

Sheila de la Guerra

Public Comment - Group 7 # 1

**From:** Patty grifglo <capecod927@hotmail.com>  
**Sent:** Monday, April 29, 2024 4:29 PM  
**To:** sbcob  
**Subject:** Against Rezone Sites 15, 16 and Pending Project Site 37



**Caution: This email originated from a source outside of the County of Santa Barbara. Do not click links or open attachments unless you verify the sender and know the content is safe.**

Dear Supervisors,

As long time Carpinteria residents, we are urging that the Rezone Sites 15 (Van Wingerden 1) and 16 (Van Wingerden 2) and Pending Project Site 37 (Bailard) be **eliminated from consideration for rezoning.**

With the three Carpinteria sites in the Coastal Zone and located outside the County's mapped Urban/Rural Boundary, potentially expanding that boundary now disregards existing County policy and sound planning principles.

We urge that sites located in the Coastal Zone that are outside the Urban/Rural Boundary be eliminated from consideration for rezoning as doing so will better adhere to good planning principles and eliminate likely objections from the Coastal Commission that would likely delay completion of the Housing Element Update and thereby extending the window where further Builder's Remedy projects may come in.

Respectfully,

Patricia Griffin Globa & Alexander Globa  
Carpinteria, CA

## Sheila de la Guerra

---

**From:** BETTY SONGER <capacbet@aol.com>  
**Sent:** Monday, April 29, 2024 4:47 PM  
**To:** sbcob  
**Subject:** No rezoning of sites 15 and 16

Caution: This email originated from a source outside of the County of Santa Barbara. Do not click links or open attachments unless you verify the sender and know the content is safe.

Please do not include sites 15 and 16 in your rezoning plans, I don't think that the Coastal Commission will approve and the delay may allow the Builder Remedy to cause further damage to Carpinteria. I will be watching the meetings from home and urge the board to make decisions that benefit our small beach town.

Sincerely,

Betty Songer

5641 Calle Pacific

Carpinteria Ca, 93013

Sent from my iPad

## Sheila de la Guerra

---

**From:** Frank Spada <fwspada@gmail.com>  
**Sent:** Monday, April 29, 2024 5:03 PM  
**To:** sbcob  
**Subject:** Fwd: For the love of Santa Barbara County!

**Caution: This email originated from a source outside of the County of Santa Barbara. Do not click links or open attachments unless you verify the sender and know the content is safe.**

Dear Board of Supervisors,

I'm writing to voice my concerns about the findings and direction of the *Final Program Environmental Impact Report* (EIR) for the 2023-2031 HEU and the decisions and recommendations put forth in the Planning and Development Department staff report. Their overall solution is that they can avoid using their alternative solutions by focusing most of the county development in the Goleta Valley. This is absolutely unacceptable and there are better ways. Santa Barbara County is a very special place in this world and it is up to us to keep all of it that way. Agriculture lands and open spaces are our most precious commodity. We have to protect them forever because once you give up on them, they are gone forever.

Please read the recent op-ed piece by Mark Kustura in the *Santa Barbara Independent*, "Development Gone Wrong". "The project comparisons in Table 4-20 of the report emphasize that the impacts on aesthetics and visual resources, agricultural resources, air quality, biological resources, hydrology and water quality, noise, land use, utilities and water supply, wildfire, and transportation will be "significant." The EIR makes it clear: These projects on agricultural land, in such a focused area, will "significantly" impact everyone's quality of life for generations to come." <https://www.independent.com/2024/03/26/development-gone-wrong/>

As well as Supervisor Capps op-ed from *Noozhawk* on 2/12/24. <https://www.noozhawk.com/laura-capps-santa-barbara-county-property-can-be-a-silver-bullet-for-affordable-housing/>

There are so many innovative ways that we can solve the housing problem without giving up on the beauty and quality of life that Santa Barbara County has to offer. Assessing county land that is poorly used or idle for housing is a fantastic idea!

We can set an example for other counties with our innovative, smart solutions. We do need affordable housing, but not at the expense of the current citizens, and certainly not so overly focused on one area of the county, East Goleta Valley (southern third district). Please find a way to scale back and better distribute the proposed projects. And most importantly, PLEASE do not rezone Agricultural land.

