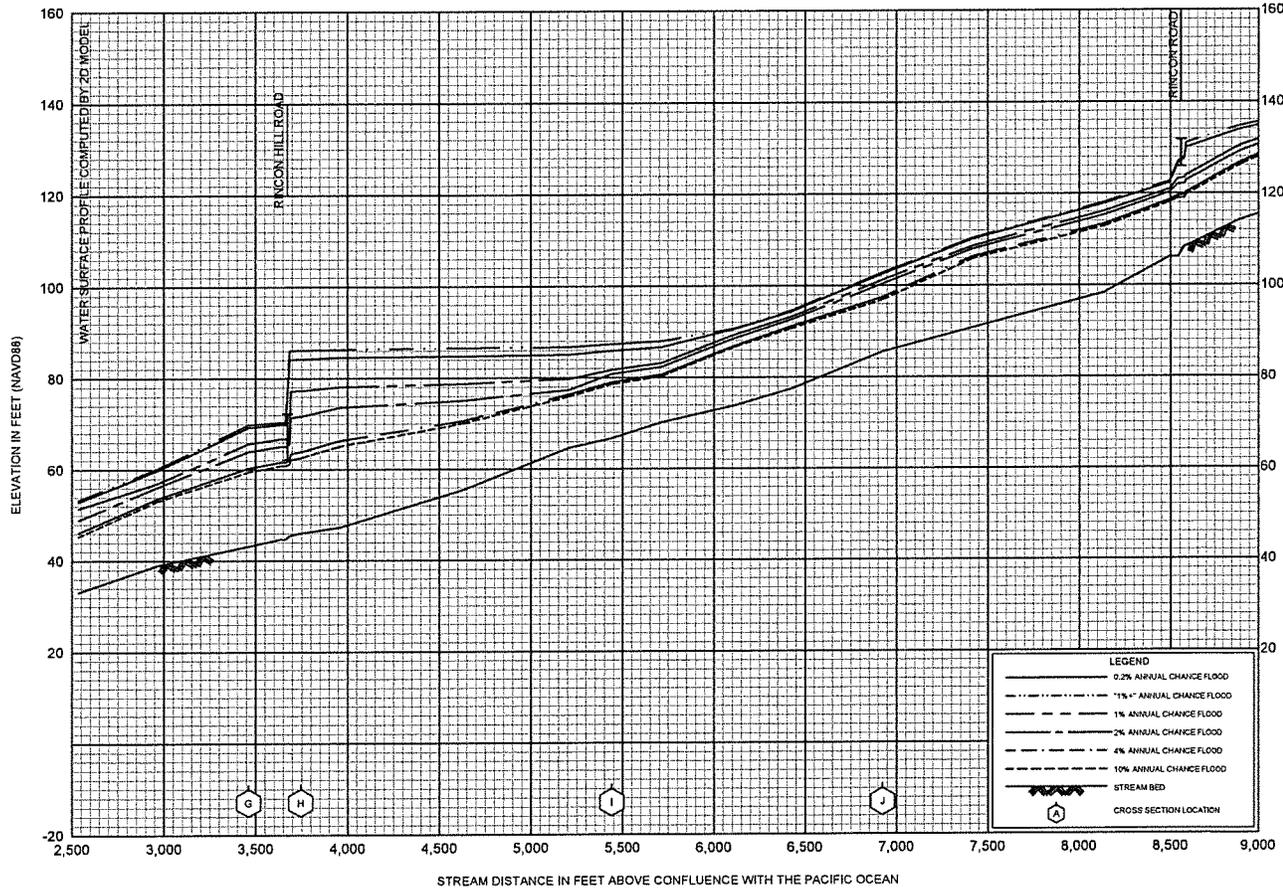


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FEDERAL EMERGENCY MANAGEMENT AGENCY  
SANTA BARBARA COUNTY, CA  
AND INCORPORATED AREAS

