

November 9, 2008

County of Santa Barbara
Planning and Development

Attention: Santa Barbara Planning Commission

RE: Application Project Hunter/La Purisima Resort
Agenda Item set for Hearing – November 12, 2008

We were notified a week ago that this matter is coming before the Commission for approval to amend the General Plan to further facilitate development of this currently Zoned Agricultural site to a land use designation of Resort/Visitor/Commercial with other proposed amendments. There is correspondence on file from us on the Conceptual Phase of this process. As we are employed in the educational field, the time of this critical hearing falls within our work day and we are unable to attend. We would like to address several issues which were raised in the Memorandum to the Commission by Nathan Eady, Planner II in his Memorandum to the Commission.

With regard to the general request to amend agricultural/rural land use to Resort/Commercial use (4.0 et al), would set a dangerous precedent, as others are waiting to continue with similar proposed projects adjacent to this one based on the outcome of today's hearing. As mentioned in 4.1.7, "the most significant issues associated with the proposal involve its divergence from the following key provisions of the County's Land Use Element: The rural areas are reserved for low intensity uses...and that urban uses (ie. Commercial, et al) are restricted to urban areas." As mentioned in this section, if the proposal were to be accepted for processing, there would be Countywide implications.

Site constraints contained in 4.2, include adjacent agricultural, biological and water issues. There are several private water companies which could be impacted by this project. Traffic issues contained in 4.3 do not address the accident/fatality rate in this corridor, which is significant.

At issue are items contained in 4.4. There is no mention of the neighborhood which directly overlooks the proposed project from Tularosa Road. All buildings, facilities, parking lots and lighting would be clearly visible. This is a "bowl" which reverberates sound (ie., weddings, parties, concerts). Light pollution, especially at night, would be unprecedented. This is clearly a commercial project, with possible time-share, rentable non-owner occupied residences in addition to the larger hotel complex.

We respectfully submit that amendments not be made to the County's General Plan and that approval for this proposal be denied. Thank you for your consideration.

Paul and Terry Larson
Tularosa Road, Lompoc