Thank you,  
Frank Spada (93111)



Image of active agricultural activities on the Caird 2 property, after a mountain snowstorm this past winter, looking northeast from the fork of Atascadero Creek and Maria Ygnacio Creek.

## Sheila de la Guerra

---

**From:** Catherine Overman <catherineoverman@gmail.com>  
**Sent:** Monday, April 29, 2024 6:34 PM  
**To:** sbcob  
**Subject:** Rezoning Hearings

**Caution: This email originated from a source outside of the County of Santa Barbara. Do not click links or open attachments unless you verify the sender and know the content is safe.**

This Bailard site in Carpinteria is not the ideal spot for a high density development, I have heard my Supervisor Das Williams say this very thing. I am not sure why it is being insisted upon. Please do not rezone this site in particular. You have an excess of sites so pressure from the land owner and the developer should not be part and parcel to your decision. Rezoning this plot of organic soil will not solve the housing issue. It does however provide food. Not flowers, not pot, but Food.

it seems to me that the public in Carpinteria and the City with all it's professional wisdom have submitted detail after detail regarding the over arching inconsistencies and the self serving insistence by the developers. How many wise and in depth words regarding preferred planning concepts do you need to hear before you become as informed as your constituency? This housing issue can not be solved on paper and with logarithms,

And yes, i am aware of the pressure sent down by the State. Not an excuse for being blindsided by powerful players. What are the people saying? Most of them are a lot more articulate than I and they are presenting facts you can not ignore. without creating greater issues.

Catherine Overman  
Carpinteria

## Sheila de la Guerra

---

**From:** Brian Schwartz <brian@urbanplanningconcepts.com>  
**Sent:** Monday, April 29, 2024 7:17 PM  
**To:** sbcob  
**Cc:** jennifer@vaughnbay.net  
**Subject:** Handout for April 30th Board of Supervisors Hearing  
**Attachments:** Project Summary Handout.pdf

**Caution: This email originated from a source outside of the County of Santa Barbara. Do not click links or open attachments unless you verify the sender and know the content is safe.**

To whom it may concern,

Please find attached a summary of the Magnolia Apartments project, referenced as the Latter Day Saints site in the Housing Element.

Please distribute to the Board of Supervisors prior to the April 30<sup>th</sup> hearing. Please confirm receipt of this email.

Thank you for your assistance.

Sincerely,  
Brian

Brian Schwartz, AICP  
Principal Planner



2624 Airpark Drive  
Santa Maria, CA 93455  
(805) 934-5760 (office)  
(805) 574-0377 (cell)

# Magnolia Apartments (Latter Day Saints)– Project Summary

400 E. Waller Lane

Property Owner / Applicant – Southport Financial Services. Founded in 1995. Has acquired or developed over 15,000 deed restricted affordable multi-family units throughout the Country.

Property size – 4.83 Acres

Existing Density – 8-R-1 (minimum 8,000 sf lots)

Density Analyzed in Housing Element – DR 30/40

Proposed Density – 21.1 units per acre - DR 20-25

Proposed units - 102 apartment units **(100% of the units deed restricted to AMI 70% or below)**

Parking Required – 163 Spaces

Parking Proposed- 206 Spaces **(43 spaces above County requirements, enough for 2 spaces per unit)**

On-Street Parking – Parking for approximately 14 spaces along property frontage on Waller Lane

Within ¼ mile to parks, shopping, dining, and medical services.

Along public transit route on Santa Maria Way

Full time onsite property manager

## Clubhouse (2,570 SF) Amenities

- Community room w/ kitchen
- Lounge area w/ TV
- Laundry room
- Fitness center
- Computer lab
- Free education classes for tenants (adult and youth)

## Outdoor Amenities

- 2 age distinct playgrounds
- Tetherball
- Dog park
- BBQ area
- Pergola with lounge area and fire pit
- Picnic tables
- Bike and e-bike parking with charging facilities



## Sheila de la Guerra

---

**From:** Meredith Markoe <meredithm.ot@gmail.com>  
**Sent:** Monday, April 29, 2024 7:56 PM  
**To:** sbcob  
**Subject:** Glenn Annie housing project

**Caution: This email originated from a source outside of the County of Santa Barbara. Do not click links or open attachments unless you verify the sender and know the content is safe.**

Hello,

I am writing to urge you to drop the proposed exemption to the level of service requirements for the Glen Annie Golf course and proposed housing project.