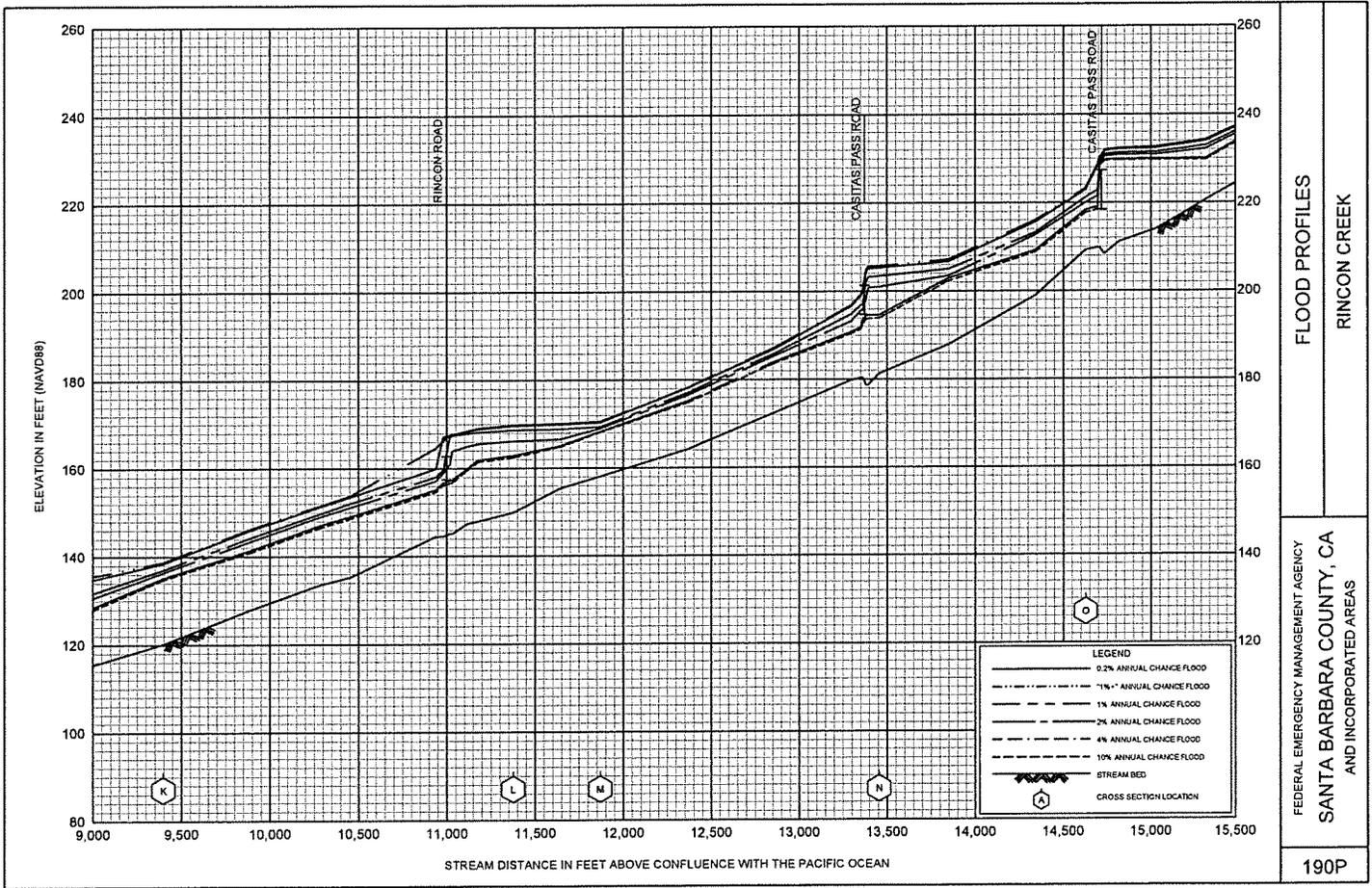


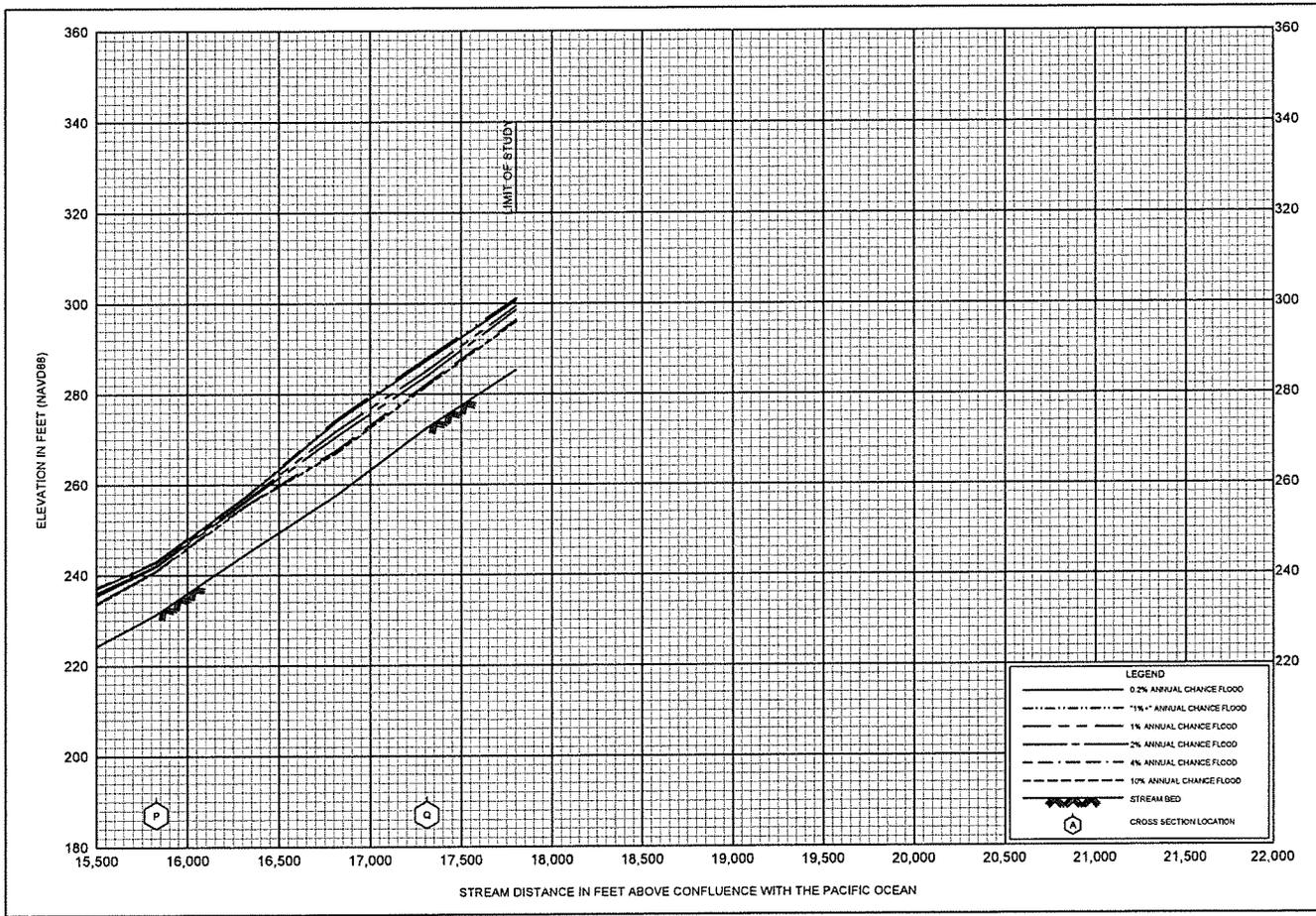




FLOOD PROFILES  
RINCON CREEK

FEDERAL EMERGENCY MANAGEMENT AGENCY  
SANTA BARBARA COUNTY, CA  
AND INCORPORATED AREAS

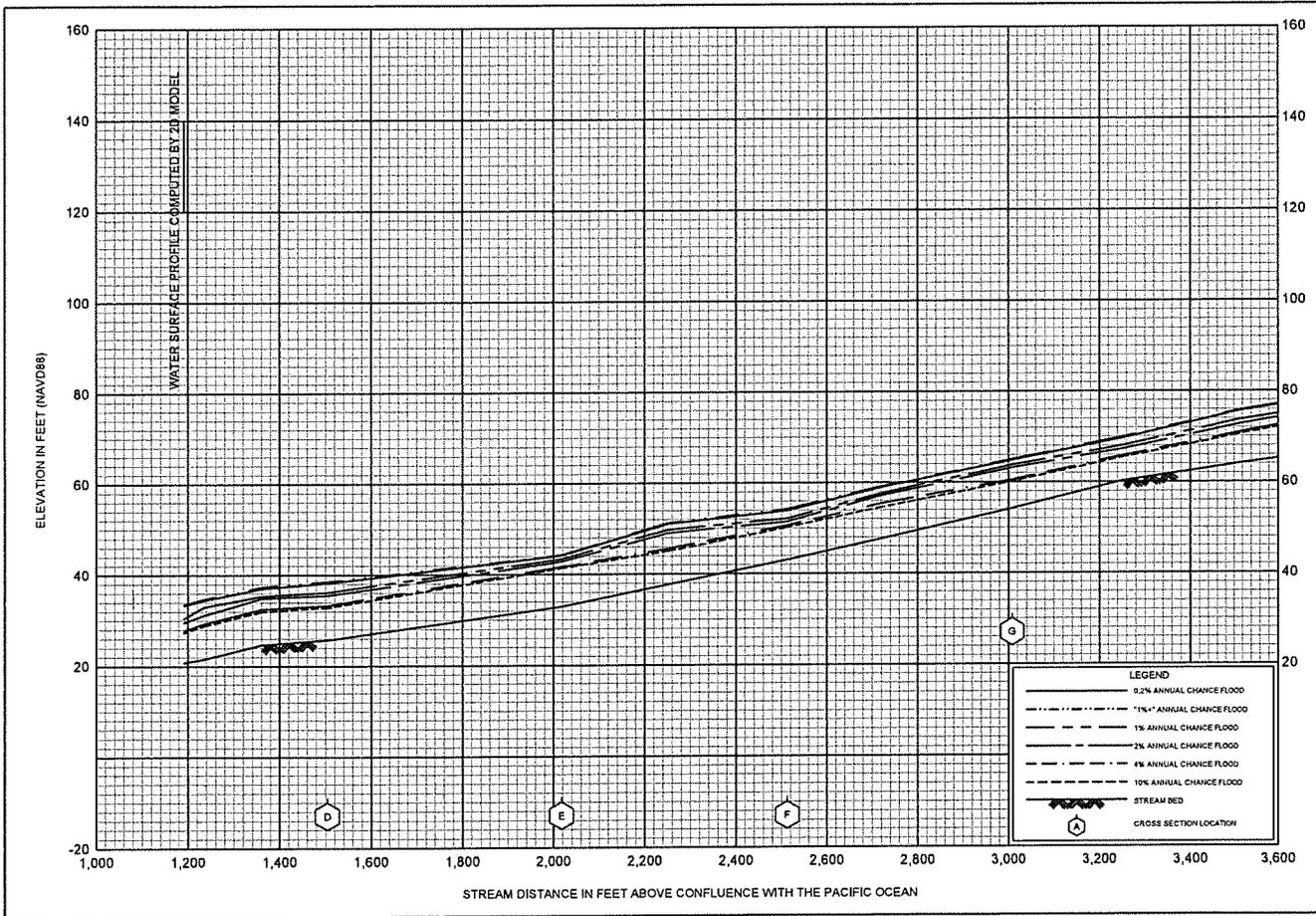




FLOOD PROFILES  
RINCON CREEK

FEDERAL EMERGENCY MANAGEMENT AGENCY  
SANTA BARBARA COUNTY, CA  
AND INCORPORATED AREAS

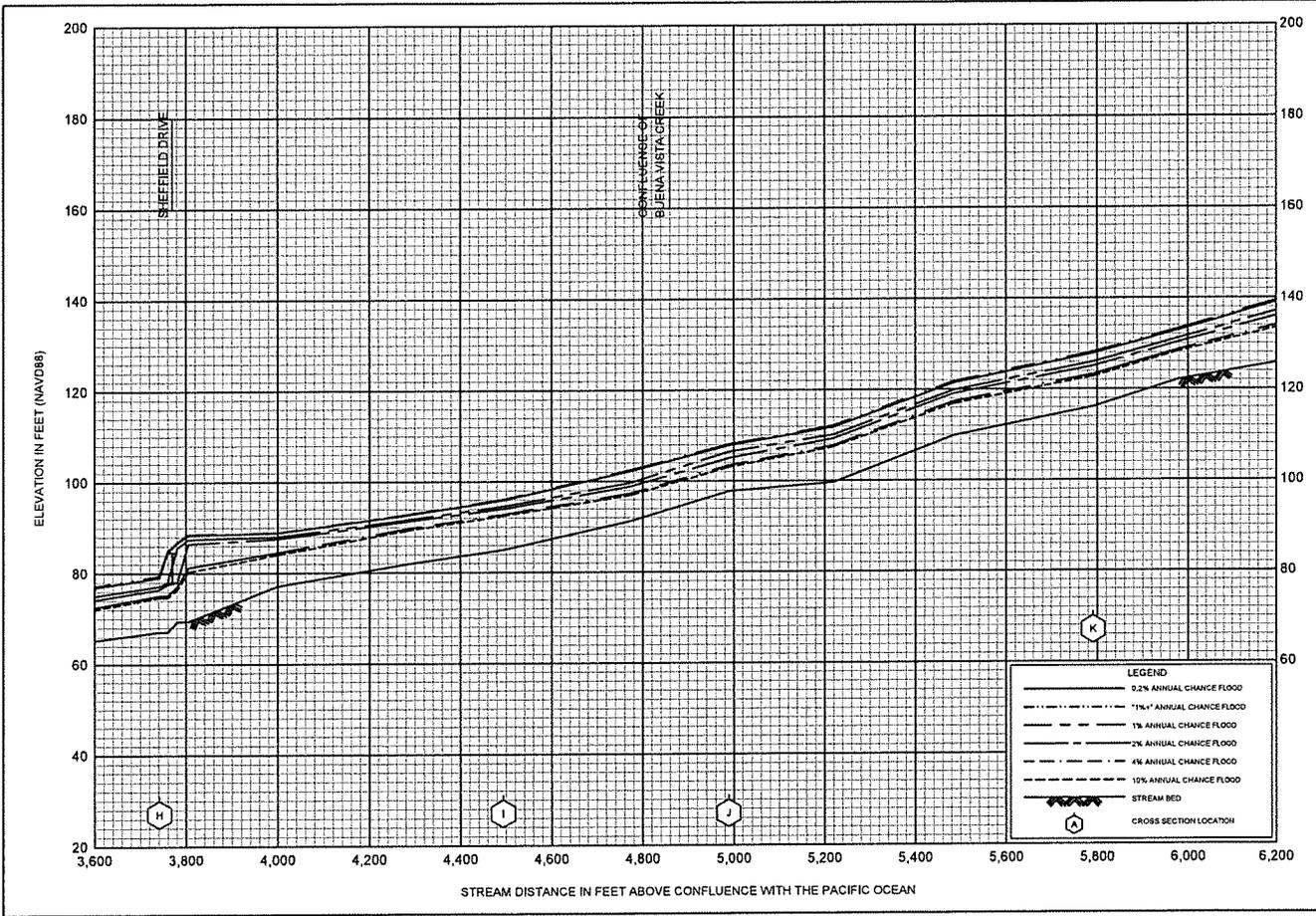
191P



FLOOD PROFILES

ROMERO CREEK

FEDERAL EMERGENCY MANAGEMENT AGENCY  
 SANTA BARBARA COUNTY, CA  
 AND INCORPORATED AREAS

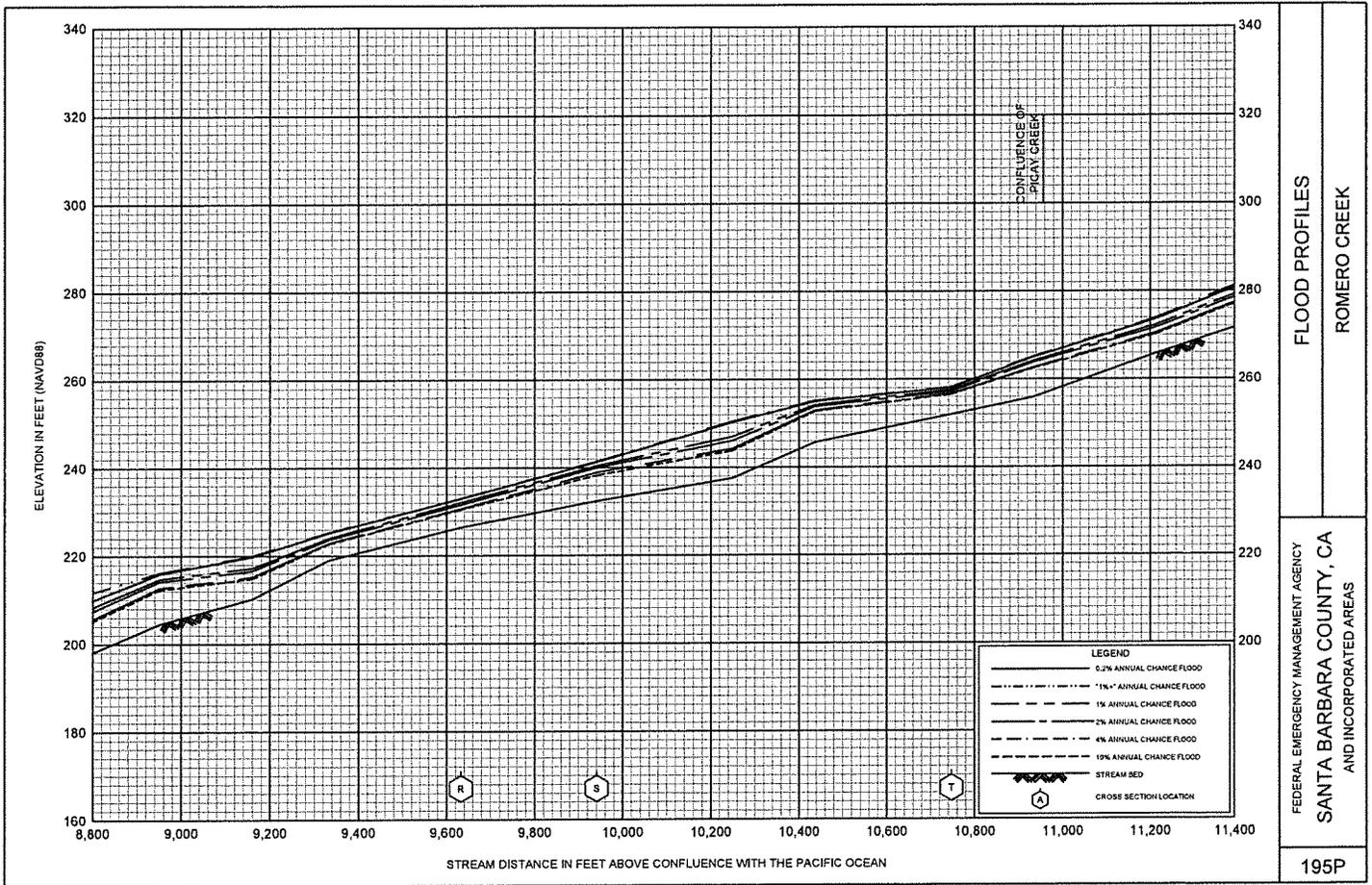


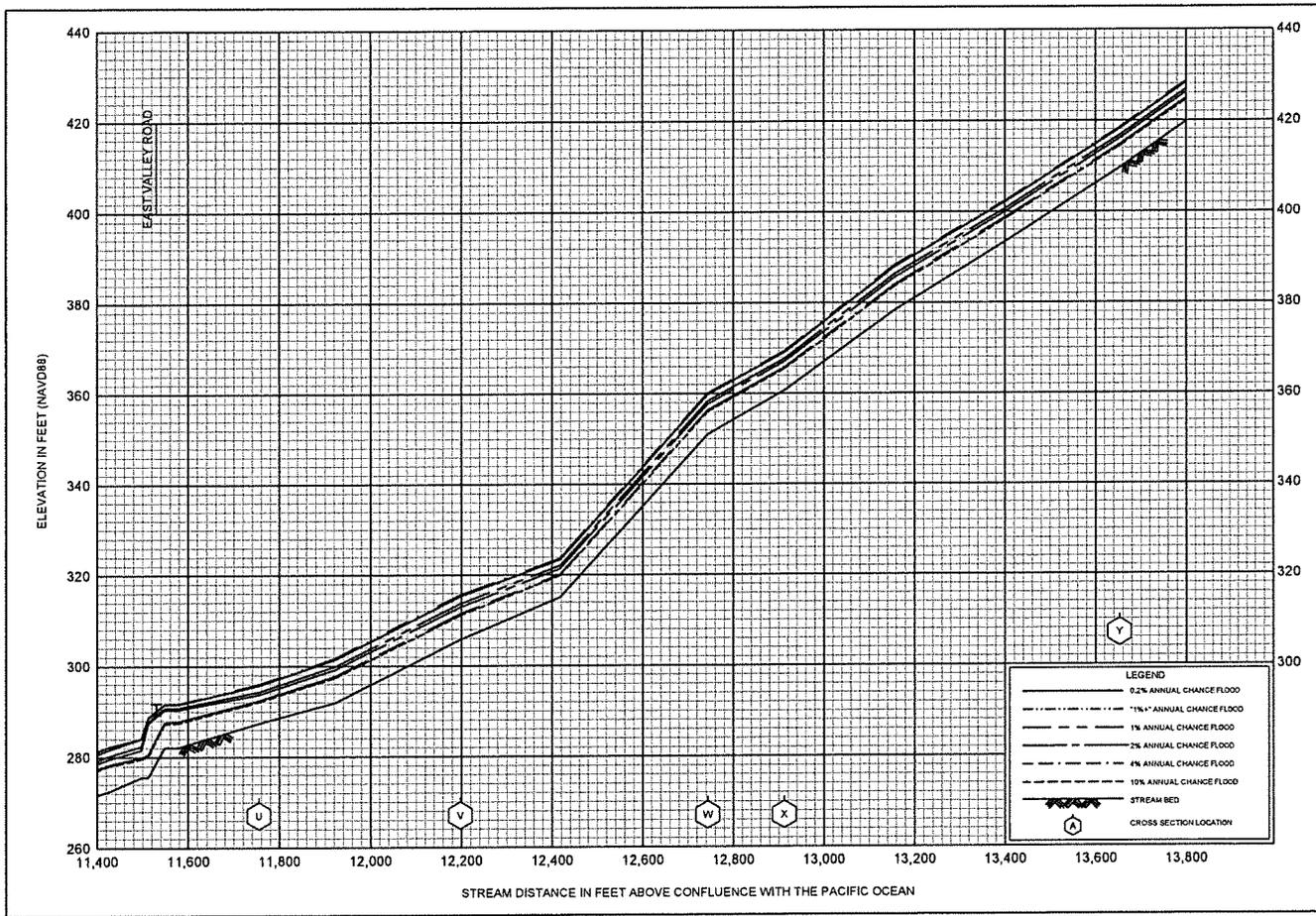
FLOOD PROFILES  
ROMERO CREEK

FEDERAL EMERGENCY MANAGEMENT AGENCY  
SANTA BARBARA COUNTY, CA  
AND INCORPORATED AREAS

193P



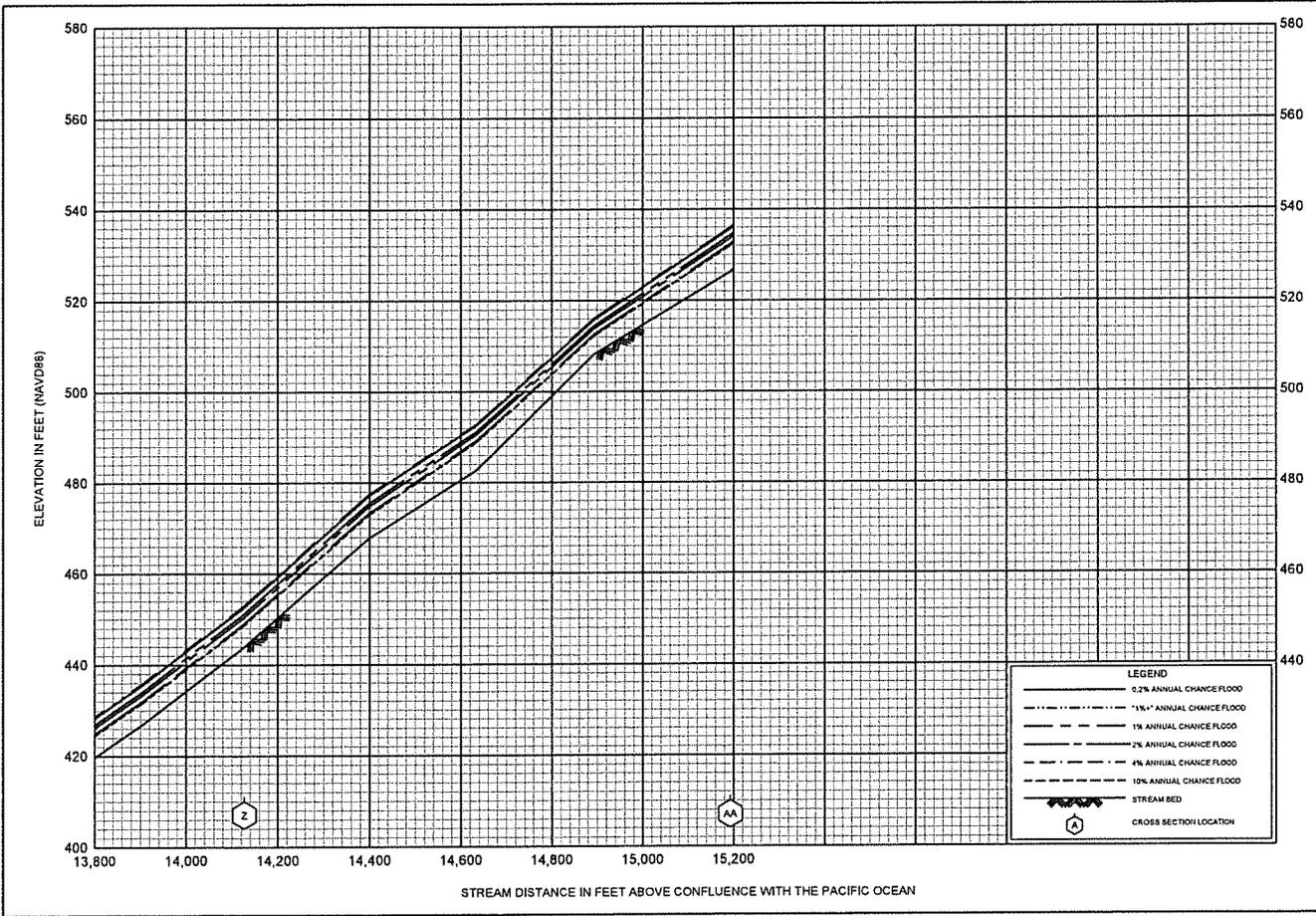




FLOOD PROFILES  
ROMERO CREEK

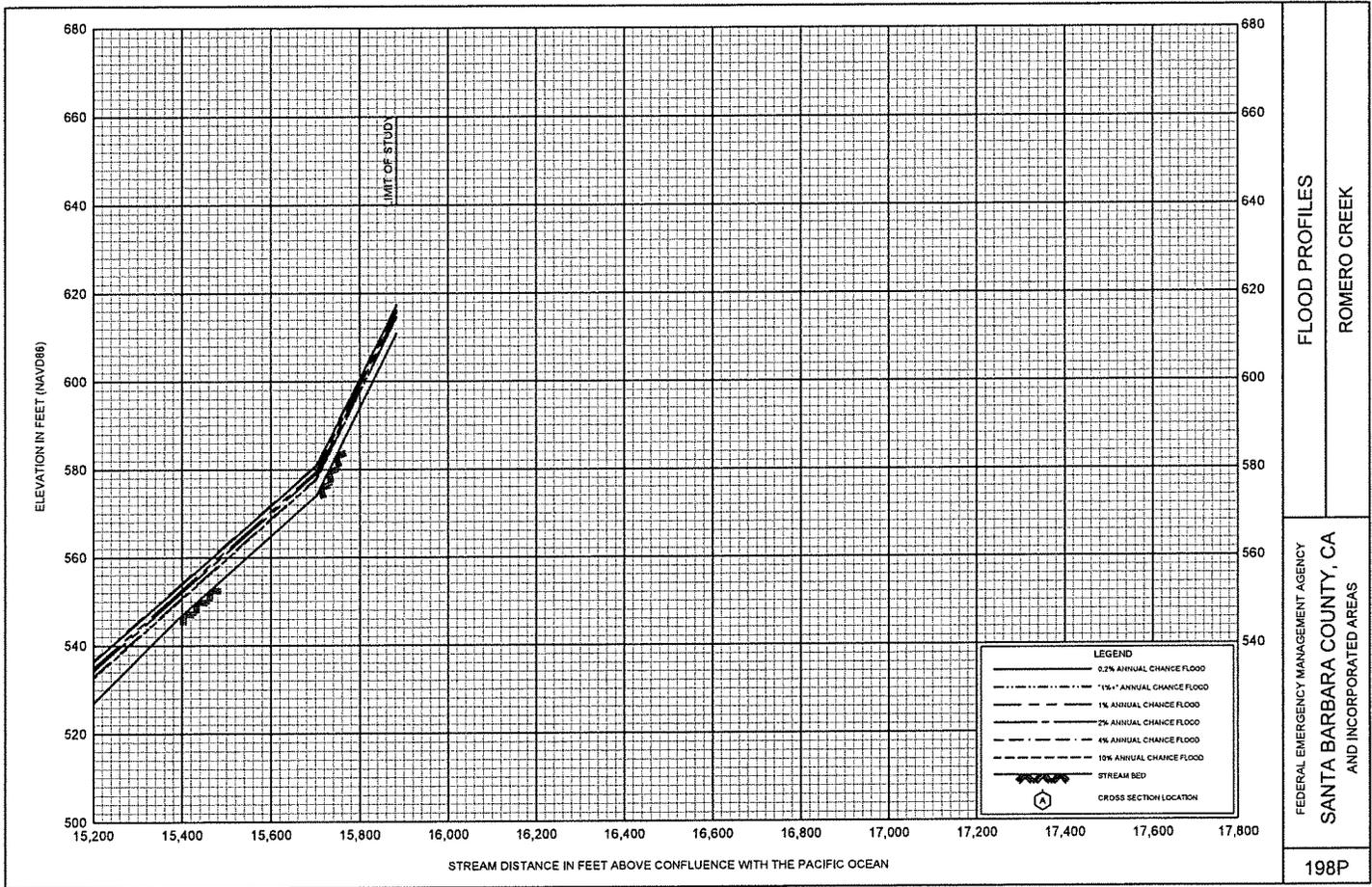
FEDERAL EMERGENCY MANAGEMENT AGENCY  
SANTA BARBARA COUNTY, CA  
AND INCORPORATED AREAS

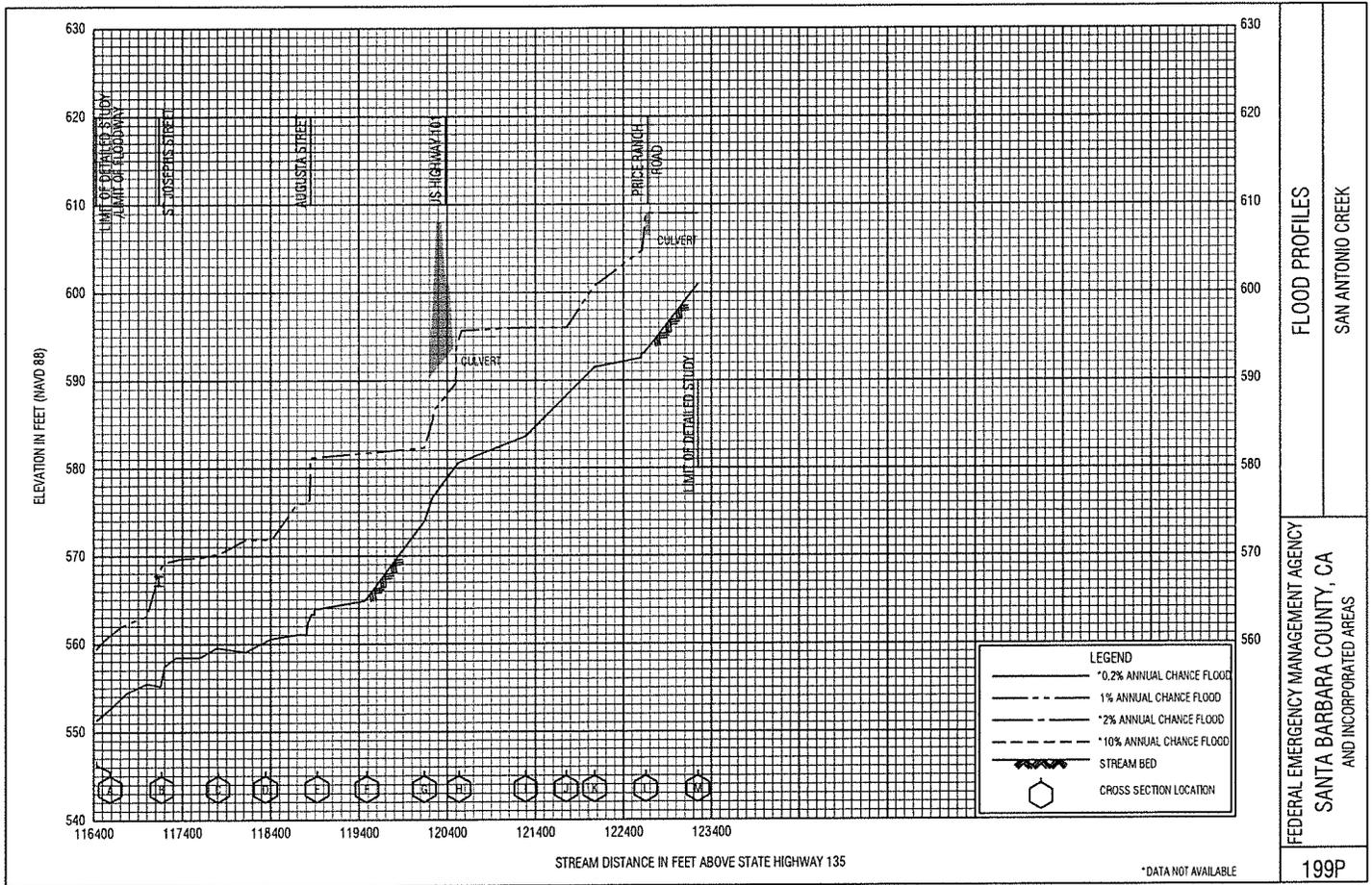
196P



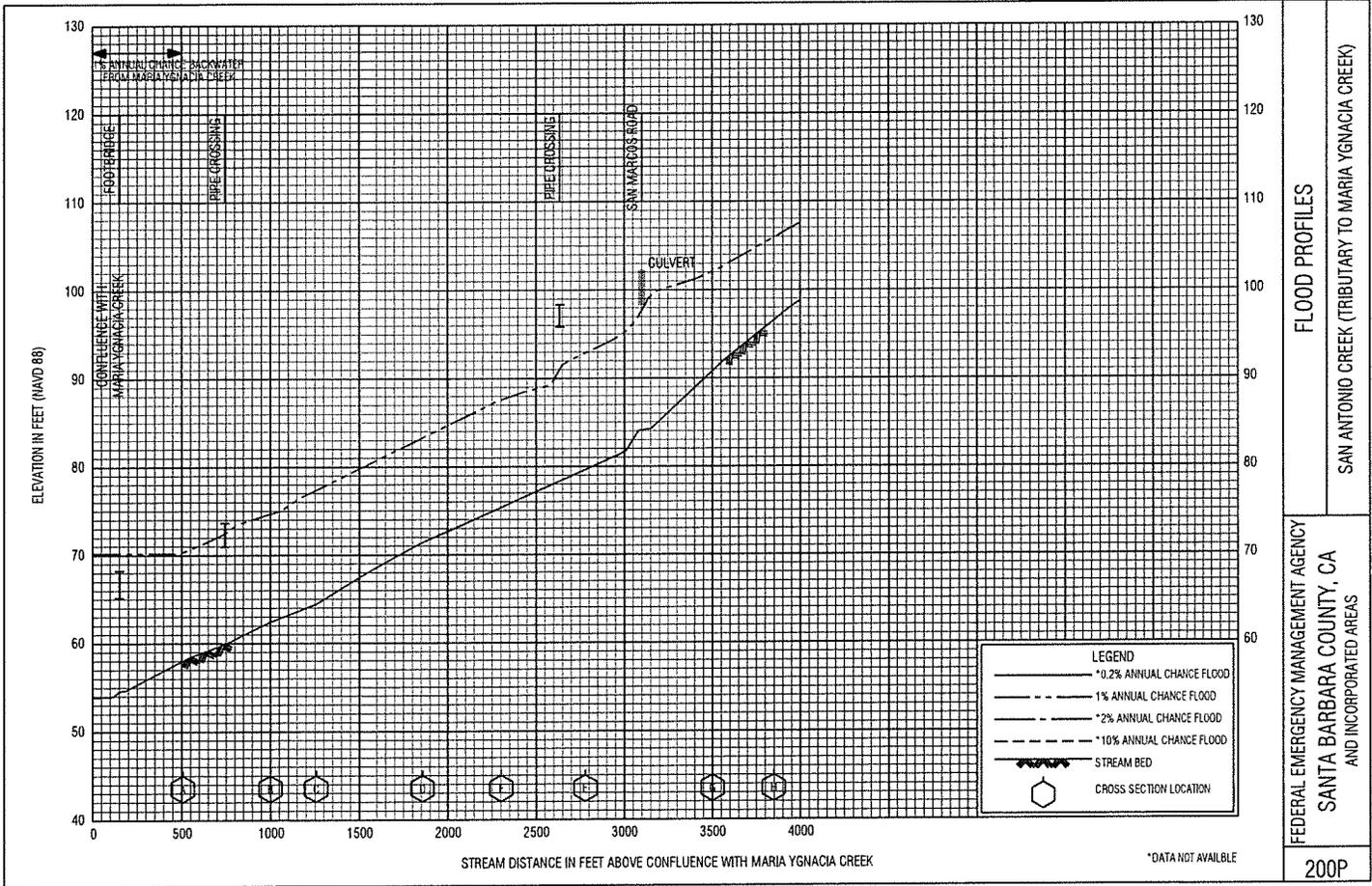
FLOOD PROFILES  
ROMERO CREEK

FEDERAL EMERGENCY MANAGEMENT AGENCY  
SANTA BARBARA COUNTY, CA  
AND INCORPORATED AREAS





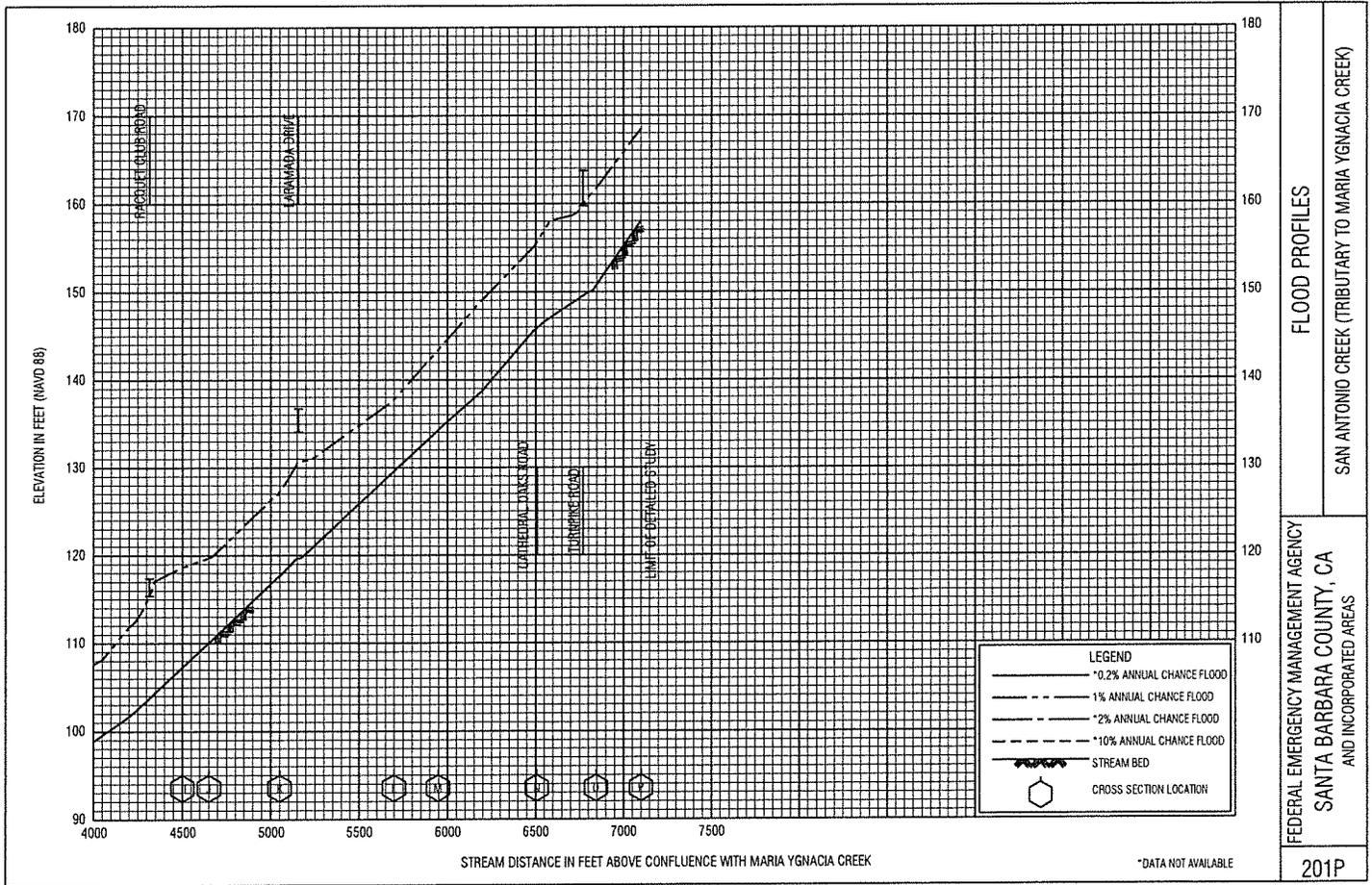
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FEDERAL EMERGENCY MANAGEMENT AGENCY  
 SANTA BARBARA COUNTY, CA  
 AND INCORPORATED AREAS

FLOOD PROFILES  
 SAN ANTONIO CREEK (TRIBUTARY TO MARIA YGNACIA CREEK)

200P



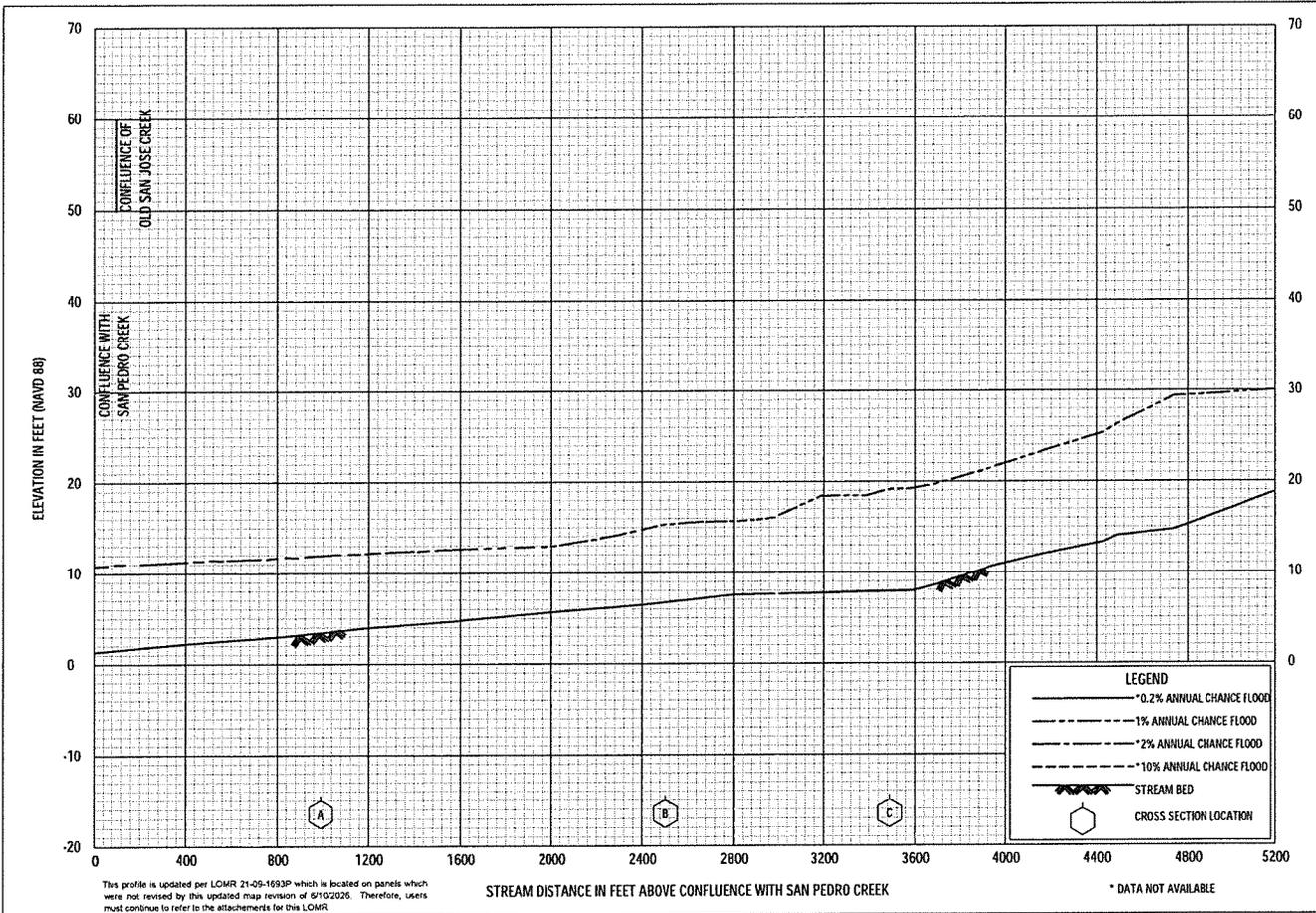
FLOOD PROFILES

SAN ANTONIO CREEK (TRIBUTARY TO MARIA YGNACIA CREEK)

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FEDERAL EMERGENCY MANAGEMENT AGENCY  
 SANTA BARBARA COUNTY, CA  
 AND INCORPORATED AREAS

201P



This profile is updated per LOMR 21-09-1693P which is located on panels which were not revised by this updated map revision of 6/10/2026. Therefore, users must continue to refer to the attachments for this LOMR.

STREAM DISTANCE IN FEET ABOVE CONFLUENCE WITH SAN PEDRO CREEK

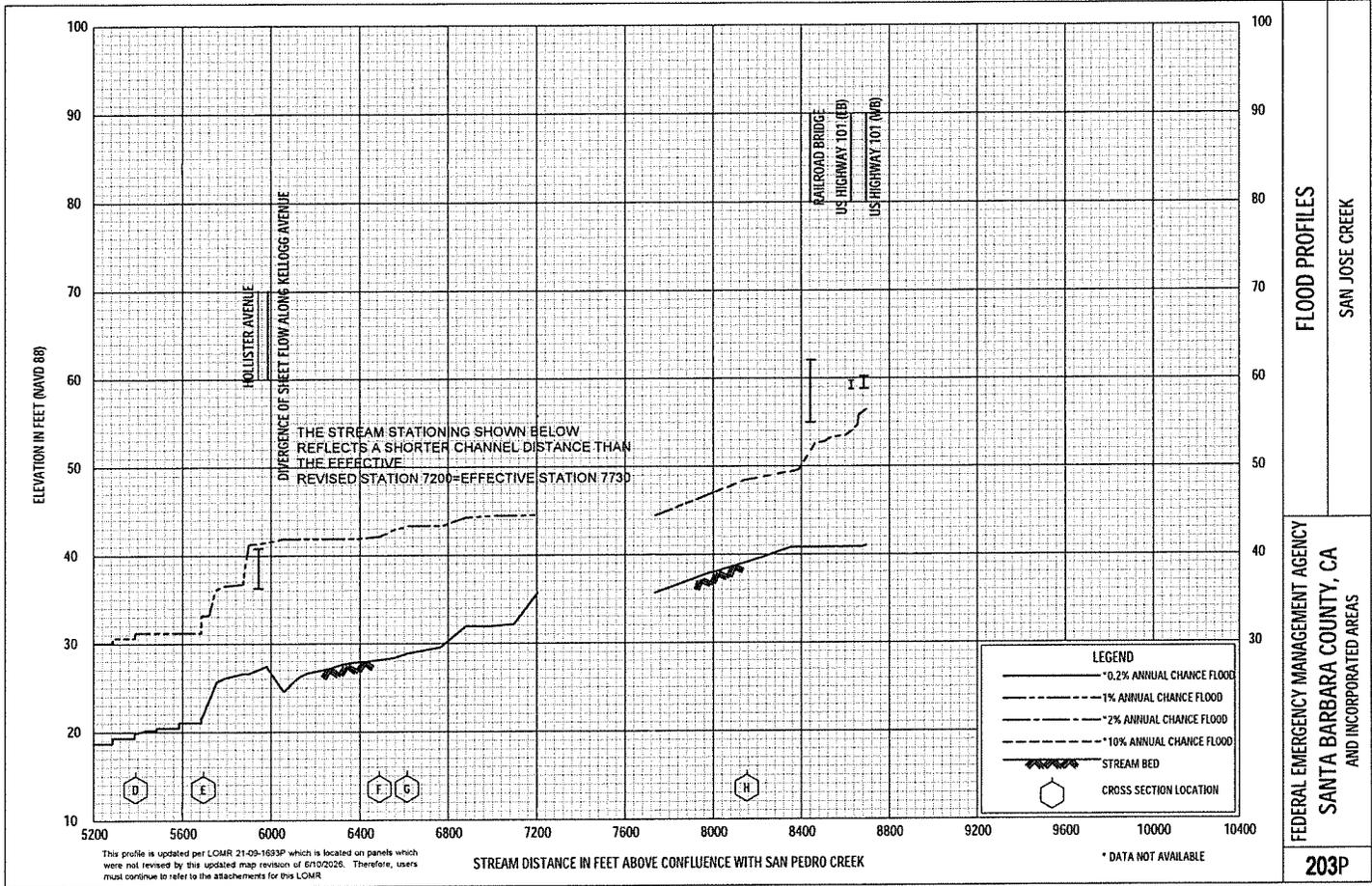
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**FLOOD PROFILES**  
SAN JOSE CREEK

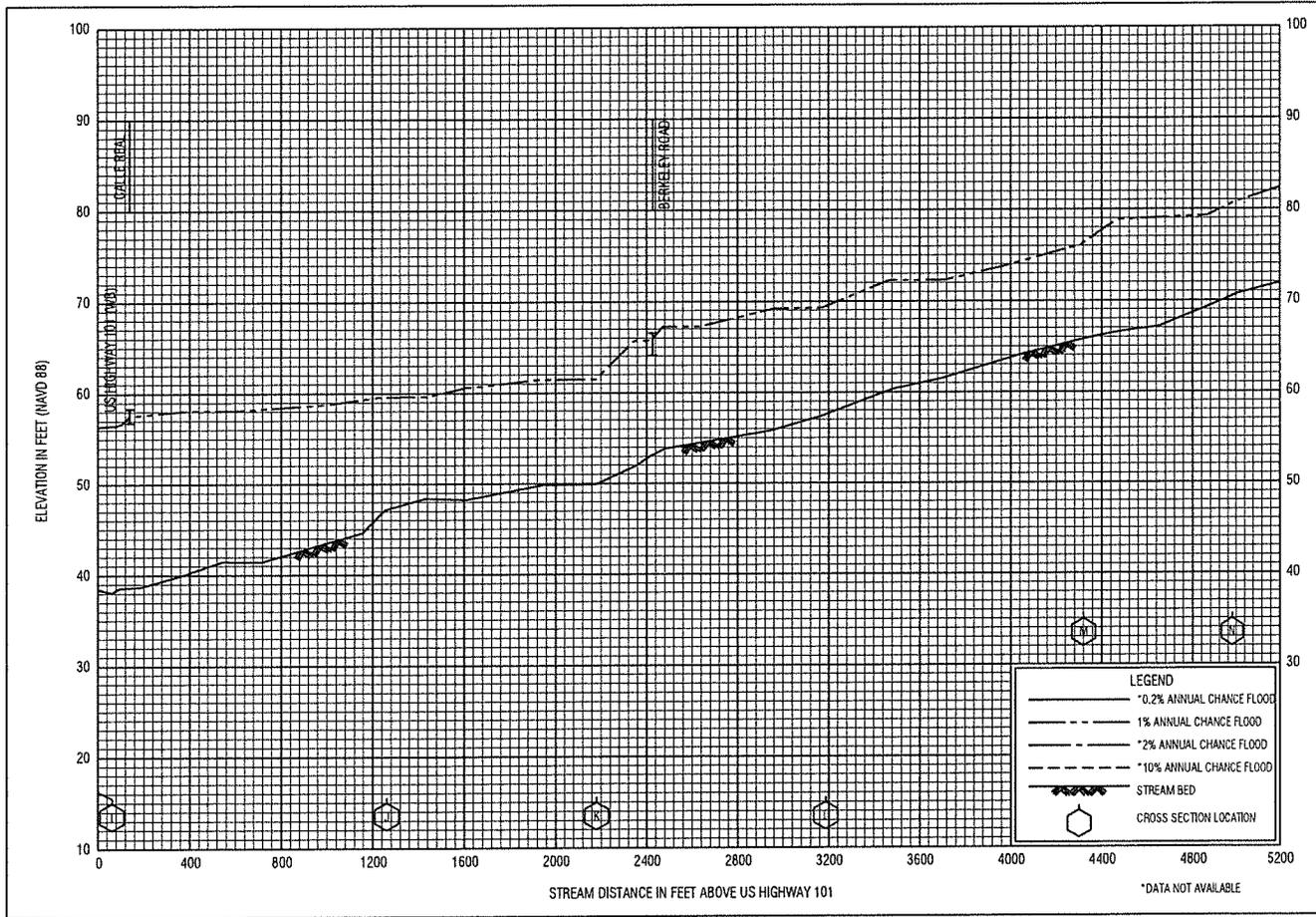
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FEDERAL EMERGENCY MANAGEMENT AGENCY  
SANTA BARBARA COUNTY, CA  
AND INCORPORATED AREAS

