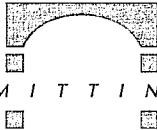


S U Z A N N E  E L L E D G E  
P L A N N I N G & P E R M I T T I N G S E R V I C E S , I N C .

PRINCIPAL PLANNERS  
SUZANNE ELLEDGE • LAUREL F. PEREZ

17 February 2012

County of Santa Barbara  
Board of Supervisors  
105 East Anapamu Street  
Santa Barbara, CA 93101

2012 FEB 17 PM 4:05  
COUNTY OF SANTA BARBARA  
CLERK OF THE  
BOARD OF SUPERVISORS

**Subject: Draft Eastern Goleta Valley Community Plan – Initiation of Environmental Review  
February 21, 2012 Hearing – Departmental Agenda Item 1 (12-00109)**

Honorable Chair Farr and Supervisors:

I am writing on behalf of two property owners in the South Patterson Flatlands Agricultural Area. Ron Caird, whose family owns over 100 acres in this area including what has become known as the "triangle" property (a 7-acre portion of APN 065-230-012), and Stan Giorgi, whose family owns over 60 acres in this area at the corner of Hollister Avenue and Ward Drive (APN 071-140-064). Both Mr. Caird and Mr. Giorgi have active agricultural operations on their properties and both face the significant day to day challenges of being located in an urban agricultural area.

Mr. Caird and Mr. Giorgi have personally participated in dozens of Eastern Goleta Valley Community Plan update meetings of the GVPAC and County Planning Commission. Rather than provide a detailed accounting of the testimony they provided and suggestions they've made over the past 2-3 years, we will simply bring to your attention two Planning Commission recommendations that have been made to your Board and we respectfully request that after giving these your thoughtful consideration, you uphold the recommendations by Planning Commission and send these items forward for environmental analysis. The first recommendation is that the EIR analyze residential use of the Caird "triangle" property, and the second is to retain the current ag conversion policy language in the draft Community Plan. Further details are provided below.

### **1. Analyze Residential Use of the Caird Family "Triangle" Property**

The Draft Community Plan currently identifies the approximately 7 acre "triangle" property (a portion of APN 065-230-012) east of Maria Ygnacio Creek to be studied for re-designation for residential use (please see the attached aerial photo and existing zoning map of this property and the surrounding area).

Having this property analyzed for a possible re-designation from ag to residential is logical and appropriate during this Community Plan update. The subject property is

contiguous with an existing residential neighborhood (designated Single Family Residential and zoned 7-R-1). It is distinctly separated from the rest of the South Patterson Agricultural Block by the creek, and is inaccessible from the balance of Mr. Caird's property and his agricultural operations to the west. The property is within the Goleta Water District service area and directly adjacent to the Goleta Sanitary District service area. There is great potential for a compatible, residential in-fill project on this site.

Some have raised concerns about this site's adjacency to Maria Ygnacio Creek and others have suggested there is a need for parks in this neighborhood south of Hollister. Our concept for residential use of the site considers these comments and would include:

- Appropriate creek setbacks to protect biological resources will be provided
- The potential for a small neighborhood park adjoining the creek setback area and existing bike path
- Density that is compatible with the surrounding neighborhood
- Housing that is affordable and built in partnership with a local, non-profit housing organization (i.e. People's Self Help Housing, Habitat for Humanity, etc.)

The community would benefit from having an impartial environmental analysis conducted that identifies what impacts might result from converting these six acres of agriculturally zoned land to another productive use.

We urge you to uphold the Planning Commission's recommendation to study a residential land use of the Caird "triangle" property in the Community Plan EIR. In the absence of an impartial environmental analysis that would inform your decision, it would be unreasonable and premature to outright reject it.

### **Ag Conversion Policy**

A goal stated by the GVPAC at the beginning of Community Plan update process was to provide flexibility for urban ag operators, in recognition of the difficulties they face. Mr. Caird and Mr. Giorgi are reasonably satisfied with how agricultural land conversion policies currently read in the Draft Community Plan. They ask that conversion policies remain realistic and fair to them and to the community and not simply a means to make conversion impossible.

During the Community Plan process there were requests to require that ag land could only be converted to certain public uses. Mr. Caird and Mr. Giorgi found this unacceptable and unreasonable. Requiring that there are public benefits associated with conversions is one thing, but to restrict conversions to public uses only is essentially a de facto method to prevent conversion. In what reasonable scenario is a private, family owned property ever going to propose a school or a fire station?