The proposal and waiving of General Plan protections leaves many safety concerns unanswered. For example, Goleta neighborhoods would disproportionately bear the burden of increased traffic.

The proposal is clearly a change of rules to enable the preferred outcome. This proposal is neither expected nor requested by the state.

Decisions about where to add housing to our community need to follow a fair and transparent process that considers the serious effects on the affected neighborhoods.

Thank you,

Meredith Markoe

Sent from my iPhone



## Sheila de la Guerra

---

**From:** Andrea B. Haupt <abhaupt@gmail.com>  
**Sent:** Monday, April 29, 2024 8:28 PM  
**To:** sbcob  
**Subject:** Concern re Glen Annie Housing project proposal

**Caution: This email originated from a source outside of the County of Santa Barbara. Do not click links or open attachments unless you verify the sender and know the content is safe.**

To whom it may concern,

I am writing to urge you to drop the proposed exemption to the level of service requirements for the Glen Annie Golf course and proposed housing project.

The proposal and waiving of General Plan protections leaves many safety concerns unanswered. For example, Goleta neighborhoods would disproportionately bear the burden of increased traffic. The proposal is clearly a change of rules to enable the preferred outcome. This proposal is neither expected nor requested by the state of California.

Decisions about where to add housing to our community need to follow a fair and transparent process that considers the serious effects on the affected neighborhoods.

Thank you for your time and consideration,

Andrea B. Haupt, PhD

## Sheila de la Guerra

---

**From:** EDWARD CARRILLO <annacarp@cox.net>  
**Sent:** Monday, April 29, 2024 8:33 PM  
**To:** sbcob  
**Subject:** Comment about Rezone parcels #15, 16, and 37

**Caution: This email originated from a source outside of the County of Santa Barbara. Do not click links or open attachments unless you verify the sender and know the content is safe.**

I'd like to make some comments regarding the rezoning of the two agricultural parcels in the Carpinteria Valley.

1. The urban/rural boundary was established so agriculture could be protected and sustained in the Carpinteria Valley and its recognized prime soil be used solely for agriculture.
2. The importance of maintaining this urban/rural boundary is crucial in allowing agriculture to thrive in the Carpinteria Valley.
3. The 2 Van Wingerden parcels #15 (Van Wingerden #1) and #16 (Van Wingerden #2) are not even in the county mapped urban/rural boundary. These were the only 2 sites analyzed in the PEIR that are outside the urban/rural boundary.
4. The 2 Van Wngerden parcels are on Prime Agricultural soil so they should not even be considered for residential use.
5. It is important for protection of the California Coastal Act and the Coastal Zone that the urban/rural boundary be maintained.
6. The purpose of the creation of the urban/rural boundary line was to prevent urban sprawl and to protect the prime agricultural lands of the Carpinteria Valley.
7. These 3 ag parcels are the only 3 parcels in the Coastal Zone that are outside the urban/rural boundary which in Carpinteria must be maintained.
8. Expanding the urban/rural boundary disregards the existing agricultural use and will cause more complaints from residents regarding the agricultural use of the neighboring lands.
9. Since all of Carpinteria is under the auspices of the Coastal Commission and the Coastal Act, there will be delays to the housing element be accepted by the state.
10. Both of the Van Wingerden parcels have their access from 2 lane busy roadways and will cause major traffic problems.
11. Ingress and Egress for the Bailard parcel is very problematic as the single roadway is already filled with parked cars.
12. I urge you to remove these 3 parcels (Van Wingerden #15 and Van Wingerden #16 and Bailard #37) from the list of potential rezone sites.

Thank you,  
Anna Carrillo

## Sheila de la Guerra

---

**From:** Camille Kurreck <camille.kurreck@gmail.com>  
**Sent:** Monday, April 29, 2024 9:44 PM  
**To:** sbcob  
**Subject:** Comment on Housing Plan

**Caution: This email originated from a source outside of the County of Santa Barbara. Do not click links or open attachments unless you verify the sender and know the content is safe.**

To whom it may concern,

I am writing to express my concerns regarding the proposed housing plan. While I understand the importance of addressing housing needs within our community, the current plan has several significant issues that need to be carefully considered and addressed.