**202P**



This profile is updated per LOMR 21-09-163P which is located on panels which were not revised by this updated map revision of 6/10/2026. Therefore, users must continue to refer to the attachments for this LOMR

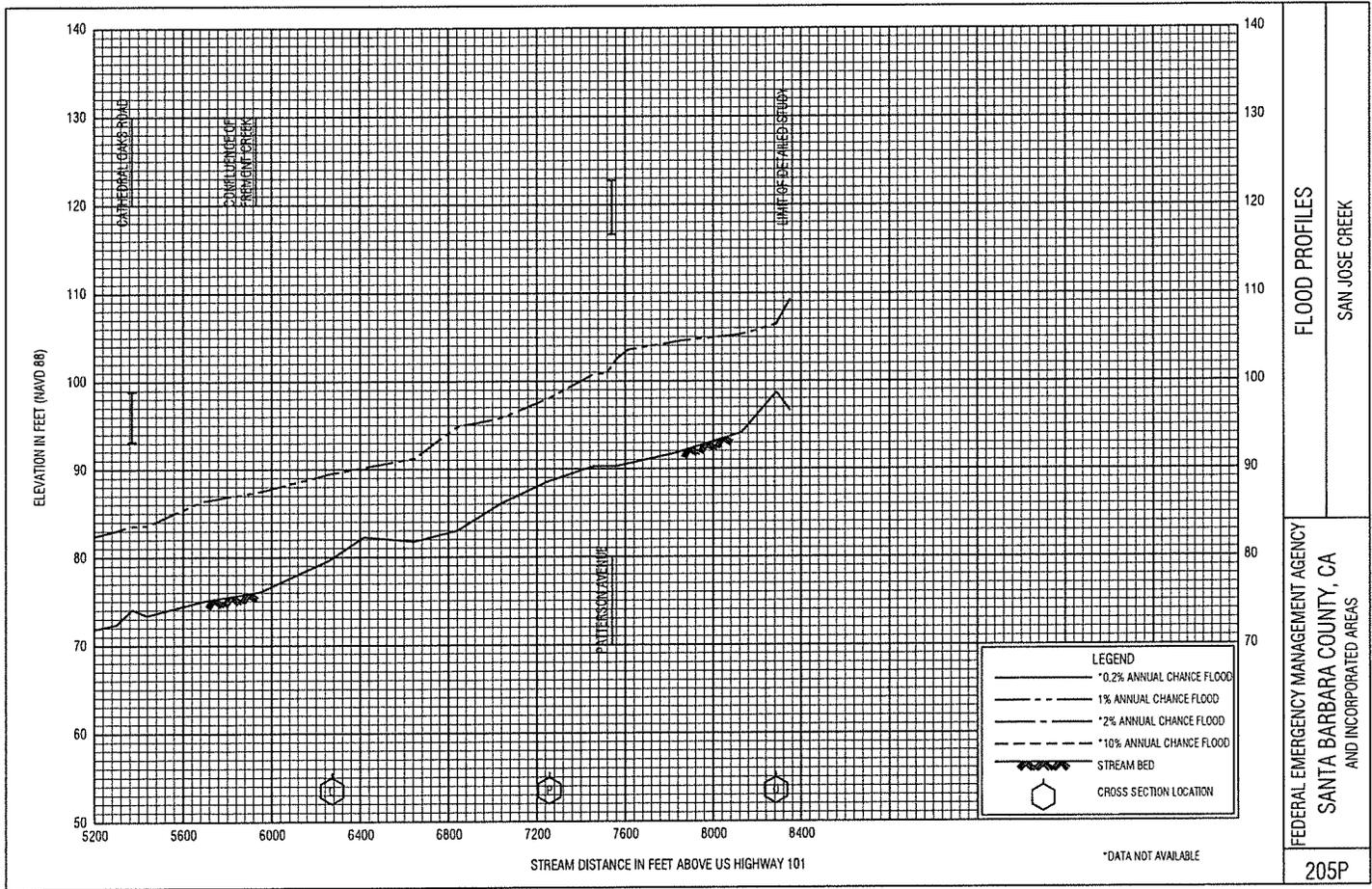


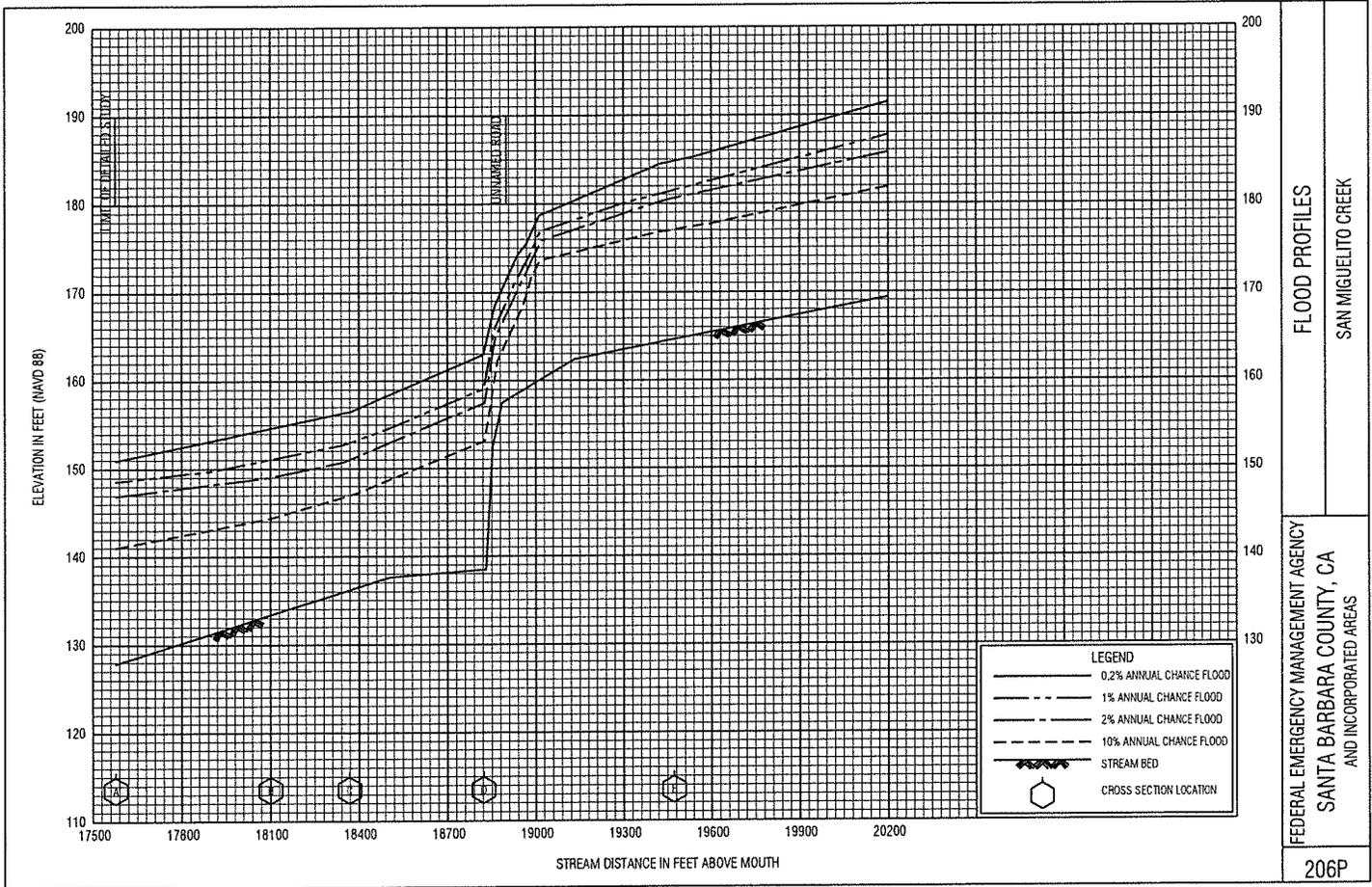
FLOOD PROFILES

SAN JOSE CREEK

FEDERAL EMERGENCY MANAGEMENT AGENCY

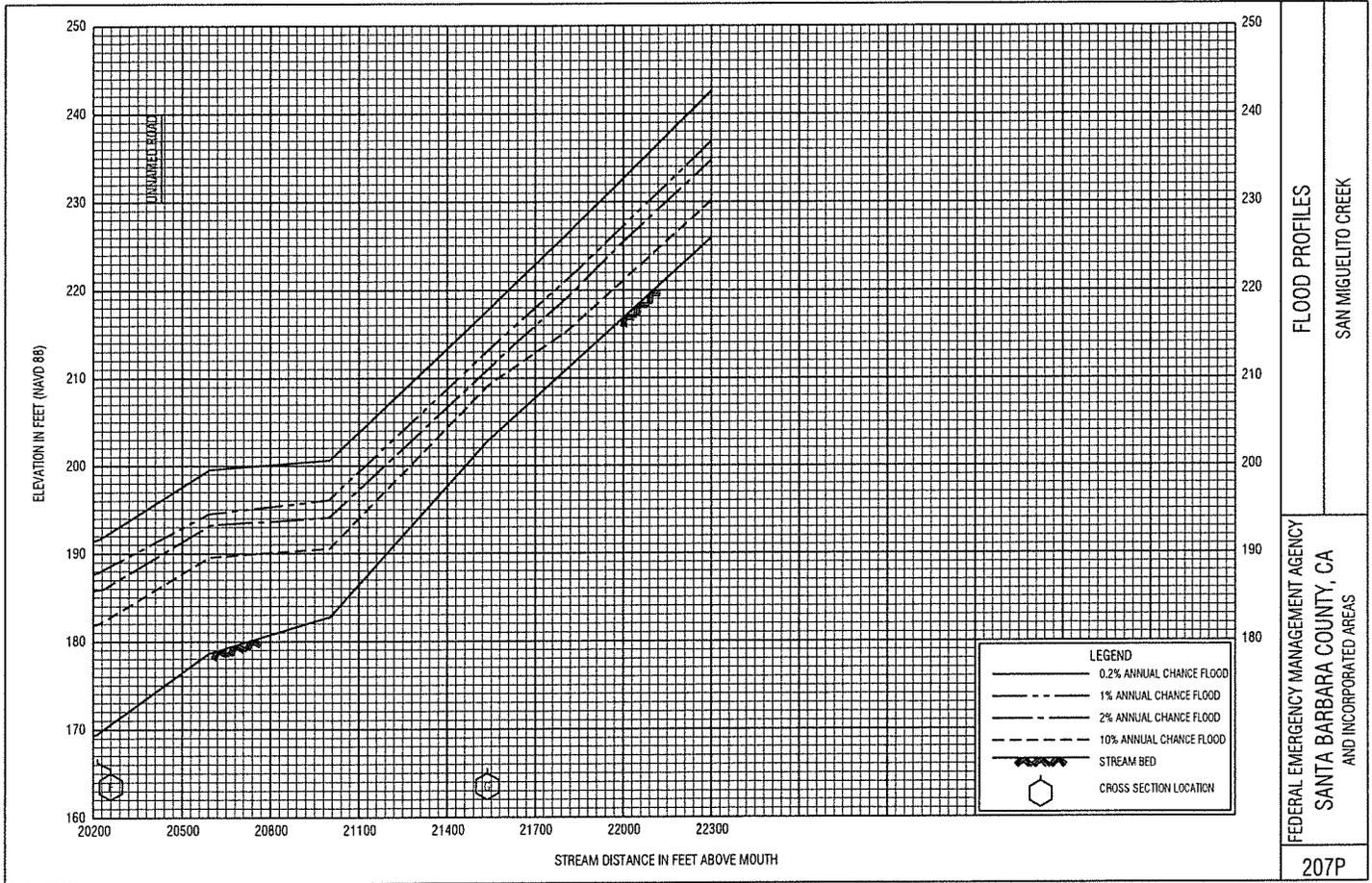
SANTA BARBARA COUNTY, CA  
AND INCORPORATED AREAS





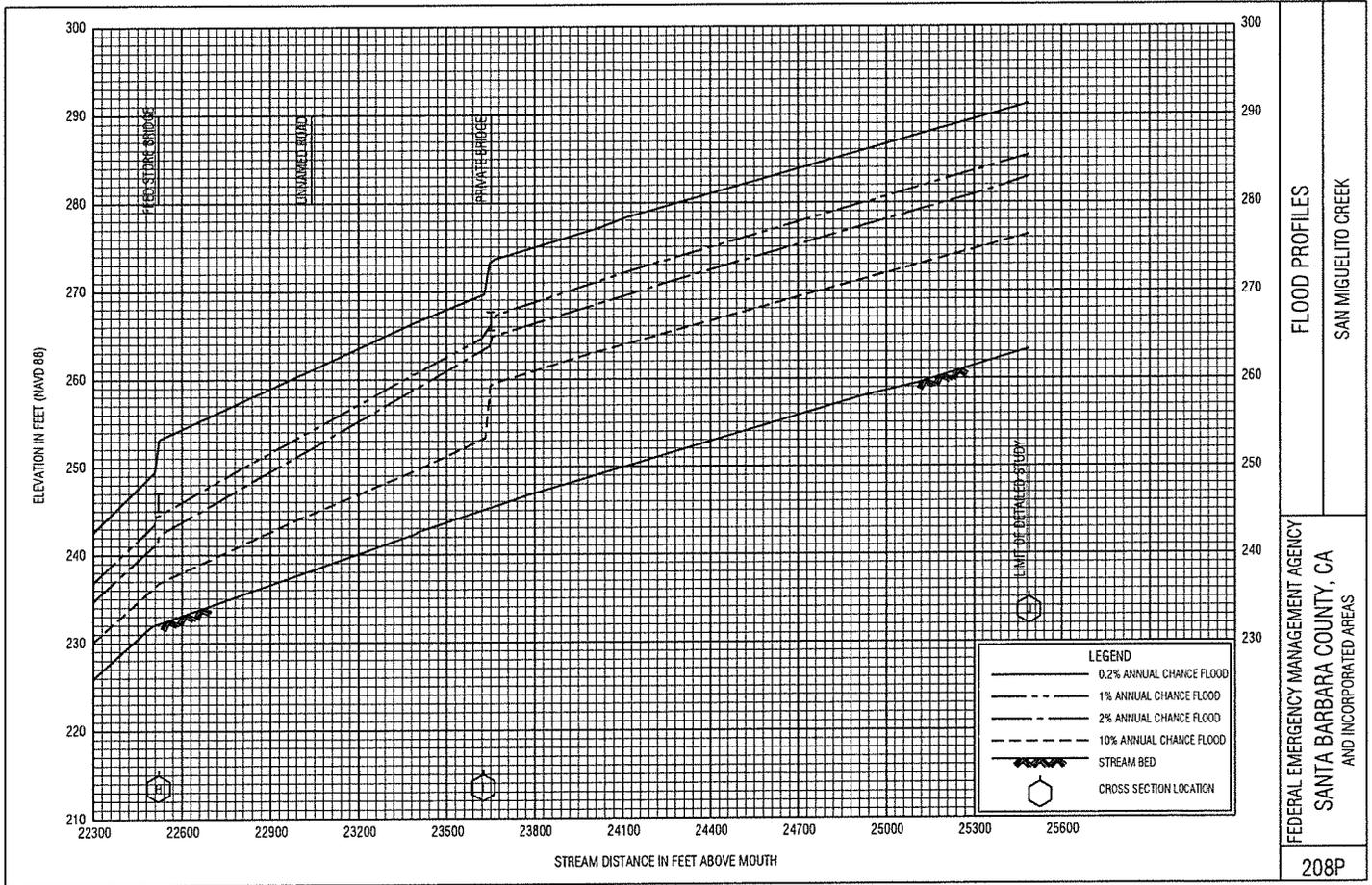
FLOOD PROFILES  
SAN MIGUELITO CREEK

FEDERAL EMERGENCY MANAGEMENT AGENCY  
SANTA BARBARA COUNTY, CA  
AND INCORPORATED AREAS

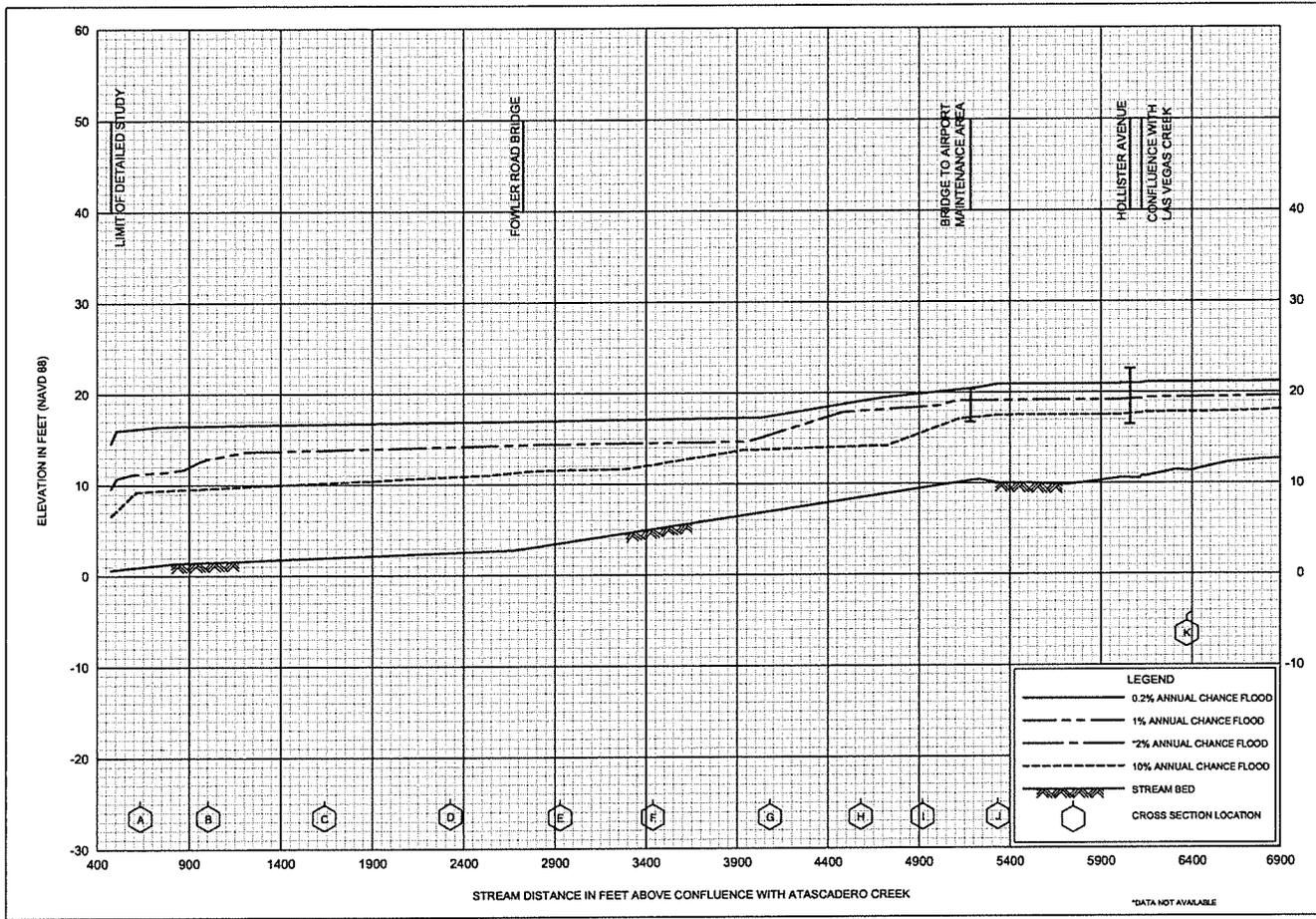


FLOOD PROFILES  
SAN MIGUELITO CREEK

FEDERAL EMERGENCY MANAGEMENT AGENCY  
SANTA BARBARA COUNTY, CA  
AND INCORPORATED AREAS

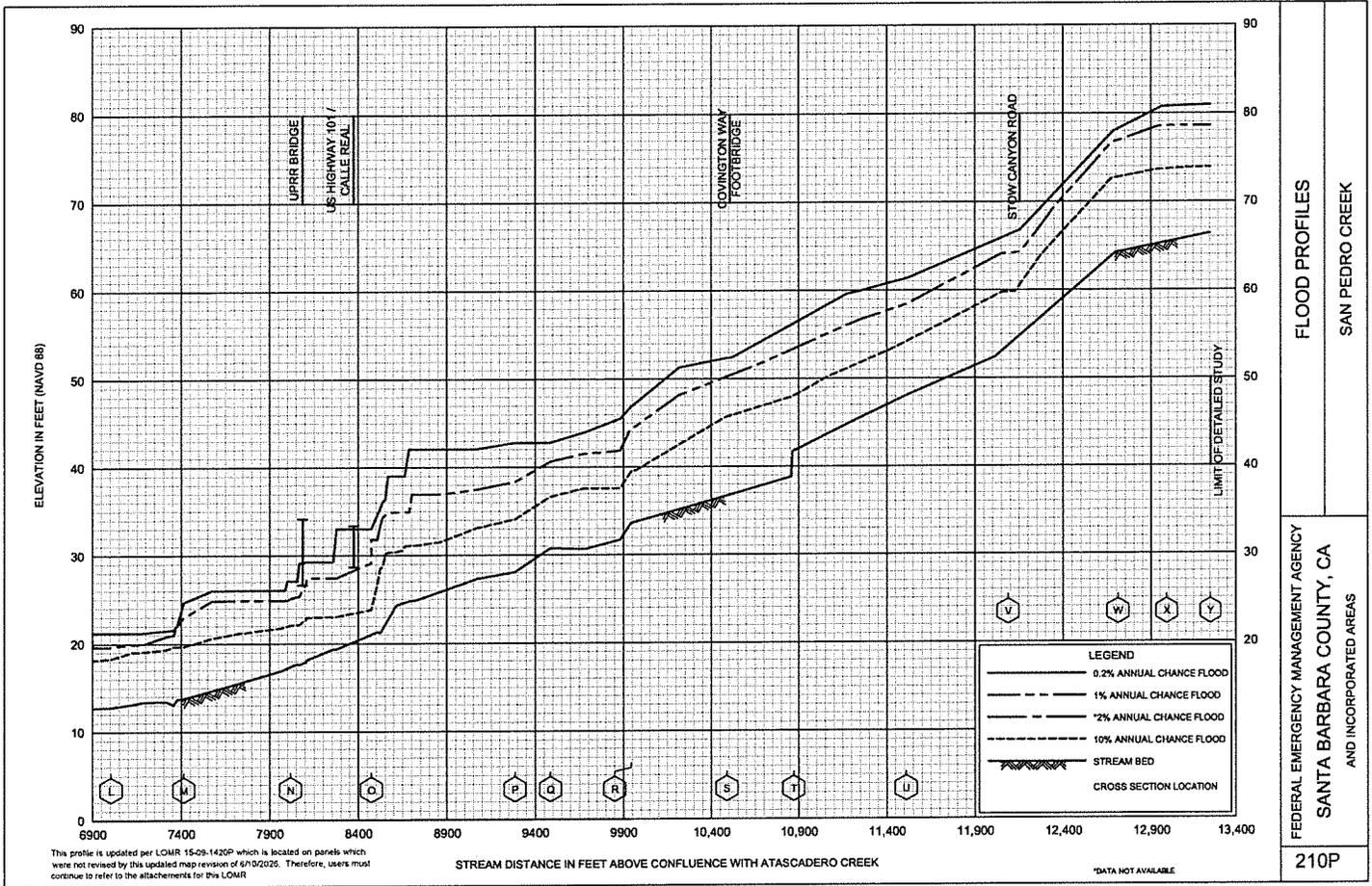


FEDERAL EMERGENCY MANAGEMENT AGENCY  
SANTA BARBARA COUNTY, CA  
AND INCORPORATED AREAS

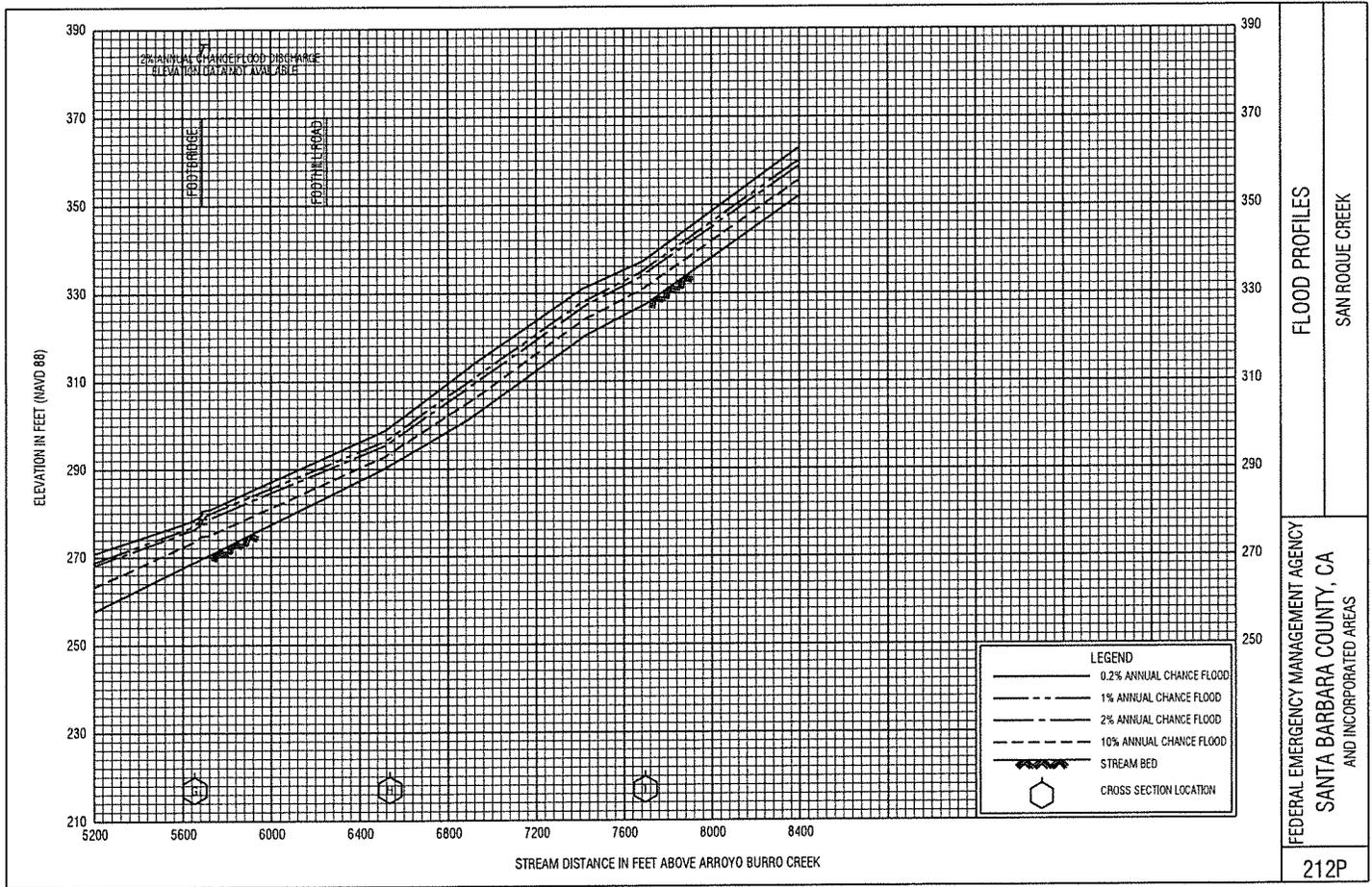


FLOOD PROFILES  
SAN PEDRO CREEK

FEDERAL EMERGENCY MANAGEMENT AGENCY  
SANTA BARBARA COUNTY, CA  
AND INCORPORATED AREAS

