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Katherine Douglas *Public Comment - CRAHTAC*

**From:** Otis Calef <crahtac@explore-santa-barbara-county.com>  
**Sent:** Friday, December 1, 2023 8:13 AM  
**To:** sbcob  
**Cc:** Villalobos, David;sstrachantr6@gmail.com  
**Subject:** County Housing Element | Proposed Glen Annie Project  
**Attachments:** CRAHTAC-Proposed-Glen-Annie-Project--County-Housing-Element-12-01-23.pdf

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Dear Clerk of the Board,

Please distribute the attached letter to the Board of Supervisors for Tuesday's meeting.

Sincerely,



Otis Calef  
*Chair*

**CRAHTAC | County Riding and Hiking Trails Advisory Committee**  
805.708.5909 | [website](#)

*The County Riding and Hiking Trails Advisory Committee (CRAHTAC) was established by the Santa Barbara County Board of Supervisors in an advisory capacity to review programs, policies, and procedures affecting county recreational riding and hiking and their use.*



# \*CRAHTAC\*

COUNTY RIDING AND HIKING TRAILS ADVISORY COMMITTEE



**CHAIR**  
Otis Calef

December 1, 2023  
*Submitted via email*

**VICE CHAIR**  
Faith Deeter

Chair Das Williams  
Santa Barbara County Board of Supervisors  
105 E. Anapamu Street  
Santa Barbara, CA 93101

**SECRETARY**  
Kirk Nordgren

**1st DISTRICT**  
Kim Fly  
Kevin Snow

RE: Proposed Glen Annie Golf Course Rezone as Part of County Housing Element

**2nd DISTRICT**  
Jack Bish  
Otis Calef  
Dan Gira

Dear Chair Williams and Honorable Members of the Board:

**3rd DISTRICT**  
Faith Deeter  
Kirk Nordgren  
Jason Osborne  
Desiree Woodill

The Santa Barbara County Riding and Hiking Trails Advisory Committee (CRAHTAC) is writing your Board regarding the proposed Glen Annie Golf Course rezone and housing development project and its relationship to the County's draft Housing Element. At our November 13, 2023 meeting, we heard a presentation from a Glen Annie Golf Course representative regarding this proposed rezone and planned development of 800-1,000 new homes as part of the Housing Element. This proposed development would include substantial affordable housing and the provision of very significant **public** recreation benefits and amenities. These amenities appear to include a considerable area of **public** open space consisting of 3.5 miles of **public** trails, trailhead parking, as well as a **public** community park, botanic garden, pool, community center and other amenities. *(We emphasize the public nature of this proposed recreation as opposed to private recreation, which is also incentivized under Housing Element Program 22. Private recreation would not meet the recreation needs of residents of surrounding neighborhoods who experience the impacts of such new development without the benefits of public recreation such as that proposed at Glen Annie.)*

**4th DISTRICT**  
John Karamitsos  
Robin Dunaetz  
Debbie Smith  
Lee Steinmetz

**5th DISTRICT**

**STAFF**  
Jeffery Lindgren

As discussed below, CRAHTAC believes this proposed development patently disproves the unfortunate mistaken perception that the provision of public parks, recreation, trails, and other community amenities is a **barrier** to the provision of affordable housing. While we are not yet directly endorsing this development, we believe this proposed mix of public recreation and housing should be viewed as setting the standard for housing development and rezones considered under the Housing Element.

CRAHTAC is a standing committee appointed by your Board to advocate for recreational trails and advise the County on matters related to recreational trails issues. CRAHTAC is composed of three or four members from each supervisorial district and is recognized by the County as having a key role advising on trail matters. We believe the housing development envisioned under the draft Housing Element offers a huge opportunity to acquire new **public** parks, recreation and trails consistent with historic County planning practices. But this can only be achieved through amendments to the currently flawed Housing Element Programs to prioritize projects with public recreational amenities like those proposed by the Glen Annie project.

As your Board is aware, public use of trails is possibly the most popular form of recreation in the County. The medical profession also views trails as key to public health and welfare. Thousands of

new residents of development planned under the Housing Element, particularly in the Goleta Valley, will substantially increase demand for public hiking trails and recreation. We strongly urge the Board to prioritize and encourage the inclusion of new public trails and public recreation into new housing developments such as the Glen Annie Golf Course. We also recommend that the Board ensure the retention of sufficient funding from Park Development Impact Fees to permit County funding for new trails and recreation. CRAHTAC recognizes this is a key issue: new trails would benefit *both* existing residents of the Goleta Valley and the thousands of new residents in planned developments such as Glen Annie.

CRAHTAC is fully aware that the Board must consider many factors regarding a development like Glen Annie, but we strongly recommend that the Board amend the Housing Element to prioritize such projects. The Goleta Valley lacks a foothill trail system and Glen Annie would provide a critical new segment. Therefore, we recommend that the Board amend the Housing Elements Program 22 as follows:

- In considering housing developments and rezones, the County shall prioritize those that provide public recreation and trails.

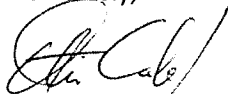
Incentivizing private recreation equally with public recreation is not sound planning. For this reason, Park Development Impact Fees should be used to construct public recreation amenities such as those proposed at Glen Annie, which benefit all Goleta residents, with any fee reductions focused on such public facilities.

We urge the Board to prioritize new development authorized under the Housing Element to include public recreation, particularly public hiking trails. We also encourage the Board to protect Park Development Impact Fees to encourage and fund public improvements such as those proposed at Glen Annie, particularly new parks and trails. Existing residents experience all the negative impacts of new development, such as traffic, air pollution, and loss of agricultural land. Public recreation improvements are among the few tangible benefits existing residents receive from new development. Therefore, to fund public recreation improvements such as those proposed as part of the Glen Annie Golf Course rezone, CRAHTAC recommends that the Housing Element Program 22 be amended as follows:

- The priority for use of Park Development Impact Fees, including any fee discounts, shall be for public recreation improvements.

Thank you for considering our input.

Sincerely,



Otis Calef, Chair  
CRAHTAC

Cc: County Planning Commission  
County Parks Commission