There are a disproportionate number of residences being proposed for unincorporated Santa Barbara County and Goleta compared to Santa Barbara City and Montecito. Introducing a large number of new residences puts excessive strain on existing resources and there are insufficient plans to address these issues. The increased demand for utilities such as water and electricity is not supported by current infrastructure, not to mention concerns of wildfires and drought.

The influx of new residents would exacerbate existing traffic congestion and parking in our area. Traffic management strategies must be implemented to mitigate these issues and ensure that our roadways remain safe and efficient, though there is little space for this type of expansion. The proposal of the Glenn Annie golf course would make Cathedral Oaks a highway and highly unsafe; the traffic around our multiple shopping centers on Hollister and Calle Real is already congested with insufficient parking and cannot maintain this level of population increase in such a small area. These roads are not well-maintained as is (ex. the west-most portion of Cathedral Oaks was closed for weeks and there are sections riddled with large potholes) and Goleta and Noleta have taken on the majority of these new stores and developments already.

I am also concerned about the impact of the housing plan on our local schools. Our schools and teachers are already stretched and we cannot afford to sacrifice the educational opportunities for our children. It is essential that any housing development plan includes provisions for expanding school and teacher funding and capacity to accommodate the needs of our growing population.

I urge the board to reconsider the proposed housing locations. It is crucial that any development takes into account the concerns of current residents and includes measures to mitigate the strain on utilities, address traffic congestion, and ensure adequate educational resources for our children. The housing plan needs to think of Santa Barbara County as a whole and not focus on a small portion to satisfy all new housing.

Thank you,

Camille

--  
Camille Kurreck  
(303) 885-6389  
[camille.kurreck@gmail.com](mailto:camille.kurreck@gmail.com)

## Sheila de la Guerra

---

**From:** Sharyne Merritt <professormerritt@gmail.com>  
**Sent:** Monday, April 29, 2024 10:30 PM  
**To:** Supervisor Das Williams; Laura Capps; Joan Hartmann; Bob Nelson; Steve Lavagnino; sbcob  
**Subject:** Glen Annie Golf Club proposed housing project

**Caution: This email originated from a source outside of the County of Santa Barbara. Do not click links or open attachments unless you verify the sender and know the content is safe.**

Honorable Supervisors,

I urge you to reject staff's recommendation to remove Level of Service standards for housing rezone sites, especially the Glen Annie project. This project is too large and will create traffic hazards for the surrounding community.

Removing standards for individual projects is dangerous, capricious, bad planning, and gives the appearance of favoritism. The standards were included for a reason. You must hold all applicants to the same established standards. General Plan protections have been adopted to assure safety and quality of life. Make developers follow them.

Thank you for your consideration,  
Sharyne Merritt

**Sheila de la Guerra**

---

**From:** jstassinosaol.com  
**Sent:** Monday, April 29, 2024 11:03 PM  
**To:** sbcob  
**Subject:** Housing Element Update for the South County of SB 4/30 & 5/3/24

**Caution: This email originated from a source outside of the County of Santa Barbara. Do not click links or open attachments unless you verify the sender and know the content is safe.**

To the Santa Barbara County Board of Supervisors,

Please remove from consideration rezoning sites #15, #16, and #37. These sites are all outside of the urban/rural boundary and are located in the coastal zone. If rezoned these sites will increase the amount of traffic on Carpinteria's narrow two lane roads and present grave safety concerns. These high density residential projects will increase the strain on Carpinteria's local resources. Additionally, turning prime agricultural land into urban housing negatively impacts environmental resources. Therefore, I urge you to Not rezone project sites #15 (Van Wingerden 1) and #16 (Van Wingerden 2) and #37 (Bailard).

Thank you for your consideration,

Jill Stassinosa  
Carpinteria resident

## Sheila de la Guerra

---

**From:** Joan Hartmann  
**Sent:** Tuesday, April 30, 2024 7:41 AM  
**To:** Jacquelyne Alexander; CEO Clerk of the Board  
**Subject:** Fw: Richards Ranch Key Site 26 Grocer Letter  
**Attachments:** California Fresh Market (Orcutt) - Letter of Interest 2024.04.26.pdf; 2023-02-27 - CUP Exhibit - Nadel - Richards Ranch.pdf; 2023-01-23 - Landscape Exhibit - Nadel - Richards Ranch.pdf

Please make this available today in hard copy for the North County rezone hearings and place it into the public record.