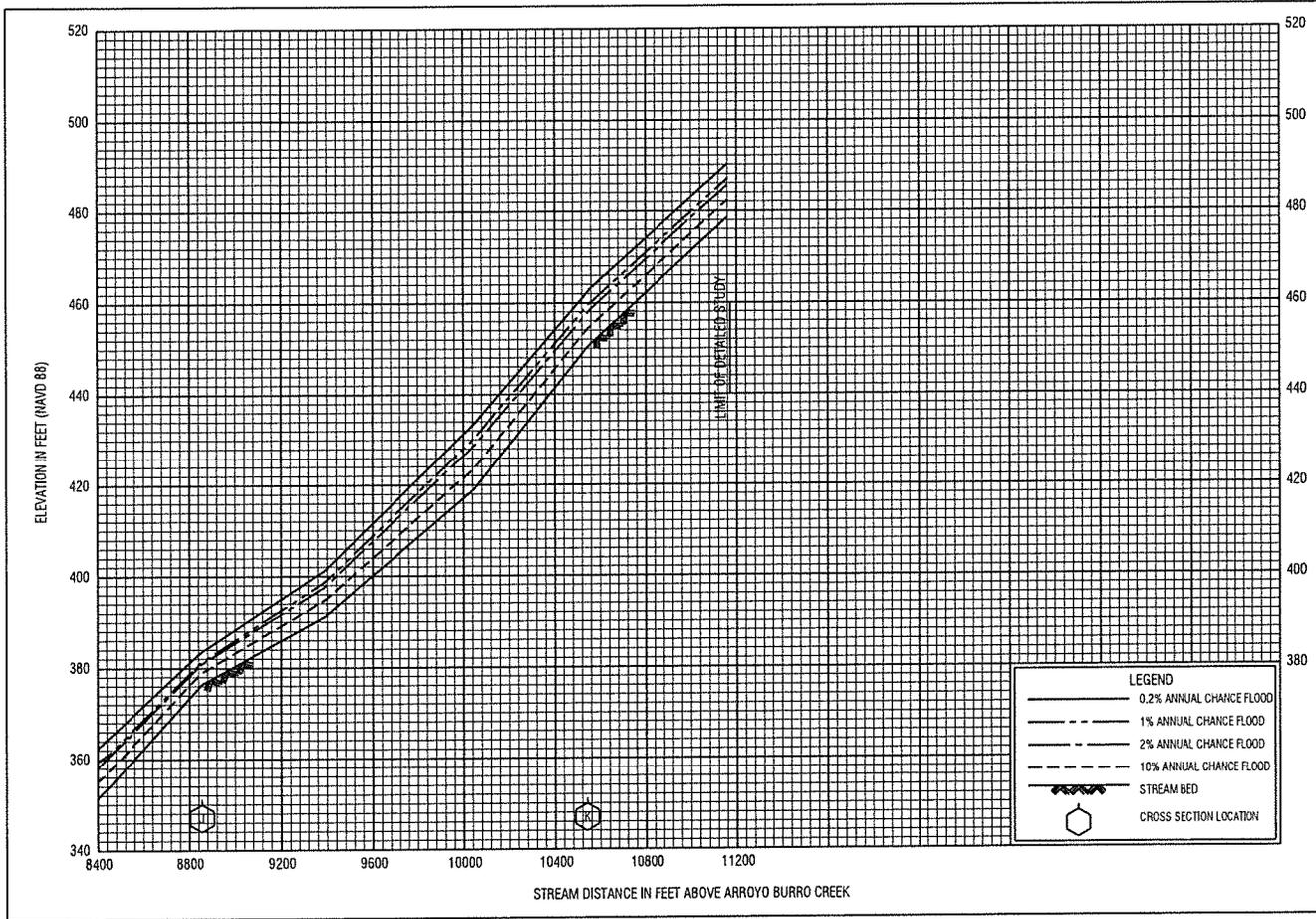


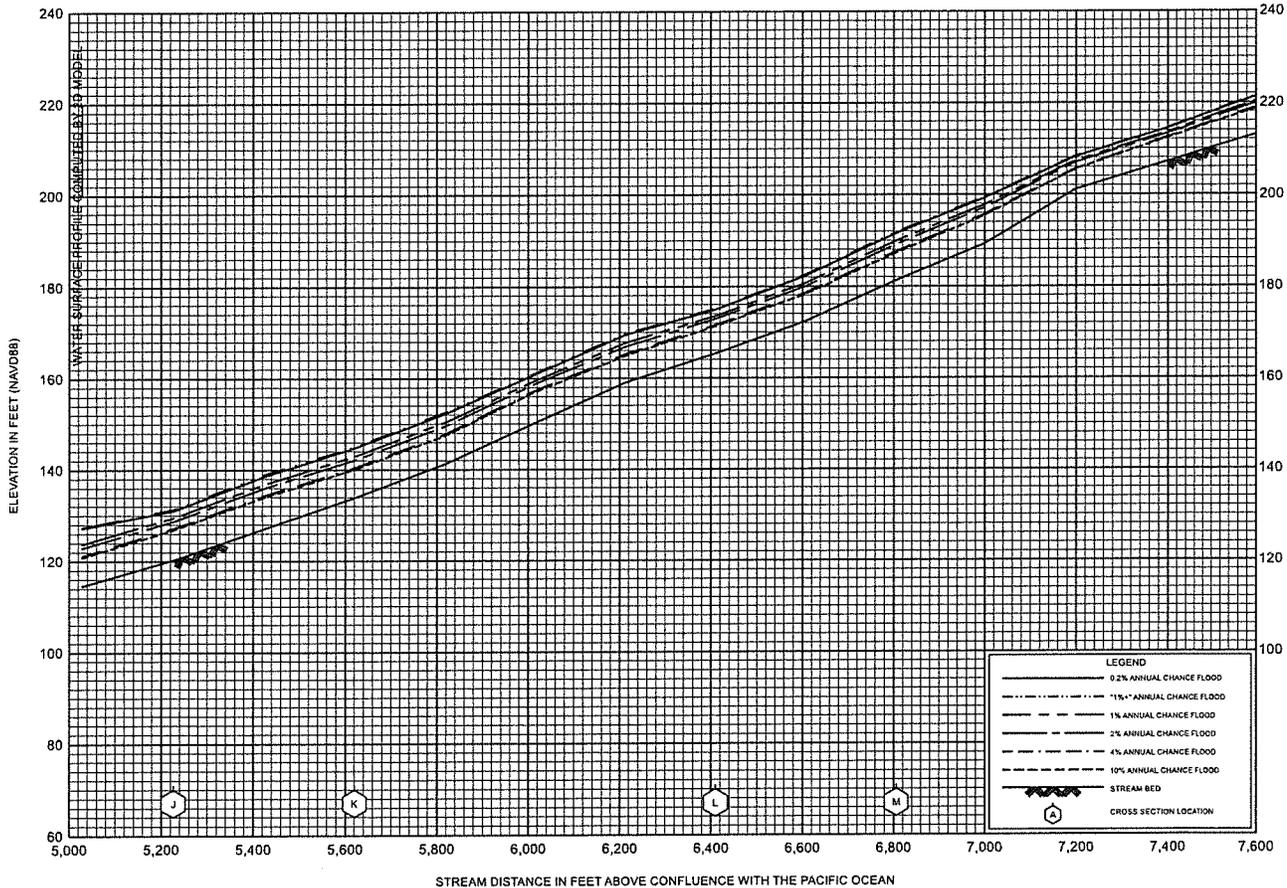




FLOOD PROFILES  
SAN ROQUE CREEK

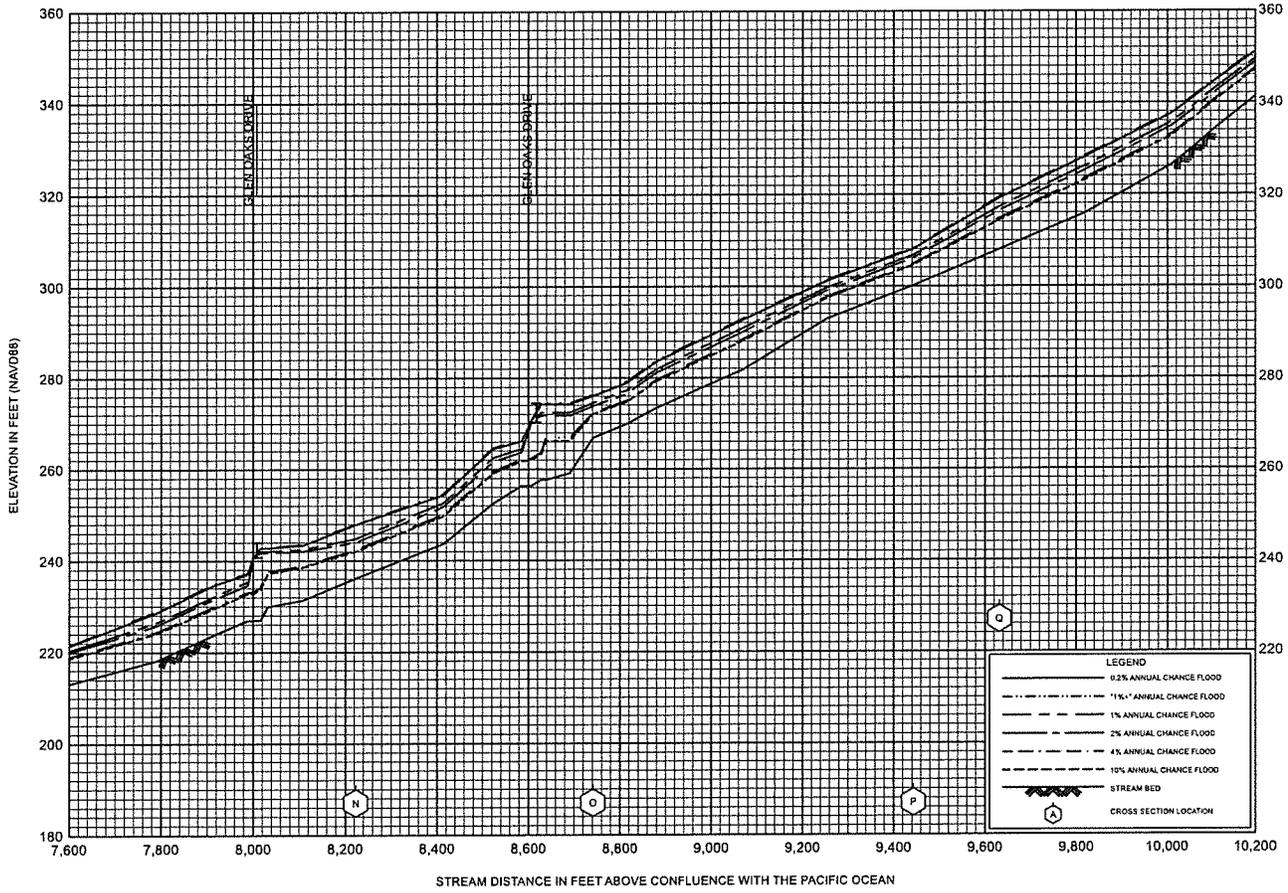
FEDERAL EMERGENCY MANAGEMENT AGENCY  
SANTA BARBARA COUNTY, CA  
AND INCORPORATED AREAS





FLOOD PROFILES  
SAN YSIDRO CREEK

FEDERAL EMERGENCY MANAGEMENT AGENCY  
SANTA BARBARA COUNTY, CA  
AND INCORPORATED AREAS



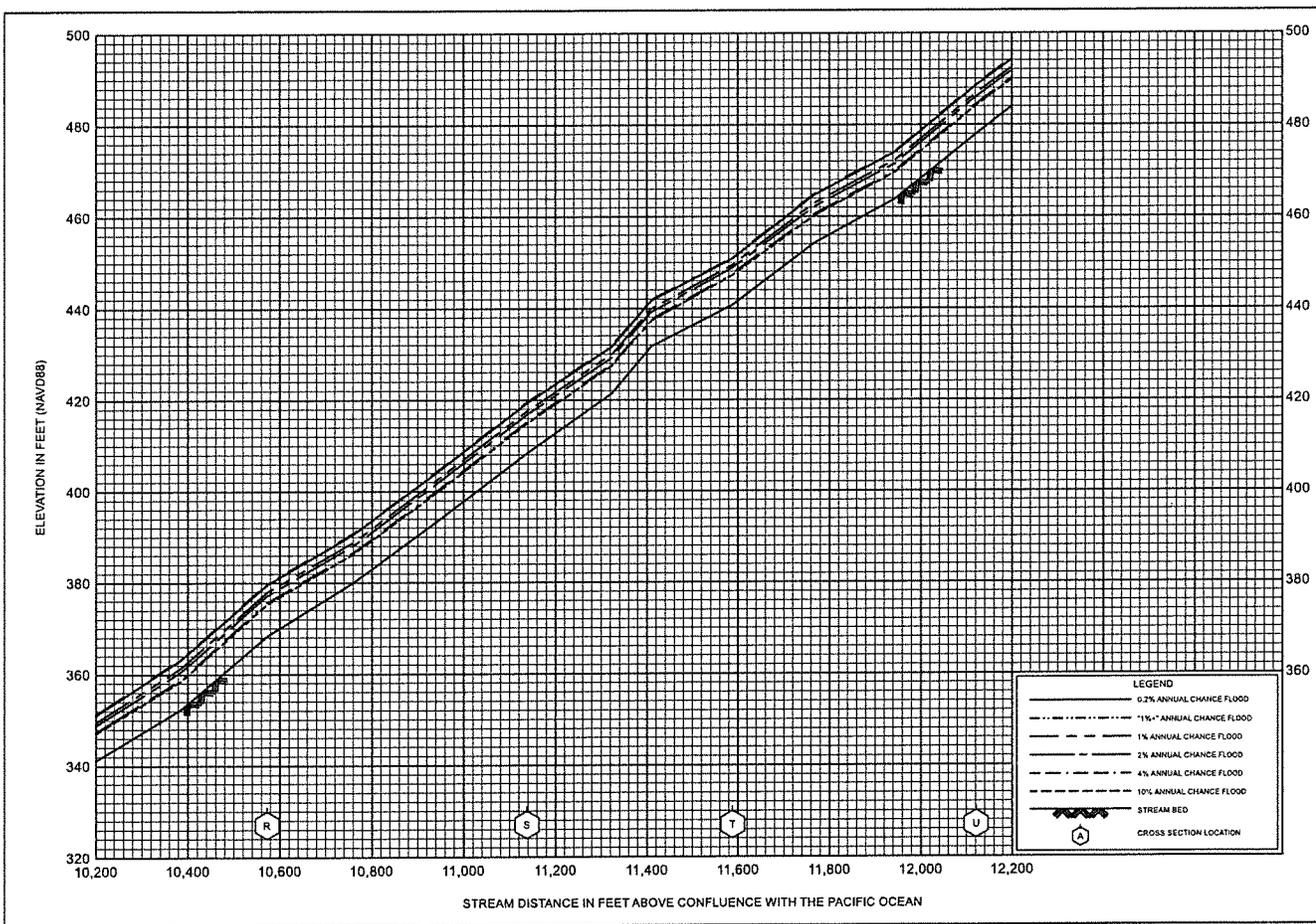
FLOOD PROFILES  
SAN YSIDRO CREEK

FEDERAL EMERGENCY MANAGEMENT AGENCY  
SANTA BARBARA COUNTY, CA  
AND INCORPORATED AREAS

FLOOD PROFILES  
SAN YSIDRO CREEK

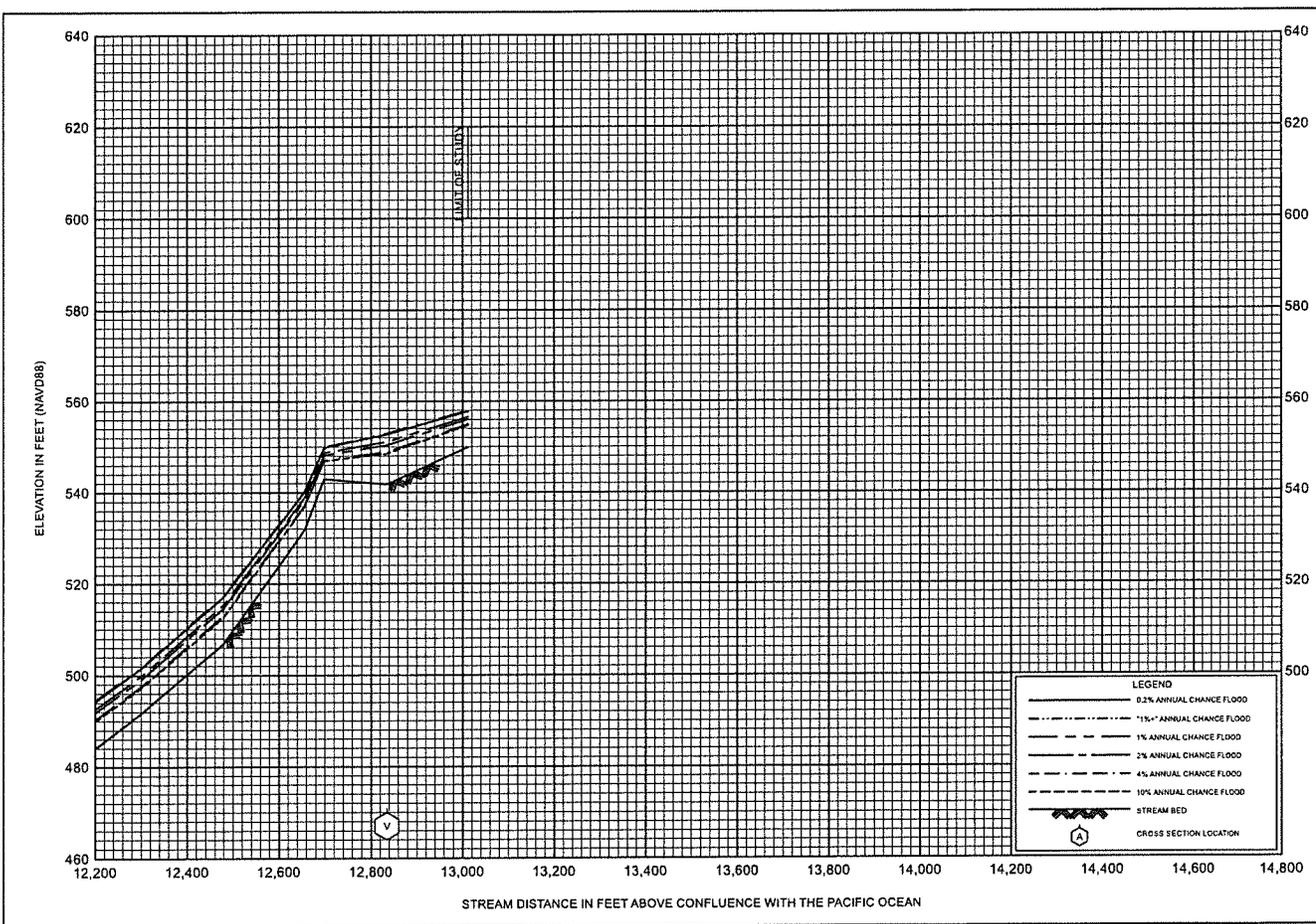
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SANTA BARBARA COUNTY, CA  
AND INCORPORATED AREAS

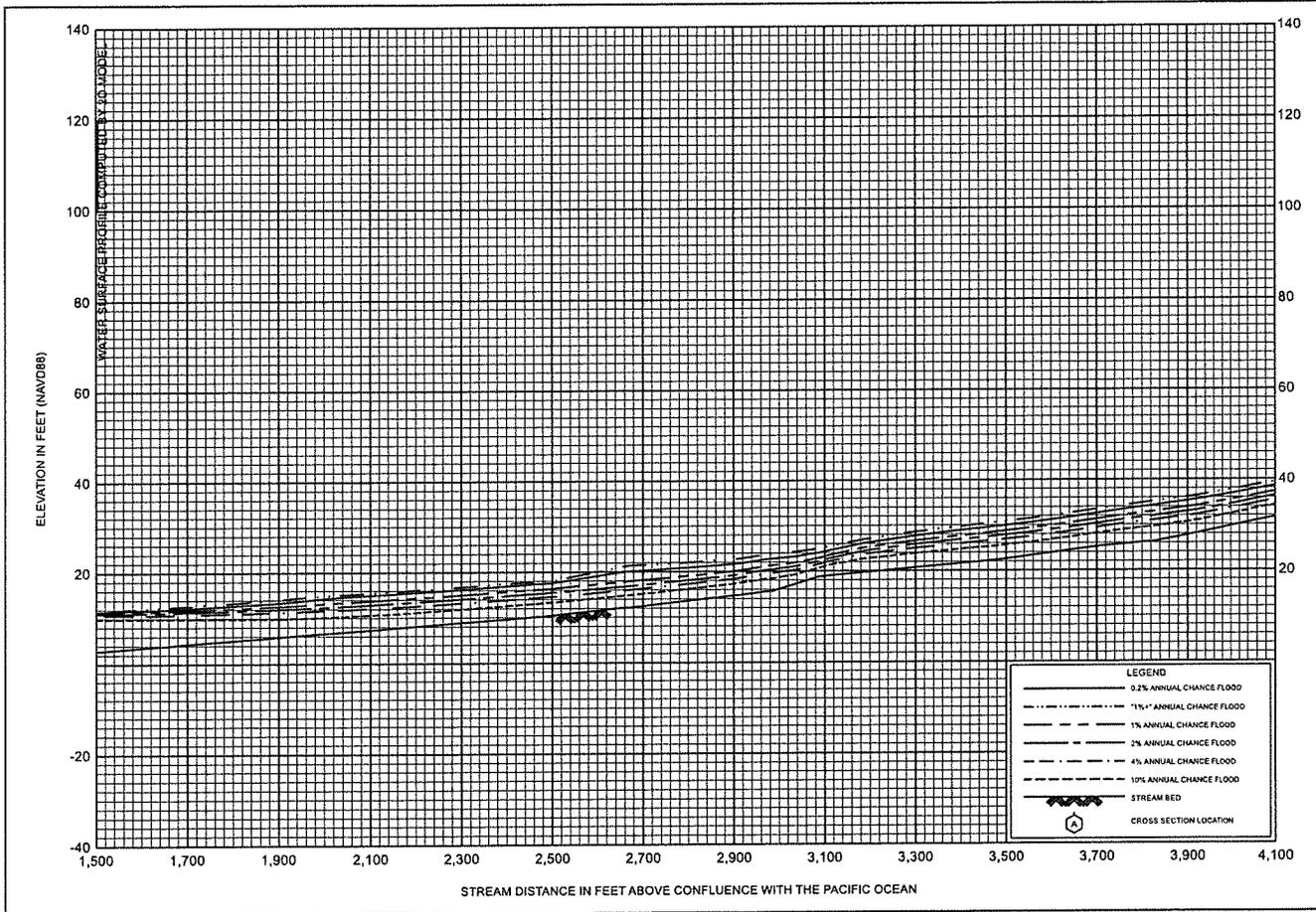
216P



FLOOD PROFILES  
SAN YSIDRO CREEK

FEDERAL EMERGENCY MANAGEMENT AGENCY  
SANTA BARBARA COUNTY, CA  
AND INCORPORATED AREAS

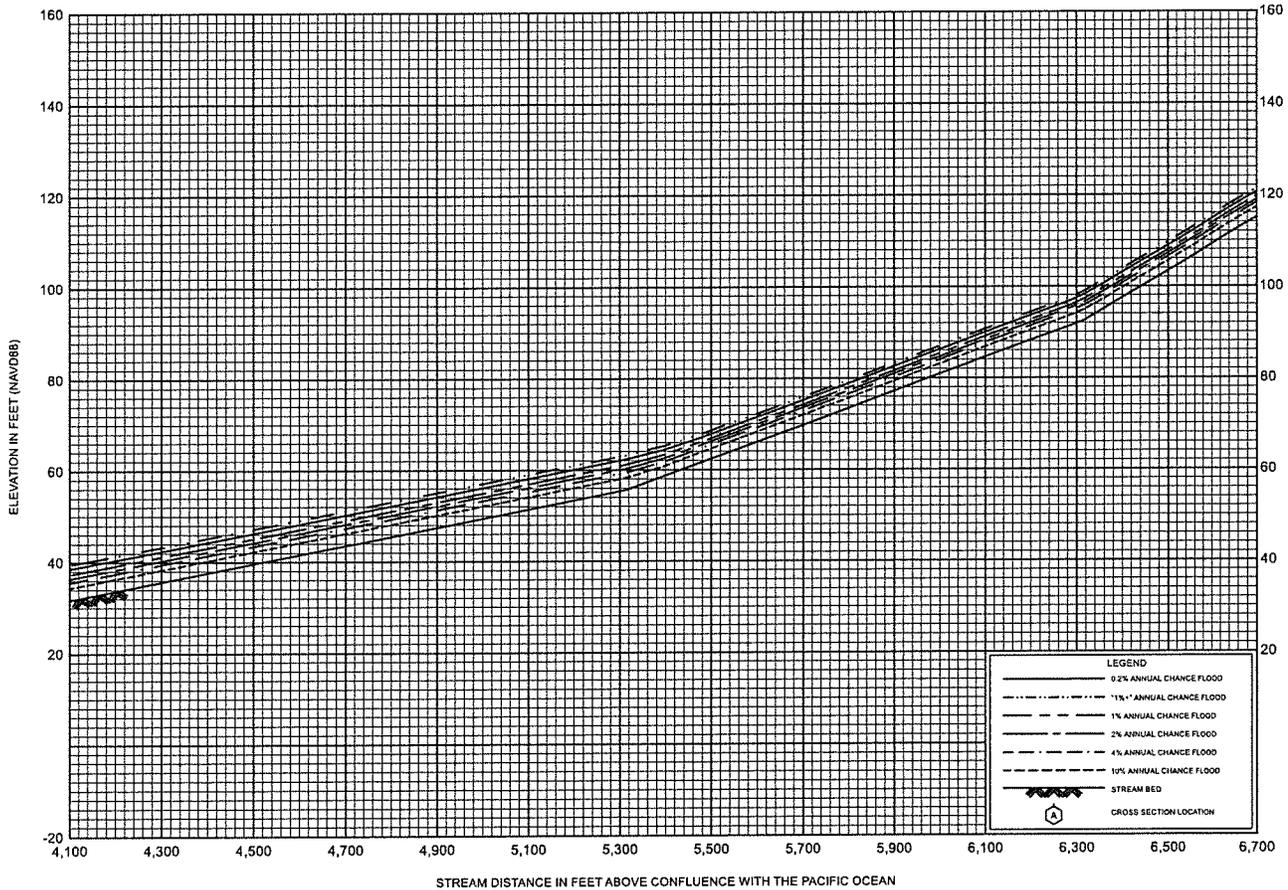




FLOOD PROFILES  
SANTA MONICA CREEK

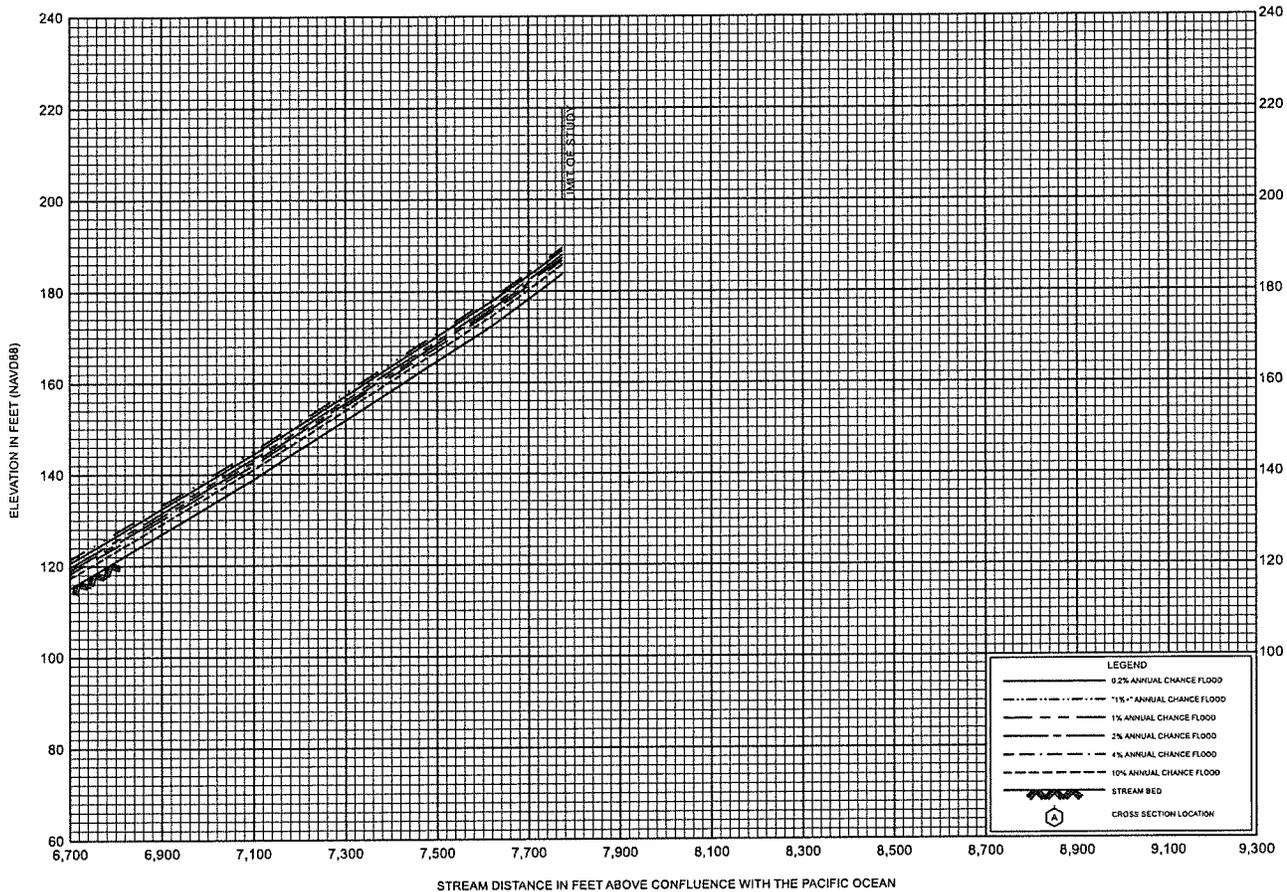
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SANTA BARBARA COUNTY, CA  
AND INCORPORATED AREAS