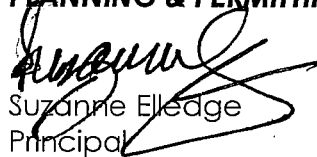
Conversion policies for land surrounded by urban land uses need to be realistic and not simply a means of removing from consideration reasonable conversion to other positive, productive uses that could preserve some agriculture and, for example, provide jobs, services, housing, tourism opportunities, public benefits, etc.

We ask that you retain the ag conversion policy language in its current form. This language was recommended to you by the County Planning Commission after several rounds of revisions that were carefully reviewed and discussed at length.

Please do not hesitate to call me if you have any questions. I may be reached at (805) 966-2758.

Sincerely,

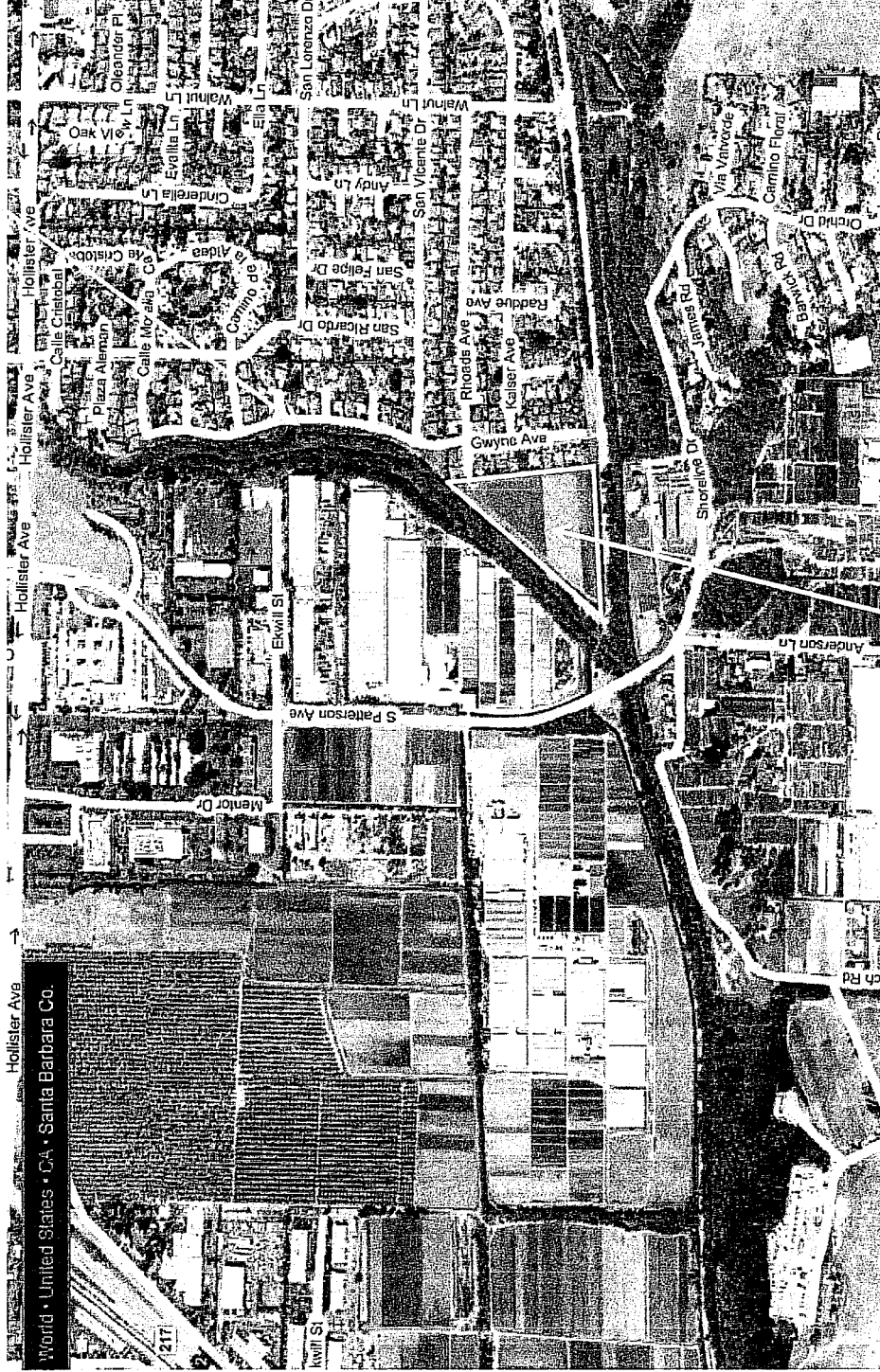
**SUZANNE ELLEDGE**  
**PLANNING & PERMITTING SERVICES, INC.**



Suzanne Elledge  
Principal

# Redesignation Request

## Maria Ygnacio Creek



Portion of APN 065-230-012