Thank you,  
Joan

---

**From:** Michael Stoltey <Michael@Md3inv.com>  
**Sent:** Monday, April 29, 2024 10:53 AM  
**To:** Joan Hartmann <jHartmann@countyofsb.org>  
**Cc:** Gina Fischer <gFischer@countyofsb.org>  
**Subject:** Richards Ranch Key Site 26 Grocer Letter

**Caution: This email originated from a source outside of the County of Santa Barbara. Do not click links or open attachments unless you verify the sender and know the content is safe.**

Good Morning Supervisor Hartmann,

I hope this email finds you well.

We would like to clarify some misconceptions regarding the Richards Ranch project, particularly the unfounded rumors that our focus is limited to residential development. Our dedication to the commercial and retail components is unwavering, with commercial water serving as a pivotal element in our annexation request. The extensive efforts we've put into the design and planning stages – including full elevations, parking, traffic, and landscaping for the grocery-anchored center – are a testament to our commitment. Such a level of investment in time and cost is not typical of a developer without the intention to deliver on retail and commercial development.

Enclosed is a letter from the CEO/President of California Fresh Markets, a grocer we've been in close collaboration with for nearly two years. This letter outlines our joint efforts in planning, including interior design and workflow optimization, positioning California Fresh as the anchor tenant for Richards Ranch.

We trust this information will illuminate the project's definitive intent, substantiated by our invested time and finances. However, we are currently at an impasse, unable to finalize any leases or agreements with a grocer without a defined entitlement path. Additionally, we cannot pursue modifications to Walmart's deed restrictions without a contracted grocer.

We appreciate your time in reviewing this email and the attached letter, and hope it sheds light on our unwavering dedication to the Richards Ranch project.

Warm regards,

**Michael D. Stoltey, MBA**  
Managing Member

805.710.7866 (M)

# CALIFORNIA *Fresh* MARKET

2886 Mission Drive, Solvang CA 93463

555 Five Cities Drive, Pismo Beach CA 93449  
771 E Foothill Blvd, San Luis Obispo, CA 93405

Friday, April 26, 2024

Dear Santa Barbara County Supervisors,

I am writing to you on behalf of California Fresh Market as CEO/President to address the concerns regarding the development of a grocery store at the Richards Ranch (Key Site 26) project site in Orcutt.

For over 18 months, California Fresh has been in active discussions with the developers of Richards Ranch, demonstrating a clear and consistent intent to establish a grocery store that will serve the needs of the community. Our collaboration has been marked by a mutual investment of time and resources, with both parties engaging in extensive planning and design efforts to ensure that the proposed California Fresh Market aligns with our high standards and the expectations of the area.

The process has involved detailed discussions on store designs, interior layouts, and other essential aspects of the project, reflecting our shared commitment to making this development a success. Despite the challenges presented by the entitlement timeline, our teams have continued to work in partnership, adapting our plans to navigate the complexities of the development process.

We understand the county's need for assurance, and through this letter, I wish to provide unequivocal proof of our intent and interest in the Richards Ranch site. The Richards Ranch development team has invested considerable time and effort in collaboration with California Fresh Market to ensure the project's impact is maximized for a grocery store. This ongoing dialogue and partnership are indicative of our unwavering dedication to establishing a premier grocery shopping experience in the area.

California Fresh Market is eager to see the Richards Ranch development come to fruition and continues to work towards a viable, mutually beneficial agreement once all entitlements are secured. We are confident that our presence would enhance the food retail availability of the area.

Thank you for your attention to this matter. We appreciate the opportunity to clarify our position and affirm our interest in and collaboration with the Richards Ranch development project.

Feel free to contact me should you wish to discuss our interest in this project further. I can be reached at (805) 295-7162 ext 248.