218P



FLOOD PROFILES  
SANTA MONICA CREEK

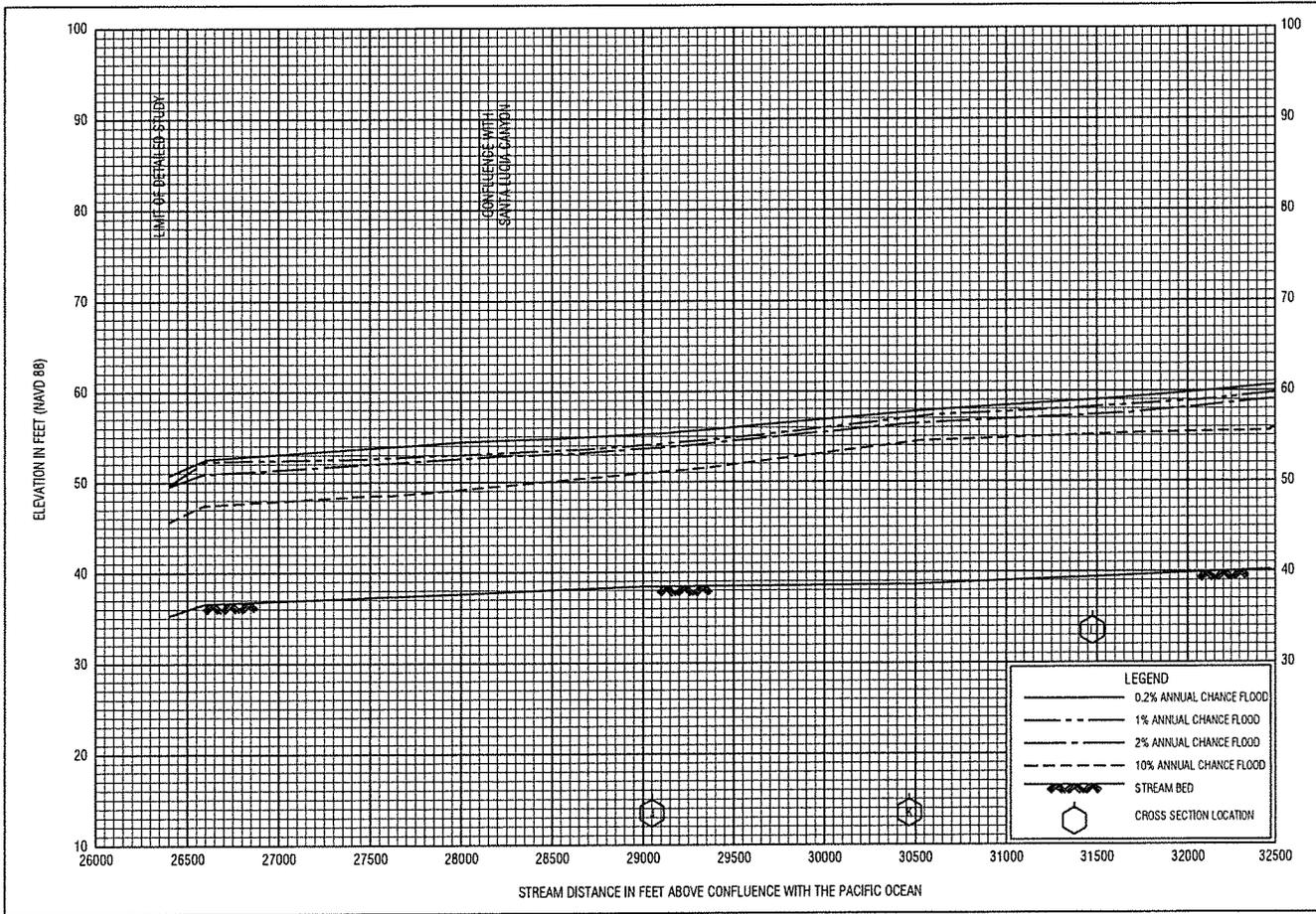
FEDERAL EMERGENCY MANAGEMENT AGENCY  
SANTA BARBARA COUNTY, CA  
AND INCORPORATED AREAS



FLOOD PROFILES  
SANTA MONICA CREEK

FEDERAL EMERGENCY MANAGEMENT AGENCY  
SANTA BARBARA COUNTY, CA  
AND INCORPORATED AREAS

220P



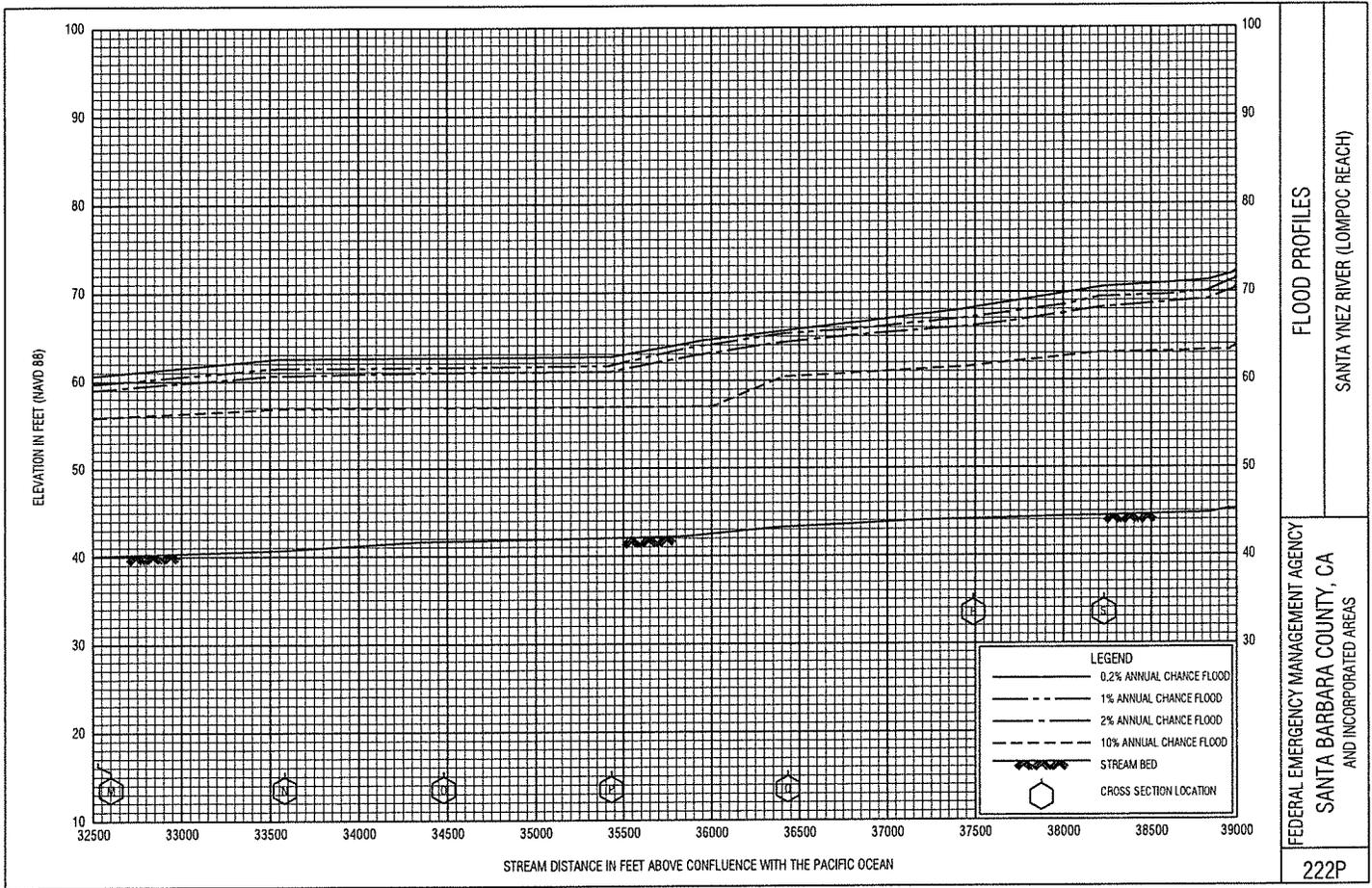
FLOOD PROFILES

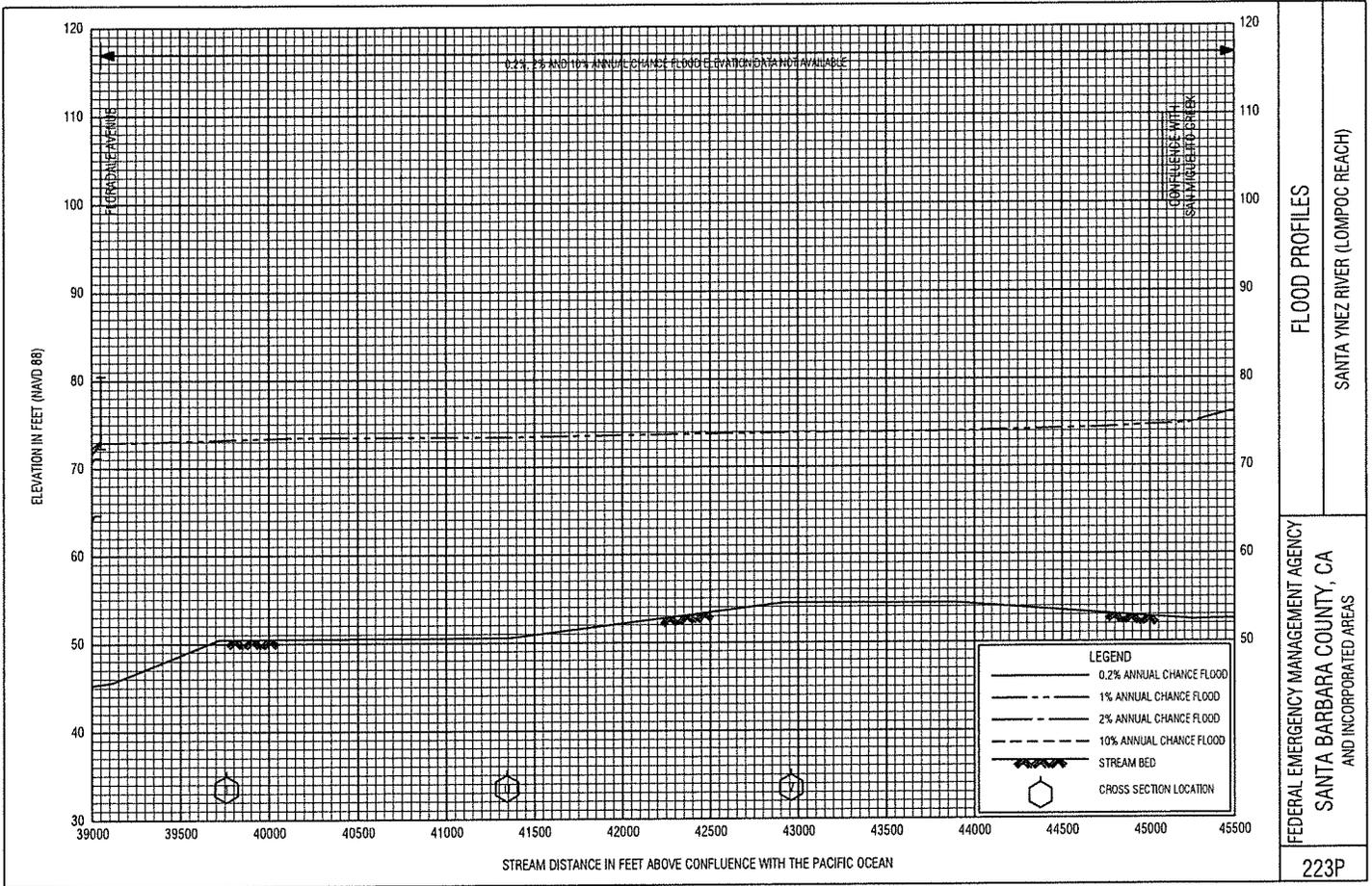
SANTA YNEZ RIVER (LOMPOC REACH)

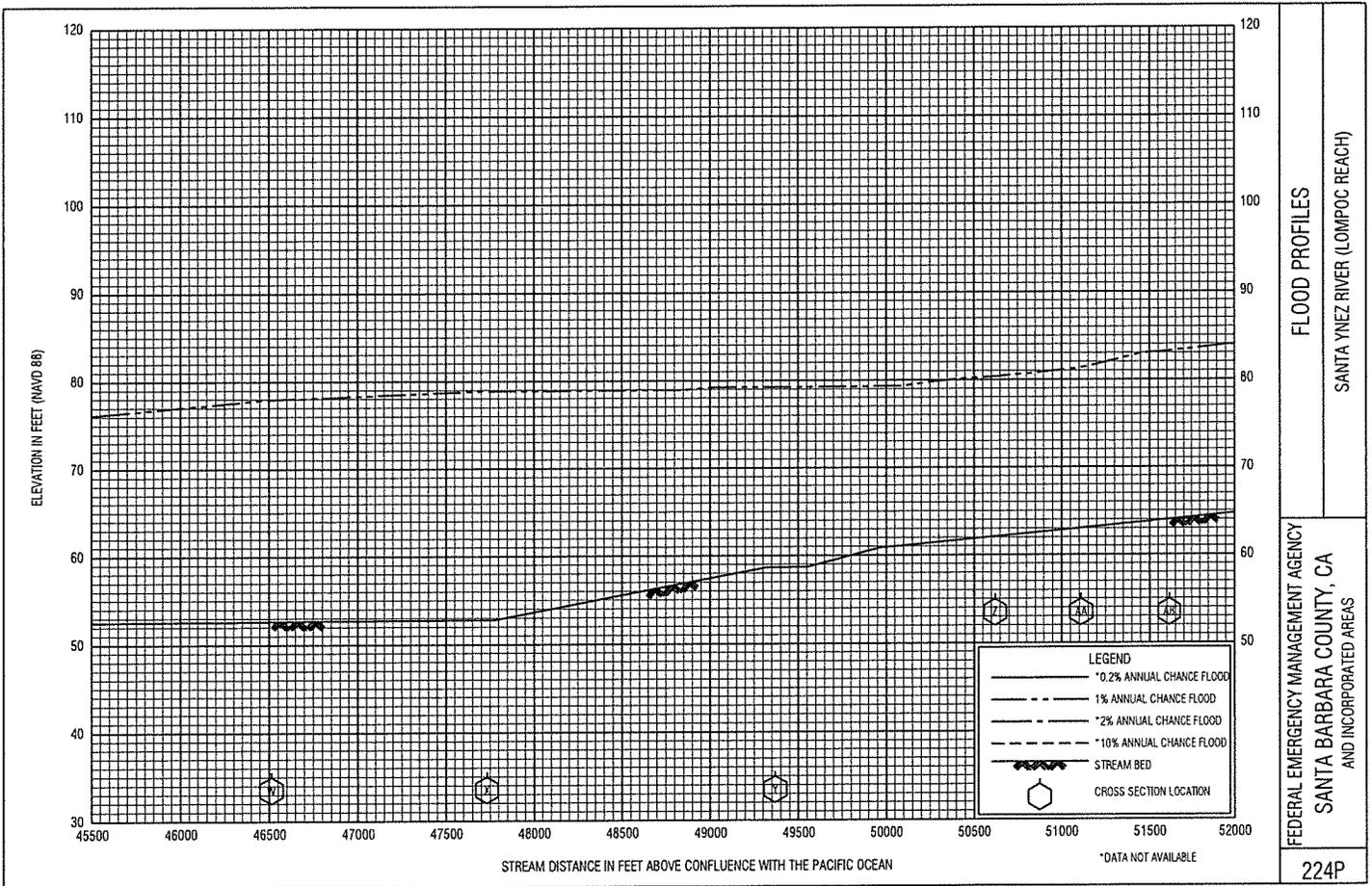
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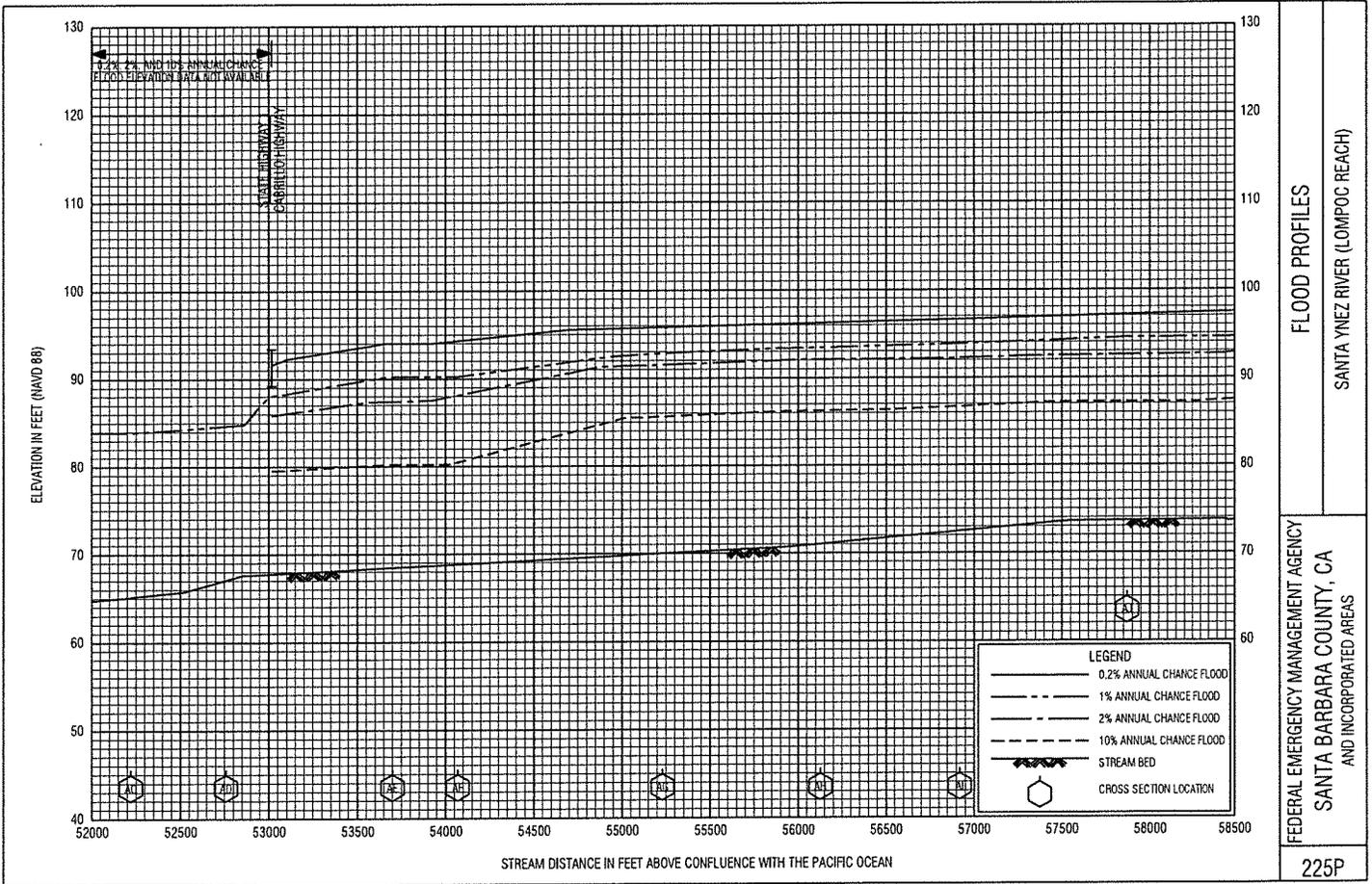
FEDERAL EMERGENCY MANAGEMENT AGENCY  
 SANTA BARBARA COUNTY, CA  
 AND INCORPORATED AREAS

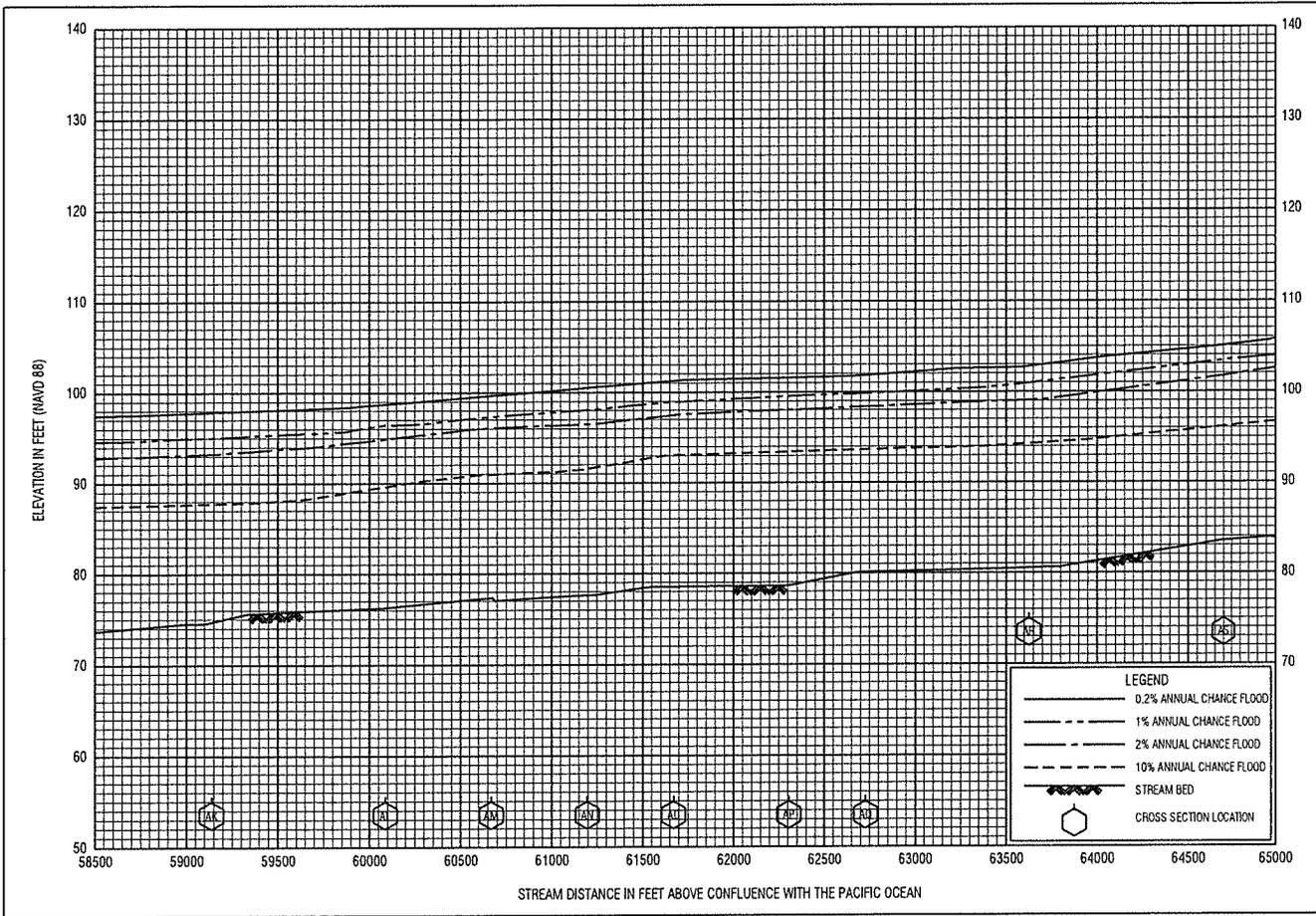
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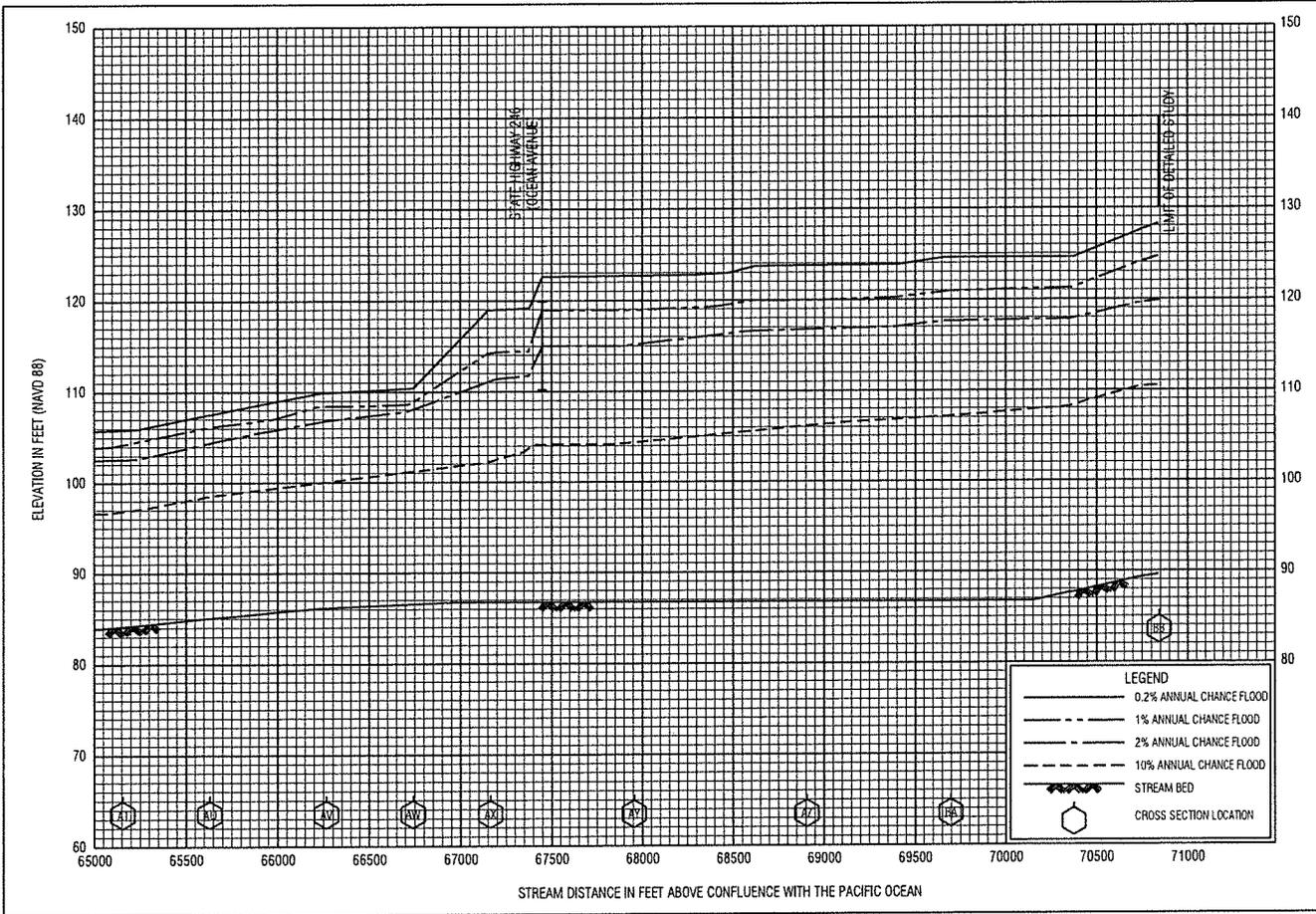




FLOOD PROFILES  
SANTA YNEZ RIVER (LOMPOÇ REACH)

FEDERAL EMERGENCY MANAGEMENT AGENCY  
SANTA BARBARA COUNTY, CA  
AND INCORPORATED AREAS

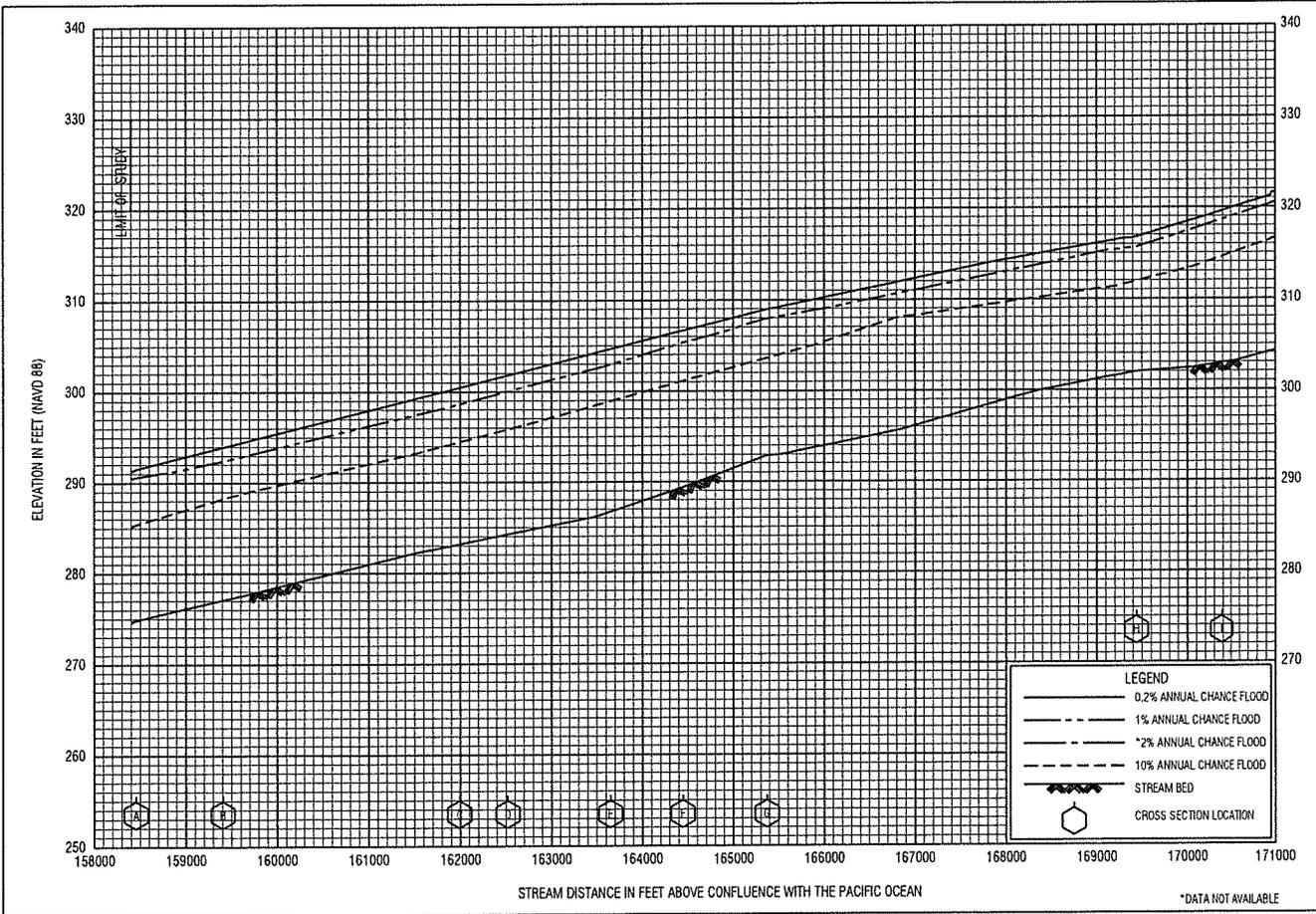
226P



FLOOD PROFILES  
SANTA YNEZ RIVER (LOMPOC REACH)

FEDERAL EMERGENCY MANAGEMENT AGENCY  
SANTA BARBARA COUNTY, CA  
AND INCORPORATED AREAS

227P

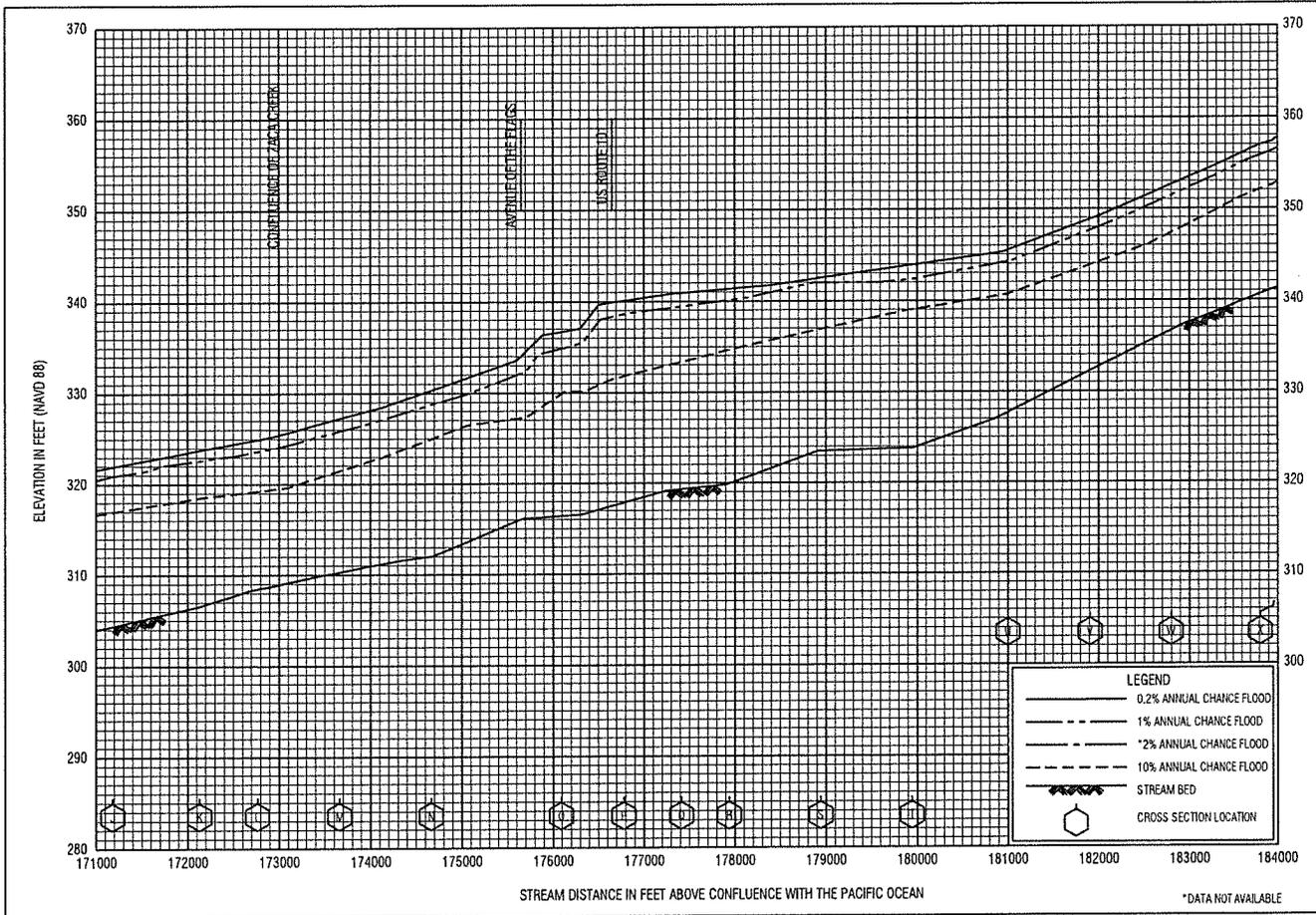


FLOOD PROFILES  
SANTA YNEZ RIVER (SOLVANG REACH)

FEDERAL EMERGENCY MANAGEMENT AGENCY  
SANTA BARBARA COUNTY, CA  
AND INCORPORATED AREAS

228P

\*DATA NOT AVAILABLE



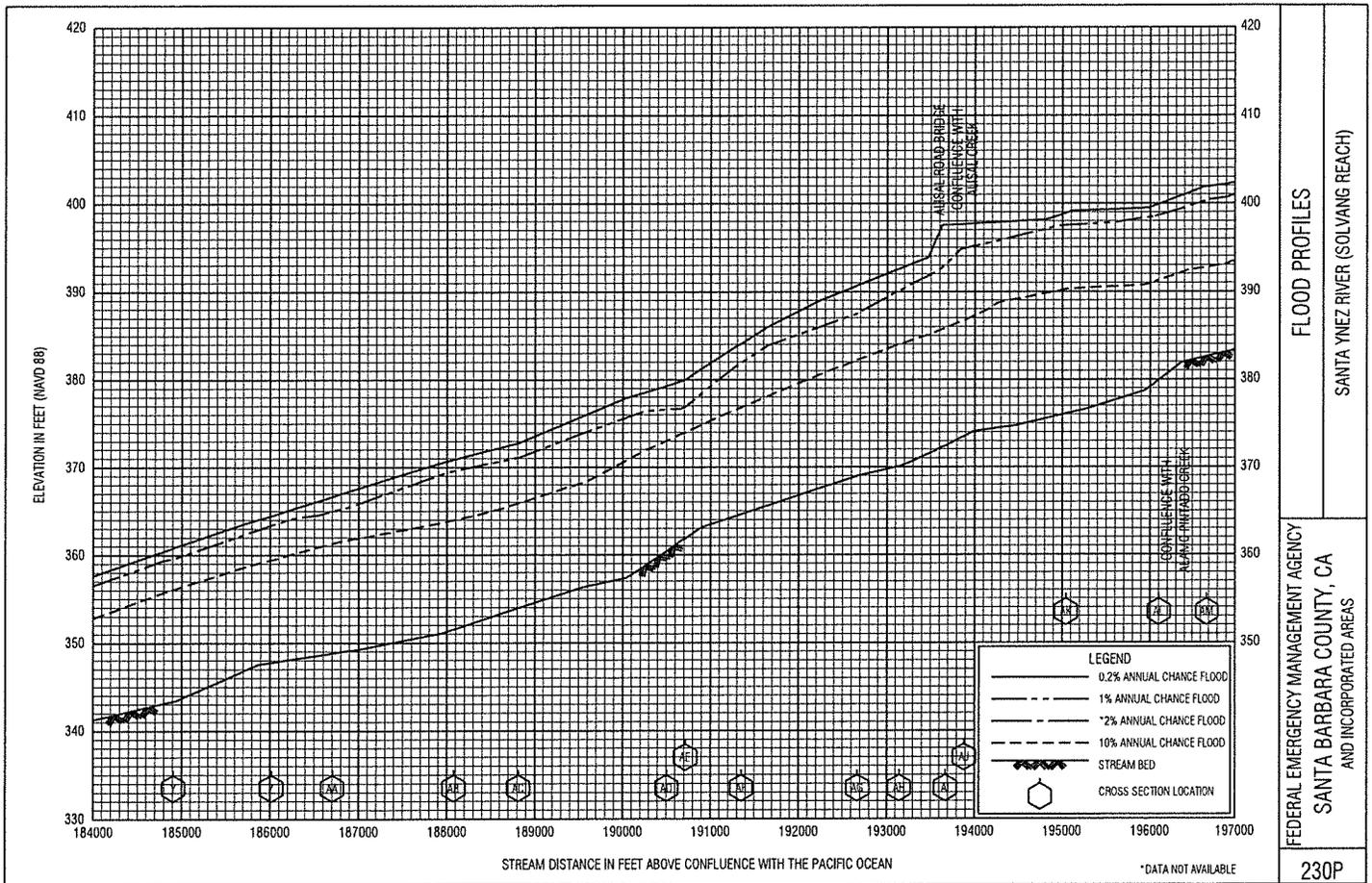
**FLOOD PROFILES**

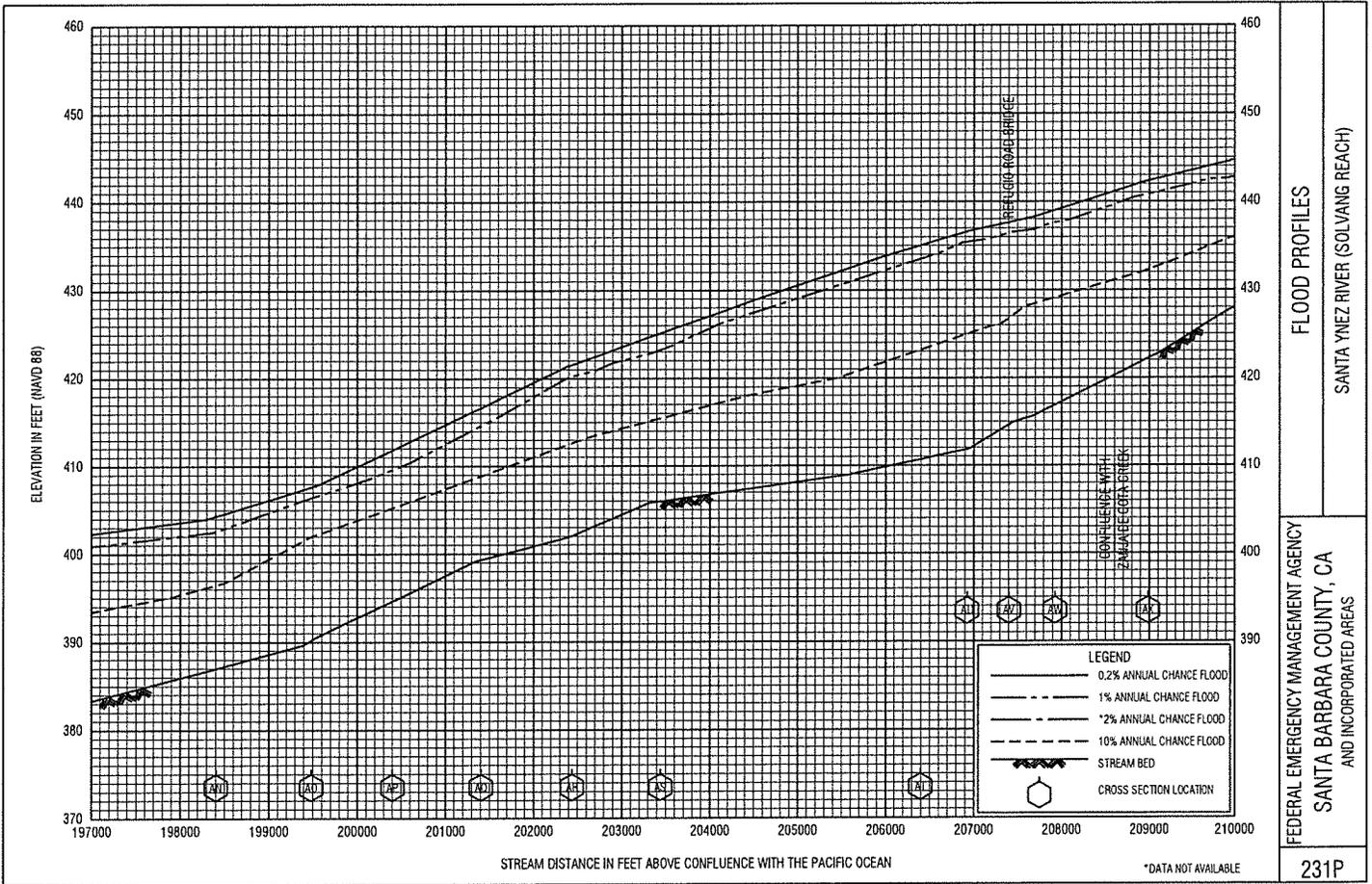
SANTA YNEZ RIVER (SOLVANG REACH)

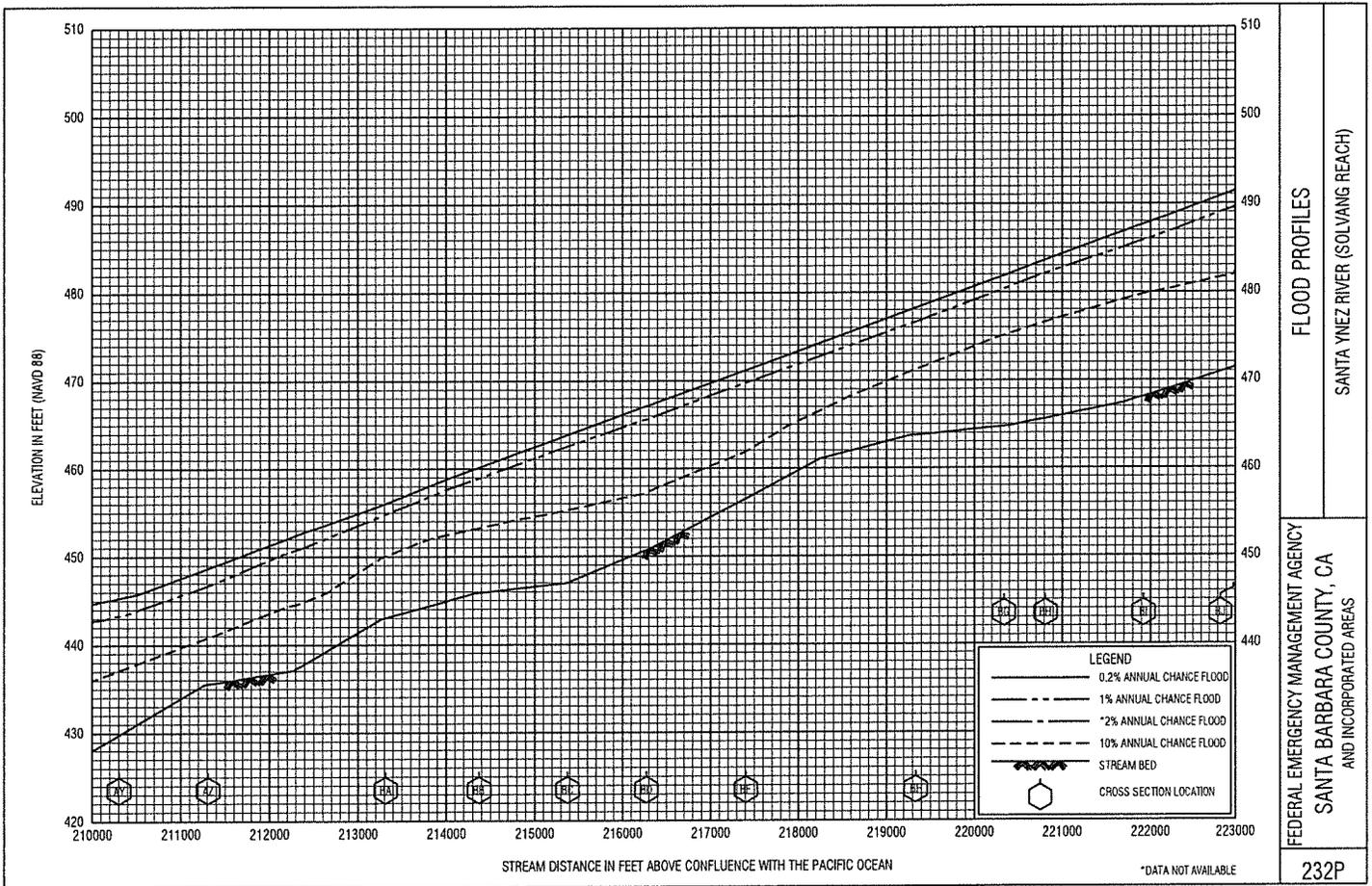
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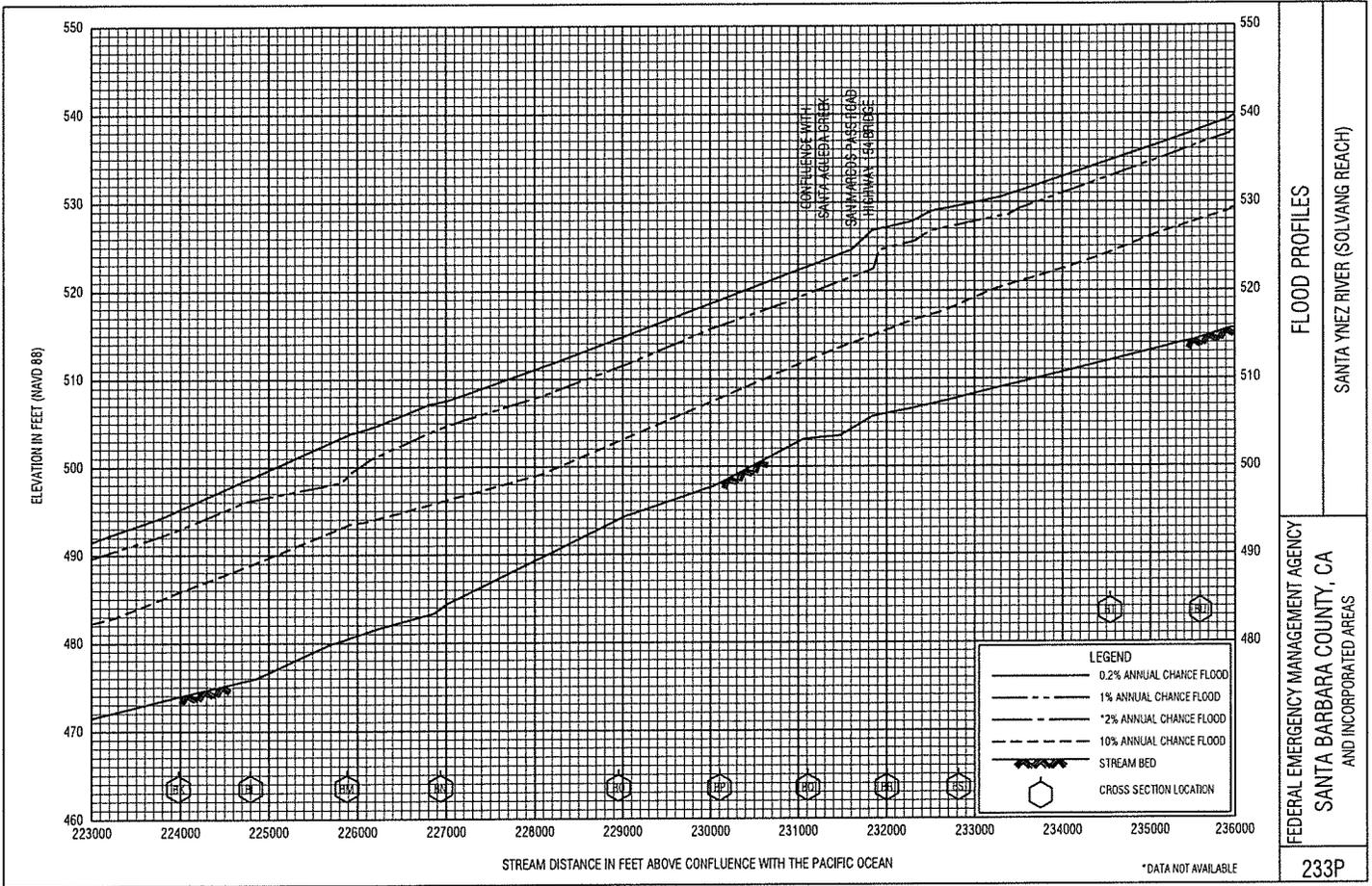
FEDERAL EMERGENCY MANAGEMENT AGENCY  
 SANTA BARBARA COUNTY, CA  
 AND INCORPORATED AREAS