Sincerely,



Sean Walwick  
CEO/President  
California Fresh Market



# UNION VALLEY AND ORCUTT

Santa Maria, California

CONDITIONAL USE PERMIT EXHIBIT

**NADEL**

FEBRUARY, 2023

DRAFT

# NADEL

## Summary

Zoning C2  
 Building setback:  
 Front, sides, rear: none, unless adjoining  
 property within a residential district,  
 then setback is 10'  
 Building height: not to exceed 40'

### Parcel 1

Land (Net) ±9.6 AC ±421,719 SF  
 Building Area 81,500 SF  
 Land-to-Bldg Ratio 4.3/1  
 Coverage 18%  
 Parking Required \*\* 330 stalls  
 Parking Provided 359 stalls  
 Parking Ratio 4.4/1,000  
 \*\*Parking Required

Retail (58,800 SF) @ 1/260 226 stalls  
 Restaurant (Total =22,700 SF)  
 20% of shopping center  
 (16,300 SF) @ 1/260 63 stalls  
 in excess of 20%  
 (6,400 SF) @ 1/155 41 stalls

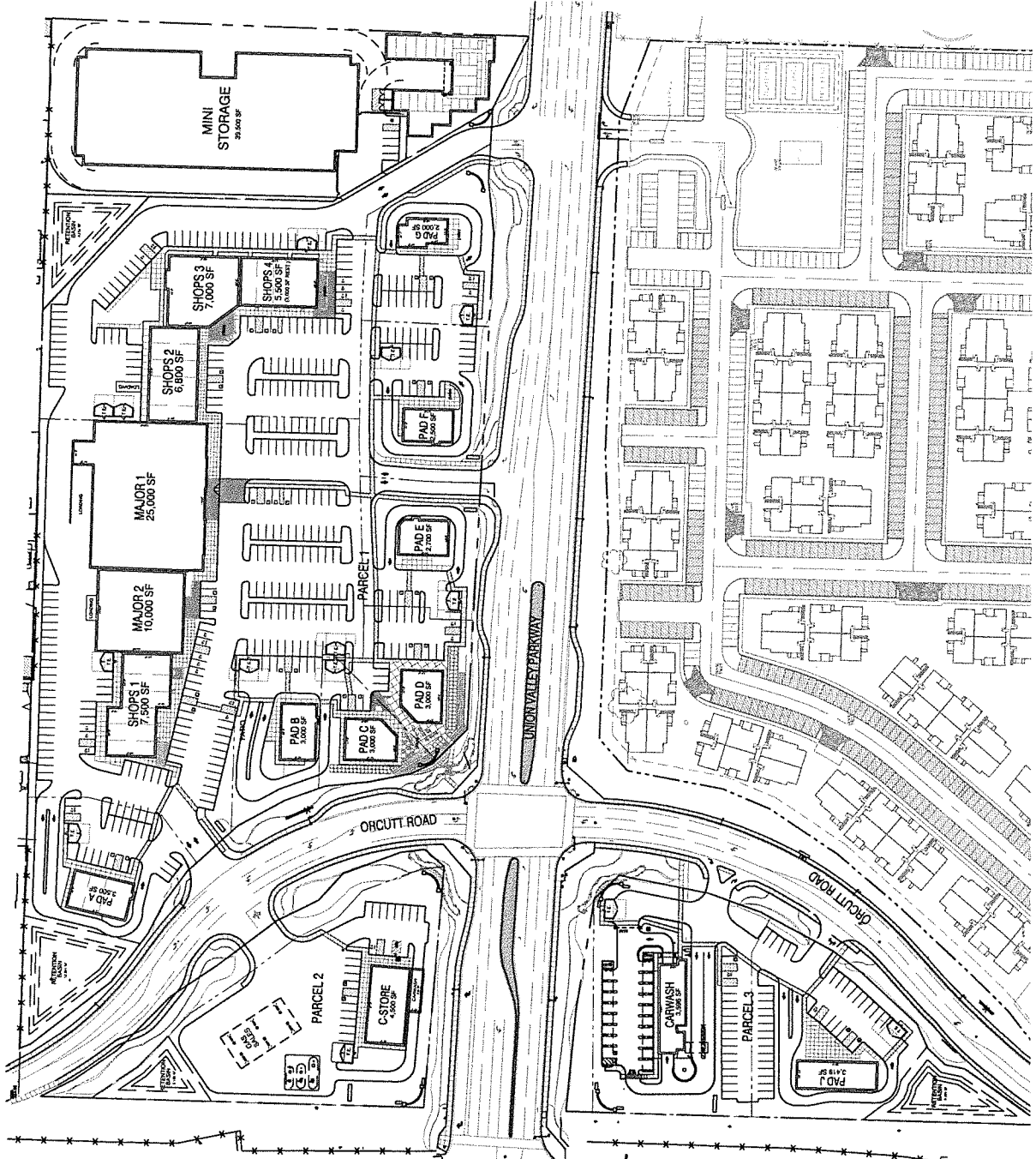
Total Parking Required 330 stalls

### Parcel 2

Land (Net) ±1.5 AC ±65,462 SF  
 Building Area 5,348 SF  
 Coverage 8.16%  
 Parking Required \*\* 20 stalls  
 \*\*C-Store @ 1/260 17 stalls  
 carwash- 3spaces/serv. bay 3 stalls  
 Parking Provided 22 stalls  
 Parking Ratio 4.1/1,000