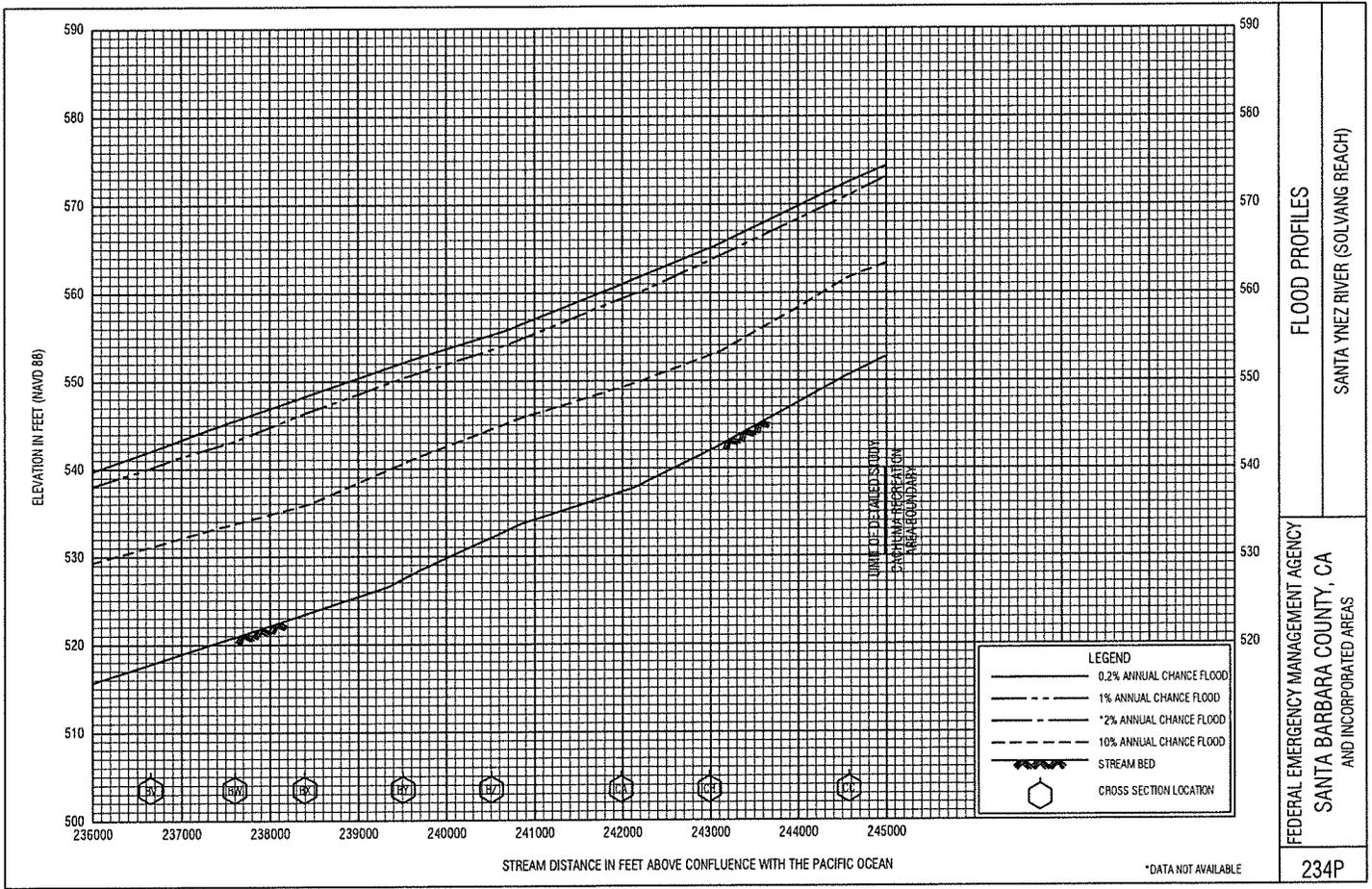
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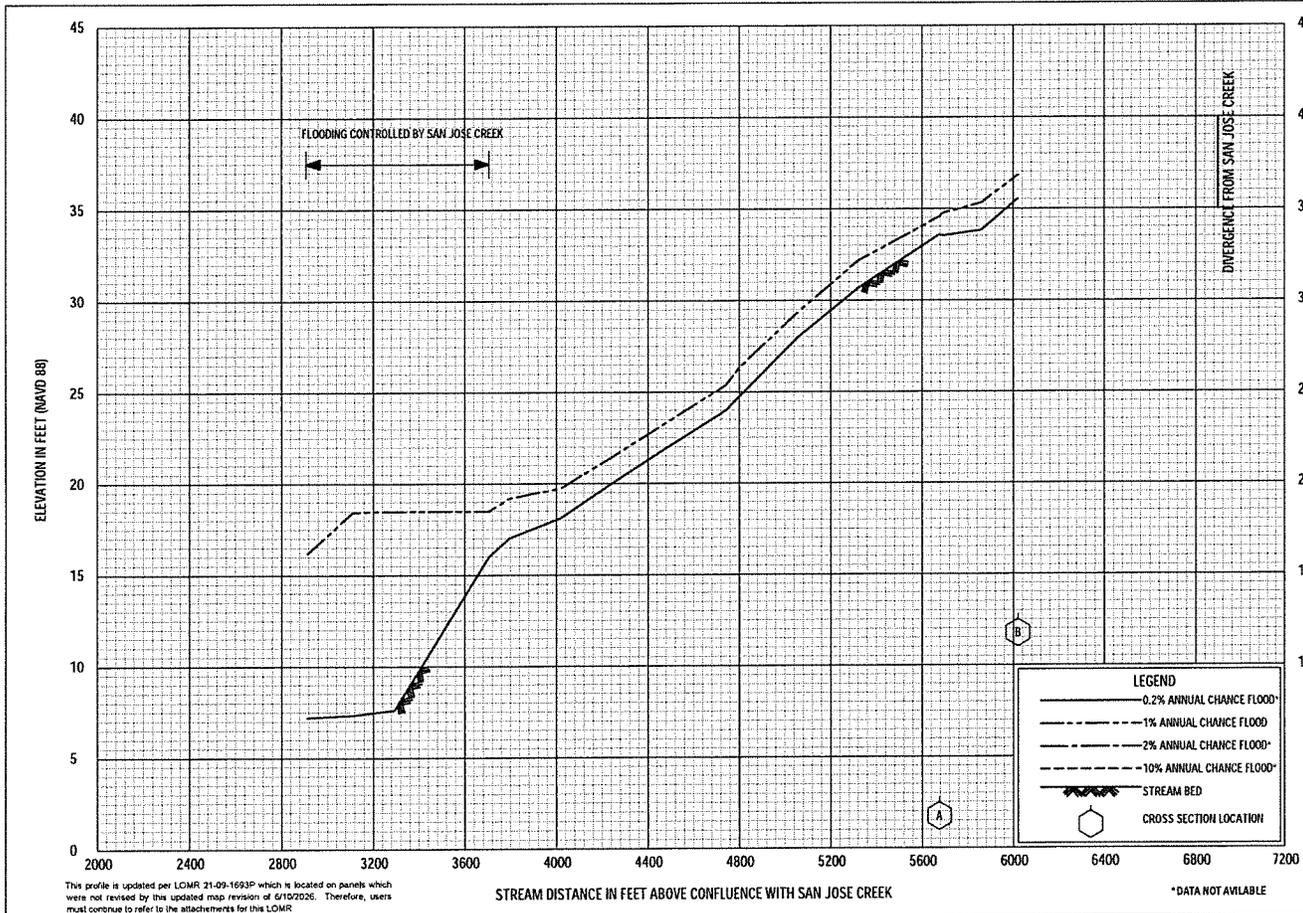










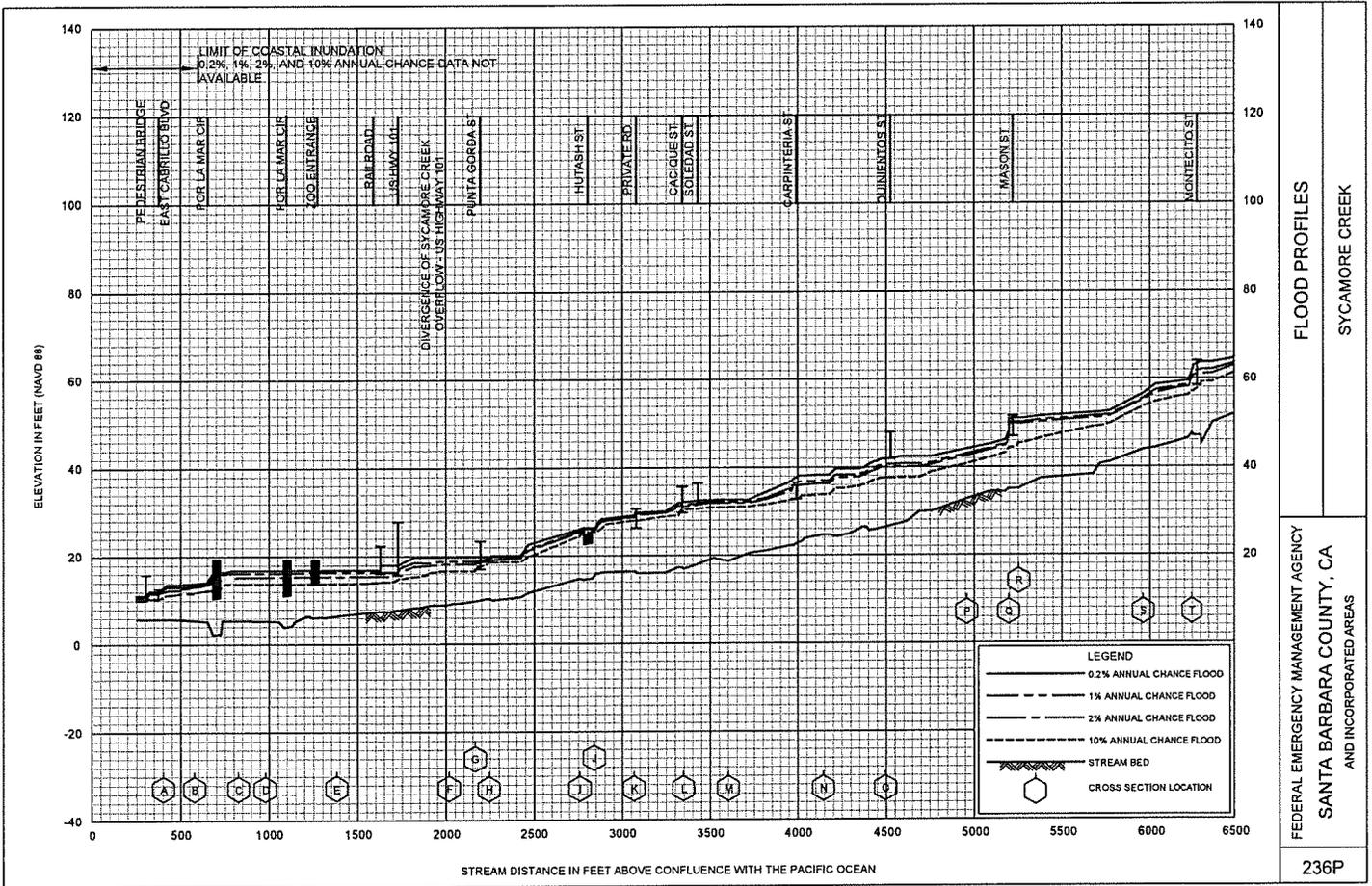


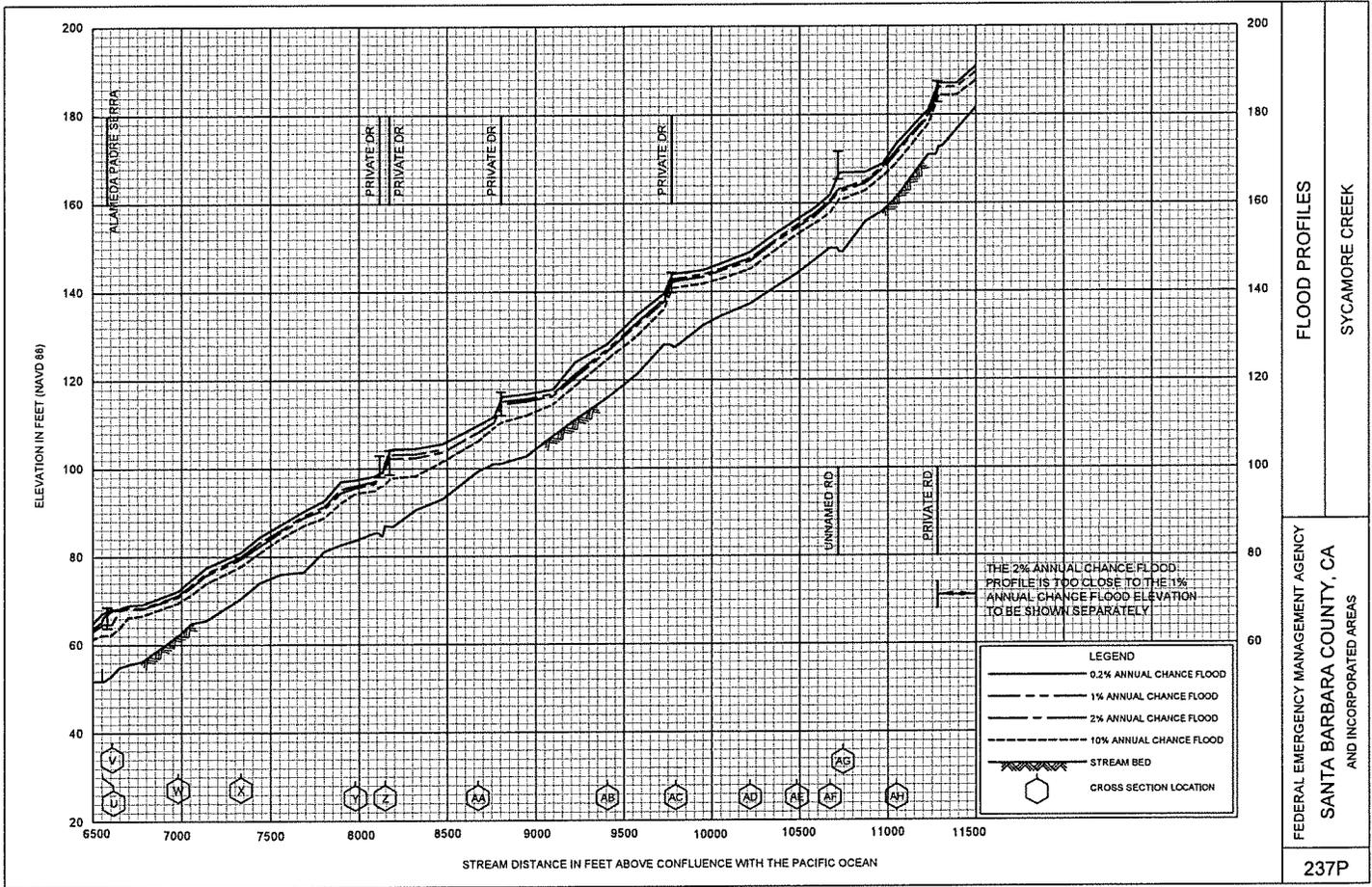
FLOOD PROFILES  
SHEET FLOW ALONG KELLOG AVENUE

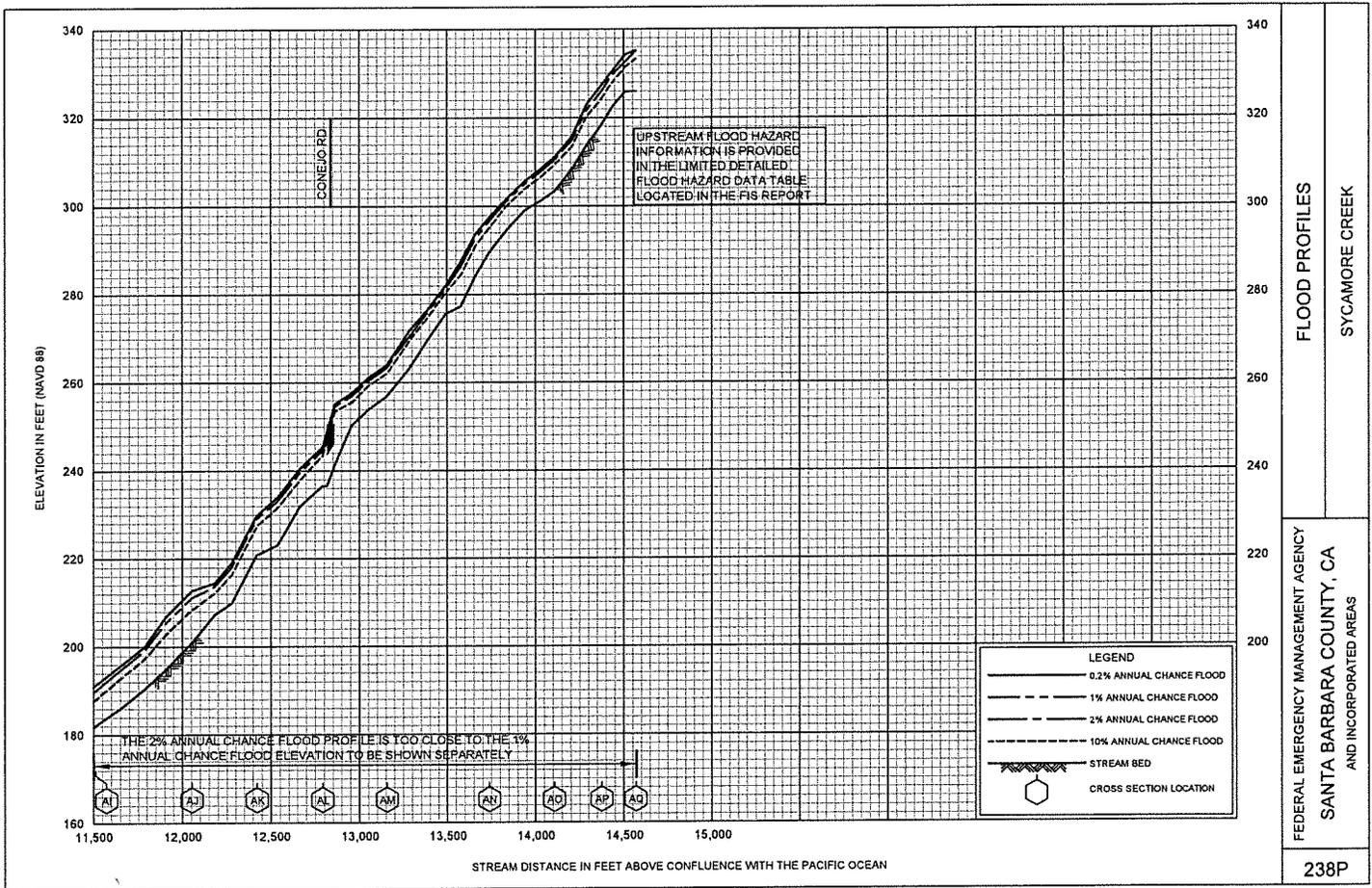
FEDERAL EMERGENCY MANAGEMENT AGENCY  
SANTA BARBARA COUNTY, CA  
AND INCORPORATED AREAS

235P

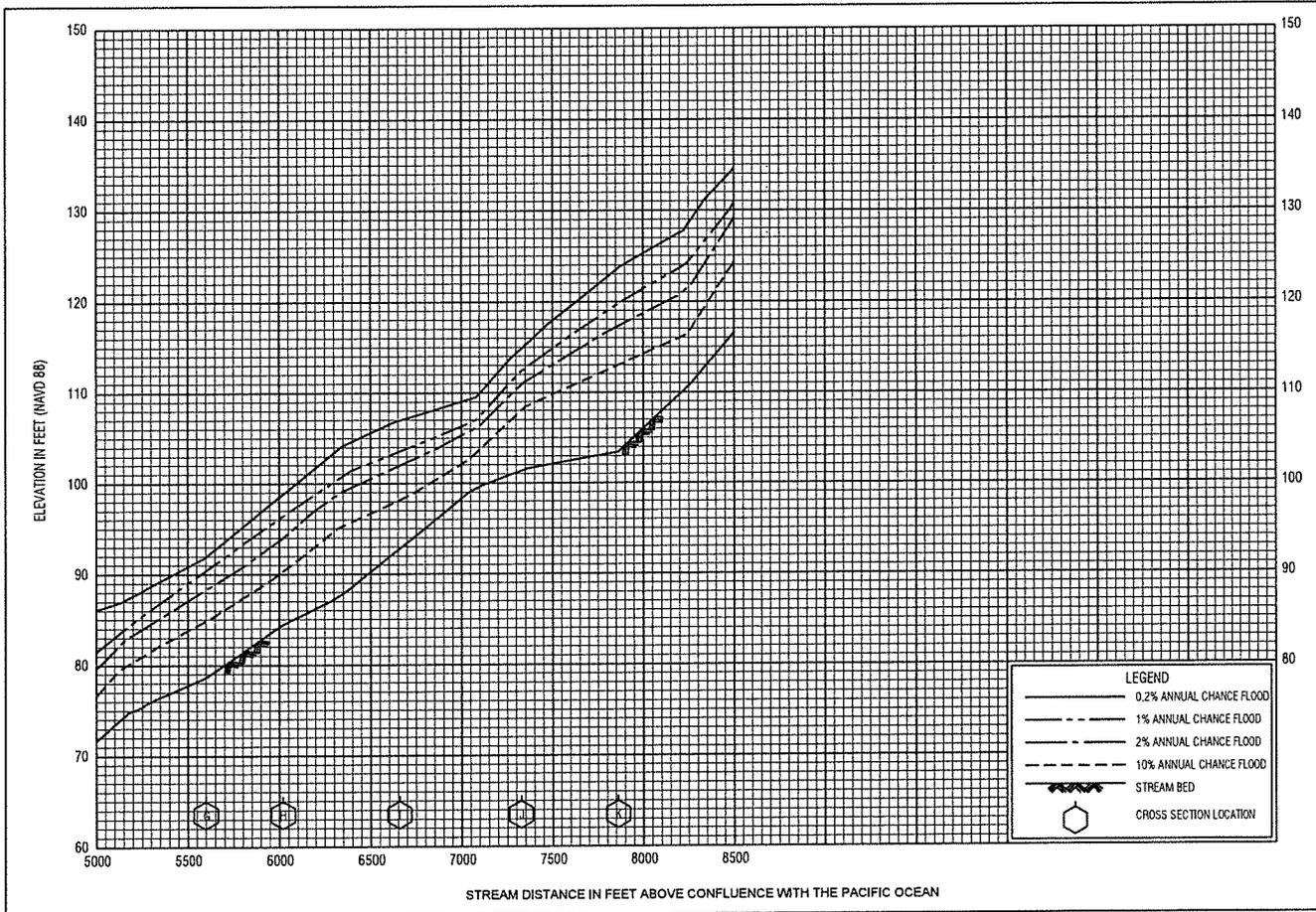
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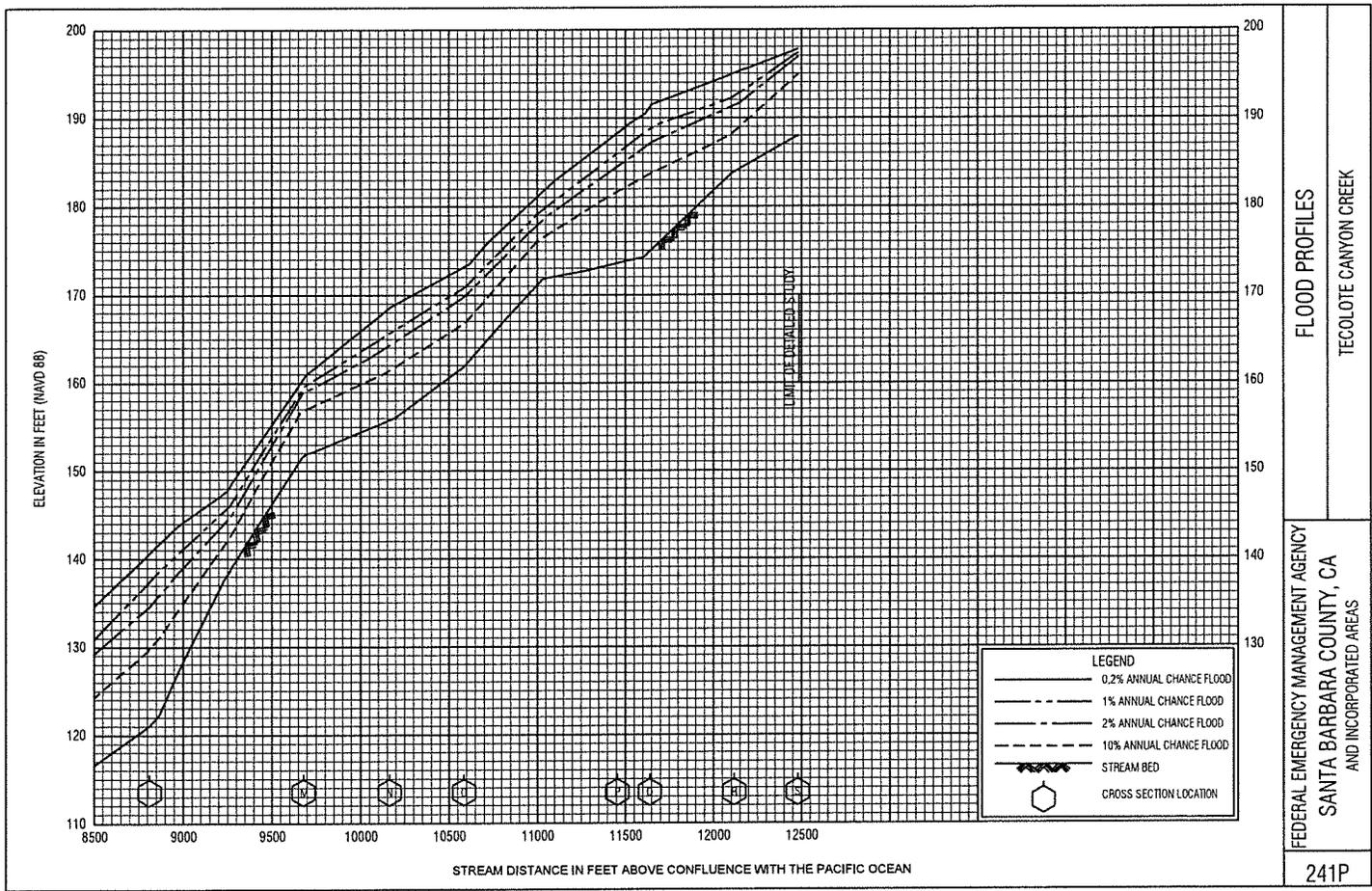