### Parcel 3

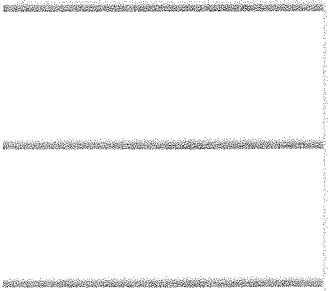
Land (Net) ±2.22 AC ±97,133 SF  
 Building Area 7,015 SF  
 Coverage 7.2%  
 Parking Required \*\* 46 stalls  
 13 stalls  
 \*\*Carwash (3,201 sf including mech.) @ 1/104+3spaces/service bay  
 \*\*Restaurant (18x1/105 sf over 1,000sf of GFA, parking credit 1/2space every 24 sf of drive up lane, max. credit 3 spaces)  
 Parking Provided 53 stalls  
 Parking Ratio 7.5/1,000



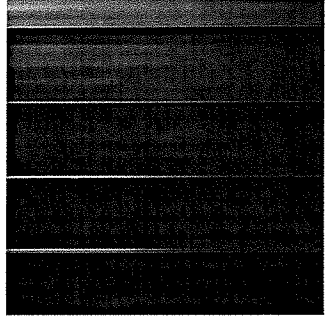
SITE PLAN

# NADEL

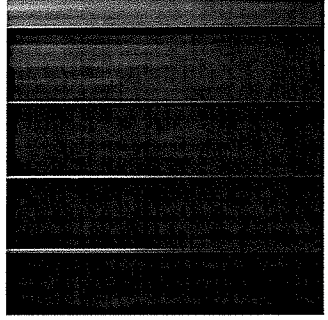
**1** BOARD AND BATTEN  
Hardie Panel Smooth and  
Hardie Trim Batten Smooth  
by **JamesHardie**



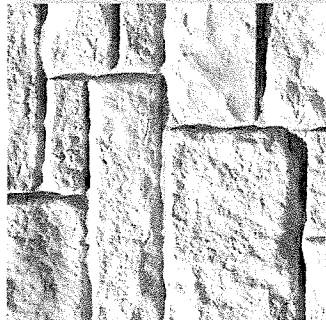
**2** THREE COAT PLASTER  
Color to match "Greek Villa"  
- Sw 7551  
by **Sherwin Williams**



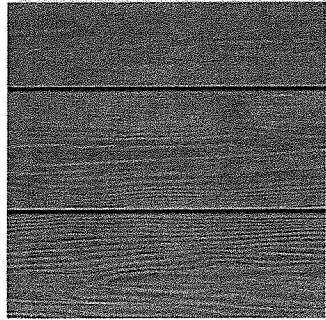
**3** STANDING SEAM METAL ROOF  
"Midnight Bronze"  
Craftsman series, small  
batten (1" tall, @16 1/2" O.C.)  
snap-on batten roof system  
by **MBCI**



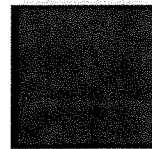
**4** STONE WALL CLADDING  
Natural stacked stone veneer exterior  
wall cladding, Texas Rubble - Texas  
Cream, by **Coronado**