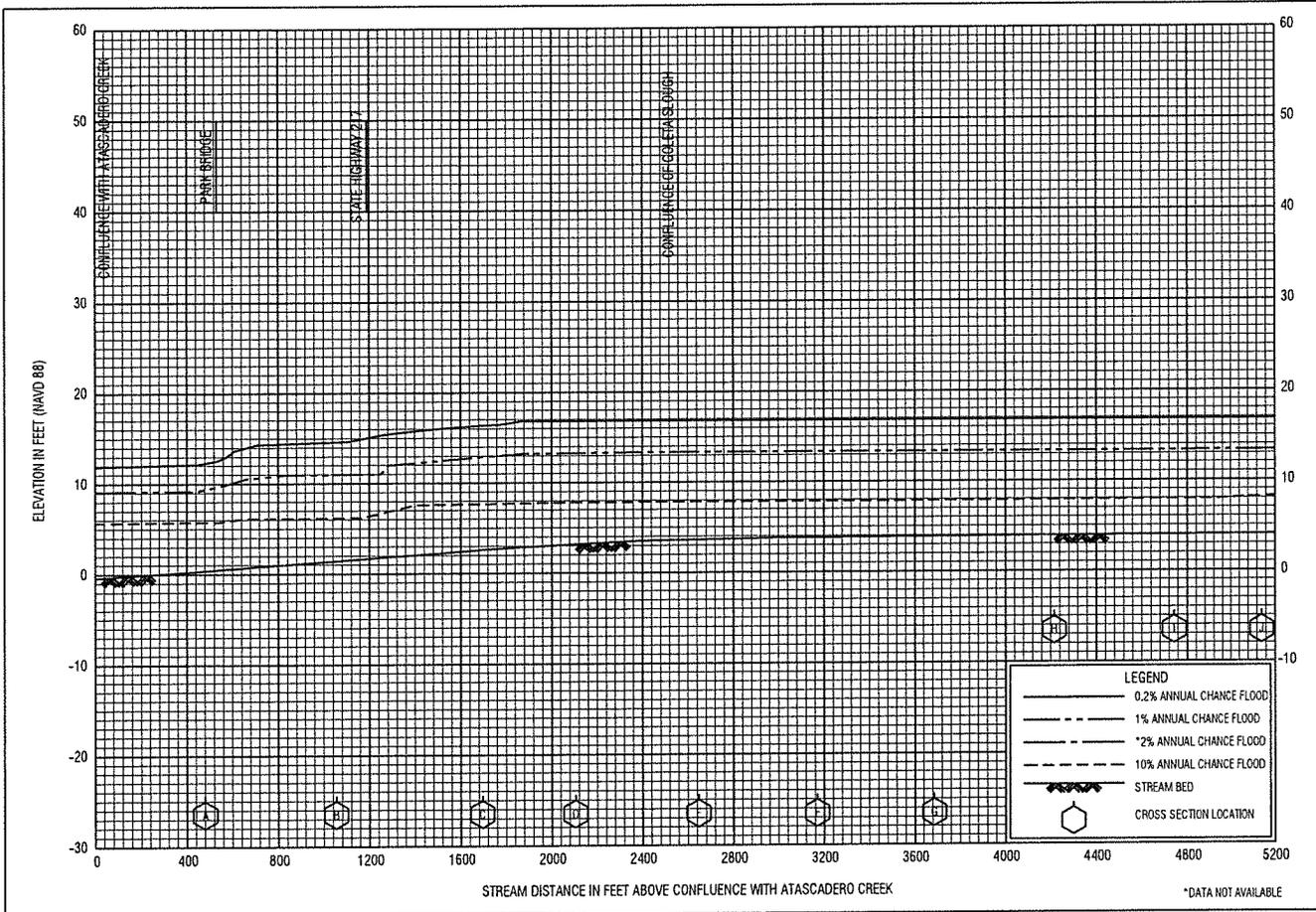


FLOOD PROFILES  
TECOLOTE CANYON CREEK

FEDERAL EMERGENCY MANAGEMENT AGENCY  
SANTA BARBARA COUNTY, CA  
AND INCORPORATED AREAS

240P

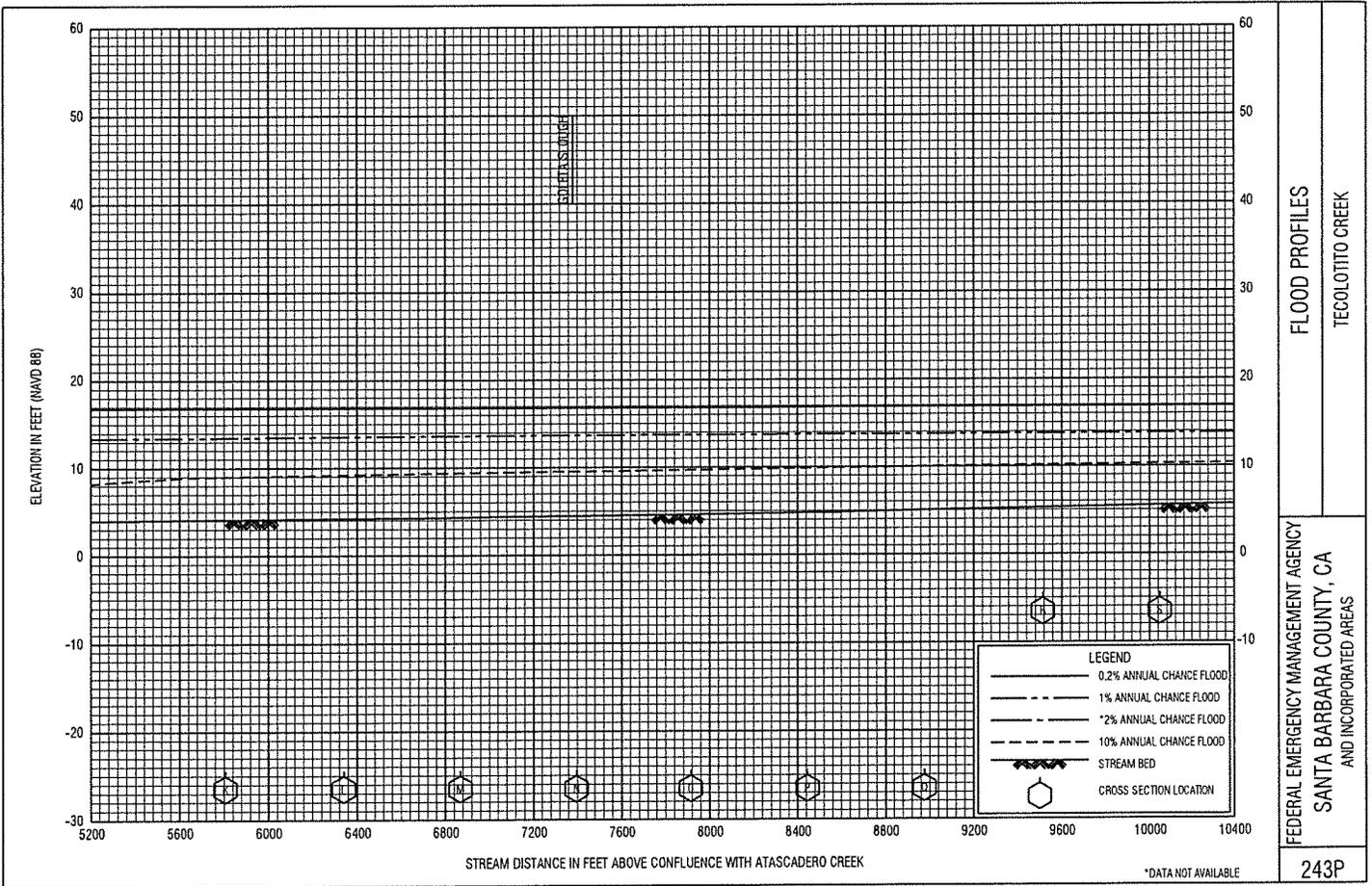


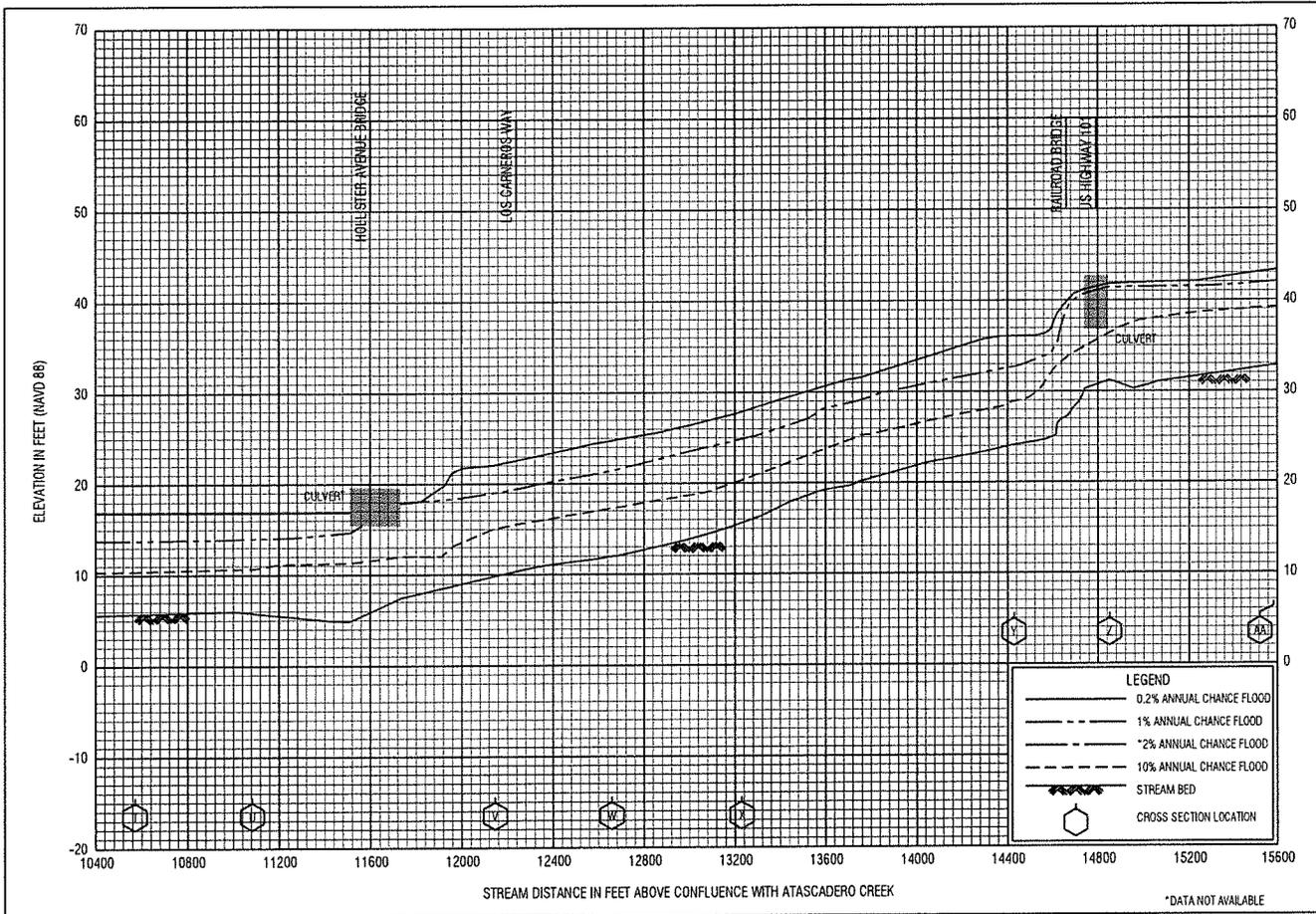


FLOOD PROFILES

TECOLOTITO CREEK

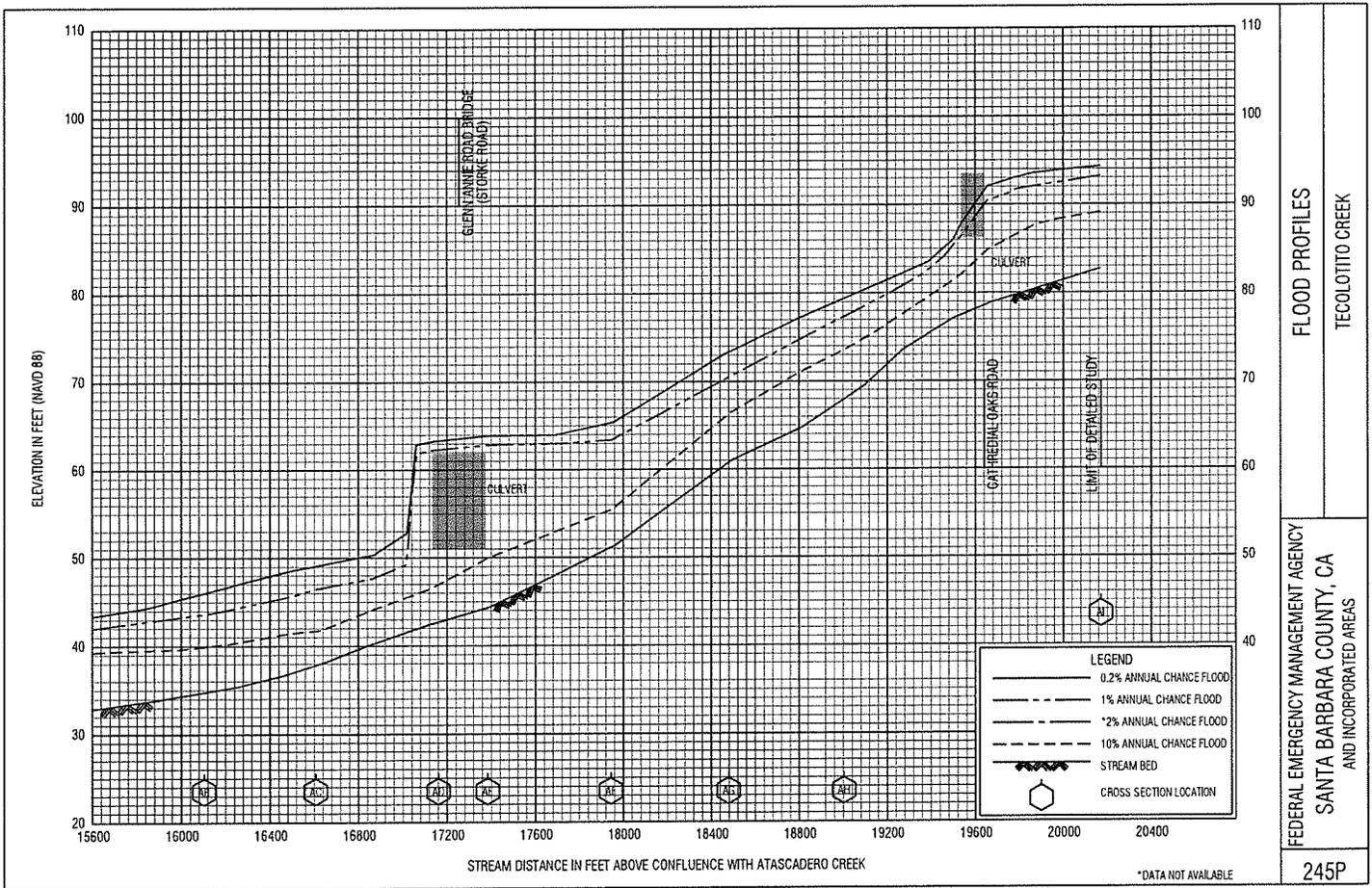
FEDERAL EMERGENCY MANAGEMENT AGENCY  
 SANTA BARBARA COUNTY, CA  
 AND INCORPORATED AREAS



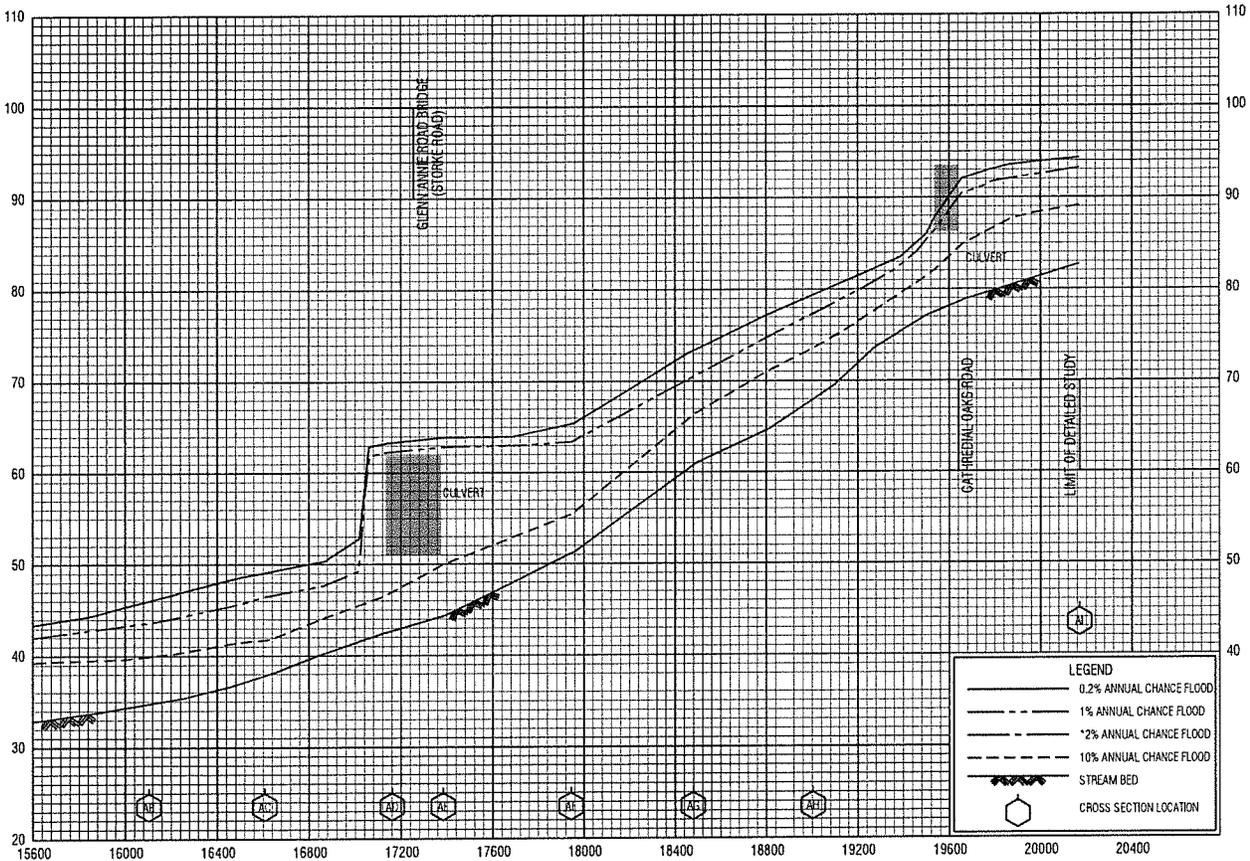


**FLOOD PROFILES**  
TECOLOTITO CREEK

FEDERAL EMERGENCY MANAGEMENT AGENCY  
SANTA BARBARA COUNTY, CA  
AND INCORPORATED AREAS



ELEVATION IN FEET (NAVD 88)

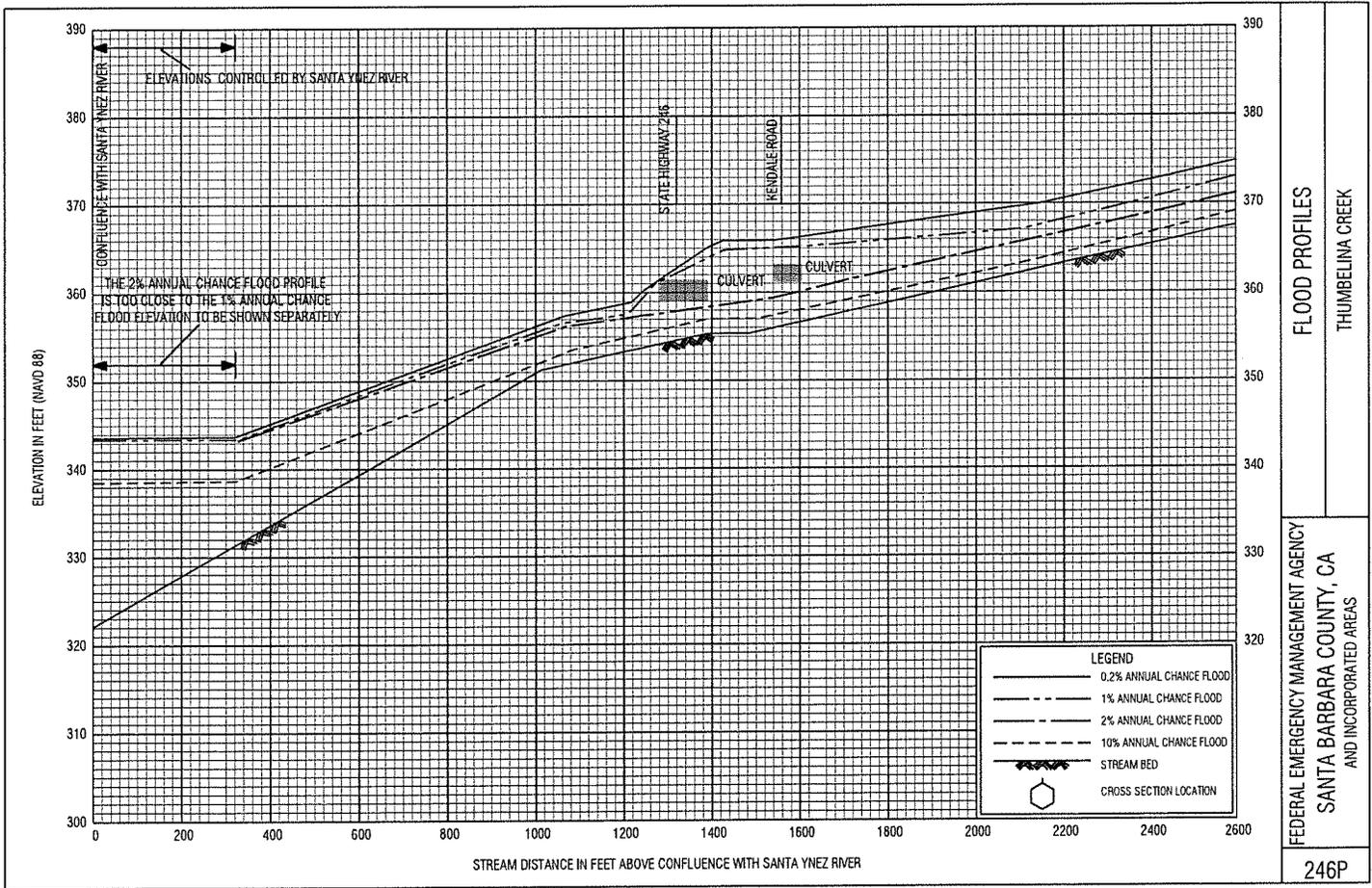


STREAM DISTANCE IN FEET ABOVE CONFLUENCE WITH ATASCADERO CREEK

**LEGEND**

- 0.2% ANNUAL CHANCE FLOOD
- - - 1% ANNUAL CHANCE FLOOD
- · - 2% ANNUAL CHANCE FLOOD
- · · 10% ANNUAL CHANCE FLOOD
- ~~~~~ STREAM BED
- CROSS SECTION LOCATION

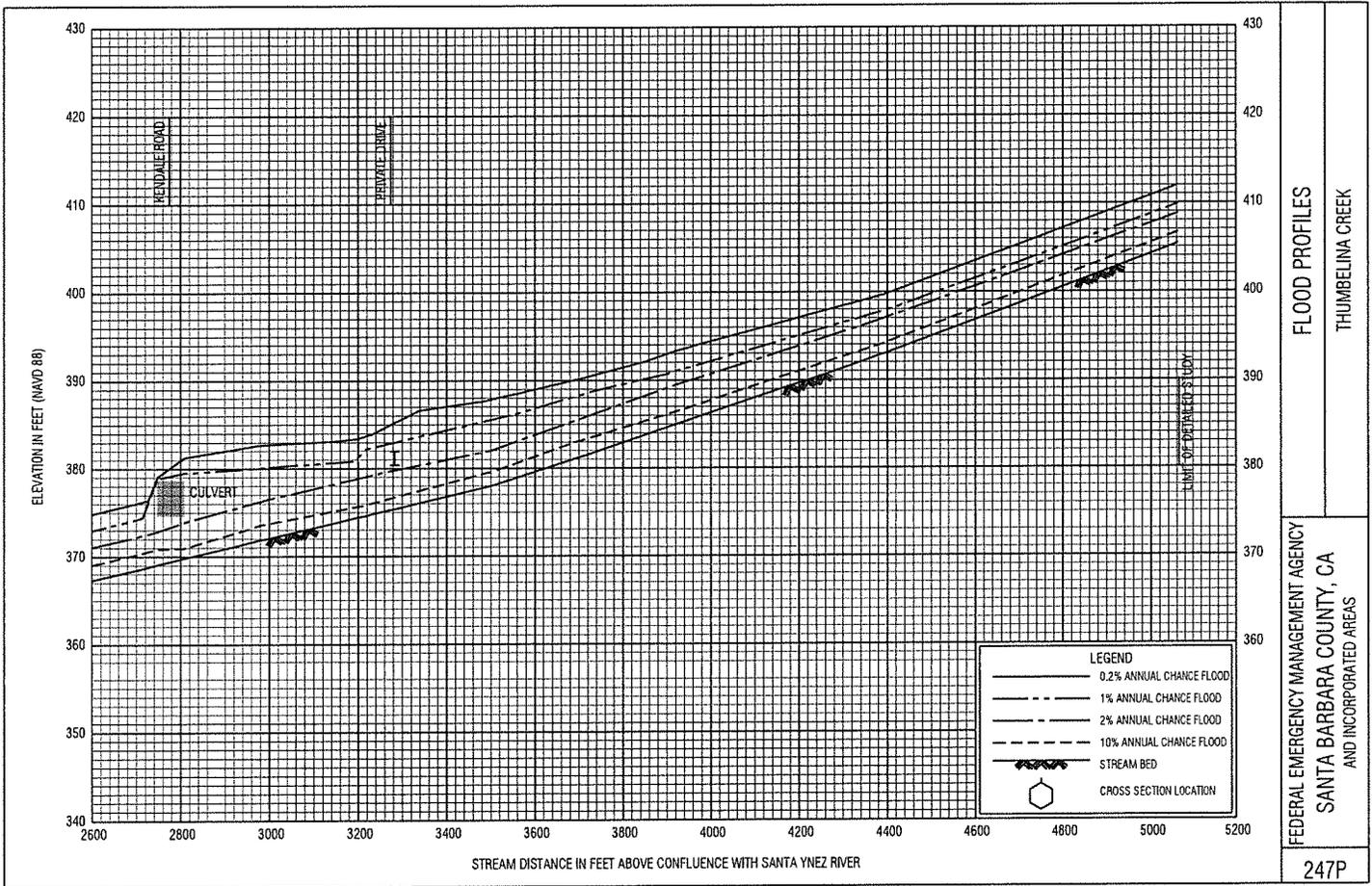
\*DATA NOT AVAILABLE



FLOOD PROFILES

THUMBELINA CREEK

FEDERAL EMERGENCY MANAGEMENT AGENCY  
 SANTA BARBARA COUNTY, CA  
 AND INCORPORATED AREAS



FLOOD PROFILES  
THUMBELINA CREEK

FEDERAL EMERGENCY MANAGEMENT AGENCY  
SANTA BARBARA COUNTY, CA  
AND INCORPORATED AREAS



BOARD OF SUPERVISORS  
AGENDA LETTER

Clerk of the Board of Supervisors  
105 E. Anapamu Street, Suite 407  
Santa Barbara, CA 93101  
(805) 568-2240

Agenda Number:

Submitted on:  
(COB Stamp)

**Department Name:** Public Works/Flood Control  
**Department No.:** 054  
**Agenda Date:** July 15, 2025  
**Placement:** Departmental Agenda  
**Estimated Time:** 30 minutes  
**Continued Item:** No  
**If Yes, date from:**  
**Vote Required:** Majority

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**TO:** Board of Directors, Flood Control and Water Conservation District  
Board of Supervisors

**FROM:** Department Director: Chris Sneddon, Public Works Director  
Contact: Walter Rubalcava, Deputy Director – Flood Control

**SUBJECT:** Supplement Special Flood Hazard Areas in County Code Chapter 15A with the Federal Emergency Management Agency's Preliminary Flood Insurance Rate Maps and Associated Preliminary Products for Santa Barbara County, First and Third Supervisorial District

---

**County Counsel Concurrence**

As to form: Yes

**Other Concurrence:**

As to form: N/A

**Auditor-Controller Concurrence**

As to form: N/A

**Recommended Actions:**

That the Board, acting jointly as the Board of Supervisors and the Board of Directors of the Flood Control and Water Conservation District:

- a) Consider and approve the recommendation of the Floodplain Administrator to supplement the areas of special flood hazards identified in County Code Chapter 15A with the Federal Emergency Management Agency's Preliminary Flood Insurance Rate Maps and Associated Preliminary Products, with a Preliminary Issue Date of March 26, 2024, and revision date of May 15, 2025, for portions of Santa Barbara County;
- b) Rescind the use of the Federal Emergency Management Agency's Interim Advisory Flood Maps for Santa Barbara County, added on June 19, 2018, in lieu of the Federal Emergency Management Agency's Preliminary Flood Insurance Rate Maps dated March 26, 2024, and revised on May 15, 2025; and
- c) Find that the proposed action is an administrative activity of the County, which will not result in direct or indirect physical changes in the environment and is therefore not a "project" as

defined for purposes of the California Environmental Quality Act (CEQA) under State CEQA Guidelines Section 15378(b)(5).

**Summary Text:**

This item is to consider and approve recommendations by the Floodplain Administrator (Flood Control District Deputy Director) to supplement the special flood hazard areas defined in County Code Chapter 15A. County residents currently receive a 20% discount on their annual National Flood Insurance Program (NFIP) flood insurance due to the County's favorable rating in the Community Rating System program, in part due to the County's adoption of standards higher than the minimum federal requirements and using the Federal Emergency Management Agency (FEMA) maps recommended for adoption.

The Interim Advisory Flood Mapping was approved by the Board on June 18, 2018, which was developed by FEMA as a result of the Thomas Fire and the January 9, 2018, Debris Flow. If the recommended actions are approved, the Interim Advisory Flood Mapping would be rescinded and replaced with the recently updated Preliminary FEMA maps. These changes would affect the unincorporated areas of Montecito, Carpinteria, as well as the Santa Ynez Valley and serve as the as the best available information for these areas. The preliminary FEMA maps would become permanent upon the FEMA's publishing of the final maps, which are expected to be issued by FEMA in 2026.

**Discussion:**

The Interim Advisory Flood Mapping was completed to better identify the flood hazards that resulted from the Thomas Fire and the subsequent Debris Flow. Since the watersheds within the Thomas Fire Burn Area have recovered over the last 7 years, it is recommended that the Board approve the use of the preliminary FEMA maps until the final maps are issued.

The preliminary FEMA maps are available to view at <https://www.countyofsb.org/2158/FEMA-Remapping>. The preliminary maps were developed using the latest computer modeling standards, new topography, and updated hydrology to reflect changed conditions since issuance of the previous maps in the 1970s and 2018.

FEMA released the preliminary maps to the public on March 26, 2024. A Public Open House Event was held on July 9, 2024 to inform the public. Upon receiving and addressing comments, FEMA released updated maps on May 15, 2025. The preliminary maps covered areas below the Thomas Fire; areas of the Santa Ynez Valley, including portions of the Chumash Reservation Lands; and the Cities of Carpinteria, Santa Barbara, Solvang, and Buellton. Of note, neighboring jurisdictions and agencies administer these maps separately in coordination with FEMA.

Until the issuance of the final maps, staff will continue to use both the existing and the preliminary FEMA maps (issued March 26, 2024, and May 15, 2025, respectively) and default to the more conservative of the two until the issuance of the final maps in 2026. The preliminary FEMA Flood Insurance Rate Maps (FIRMs) dated March 26, 2024, and May 15, 2025, and associated preliminary

products are included as attachment A. The associated preliminary Products include computer modeling and data input, and Flood Insurance Studies.

The recommended action is an administrative government activity to approve the use of the preliminary FEMA maps. This adoption of the preliminary maps would not result in direct or indirect physical changes in the environment as specified in CEQA Guidelines 15378(b)(5). The activity is not related to any particular development; and possible future projects subject to Chapter 15A will be subject to CEQA compliance as applicable.

**Background:**

Santa Barbara County is a participant in the NFIP and FEMA's Community Rating System program. In being a participant in the NFIP; the County is eligible for disaster assistance and additional federal grant programs. This also requires homes located in FEMA designated flood risk areas to have flood insurance if their mortgage is with a federally insured lending institution. However, any homeowner regardless of location is eligible to purchase flood insurance.

As a participant in the NFIP and the Community Rating System program, the County has adopted floodplain management standards to protect new development and rebuilding of destroyed structures, in conformance with federal requirements.

**Fiscal and Facilities Impacts:**

There is no fiscal impact associated with the proposed actions.

**Special Instructions:**

Direct the Clerk of the Board to email a copy of the minute order of these actions to Christina Lopez at [clopez@countyofsb.org](mailto:clopez@countyofsb.org).

**Attachments:**

**Attachment A** – Preliminary FIRMs dated March 26, 2024, and May 15, 2025, and Associated Preliminary Products (Flood Insurance Studies).

**Contact Information:**

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