**5** WOODLIKE COMPOSITE WALL  
PANELS  
Architectural wall panels,  
Vintagewood Cedar, by **Nichiha**



**6** STOREFRONT GLAZING  
Clear, Tempered Glass

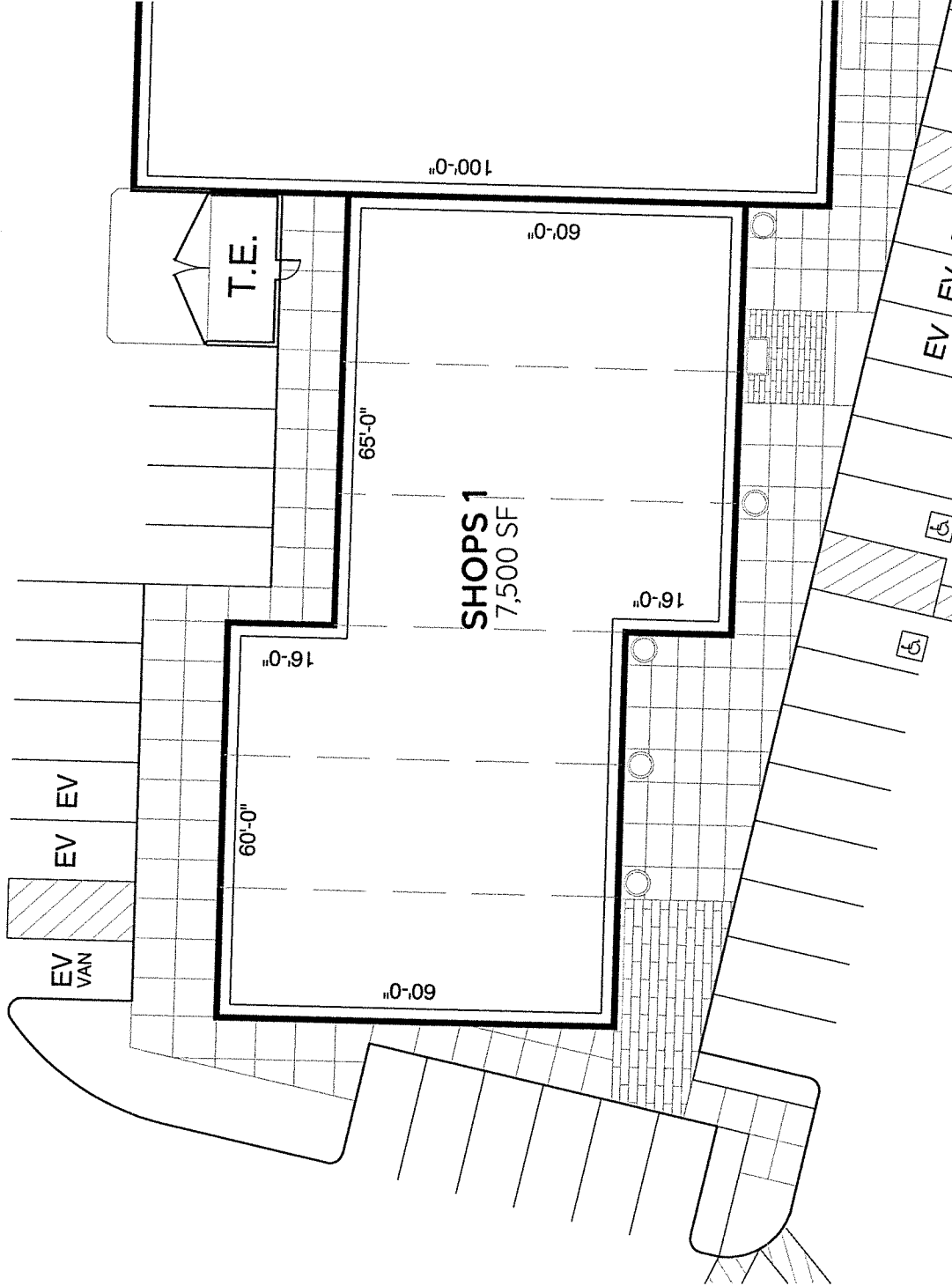


**7** METAL FINISH  
"Tricorn Black" - Sw 6258  
by **Sherwin Williams**

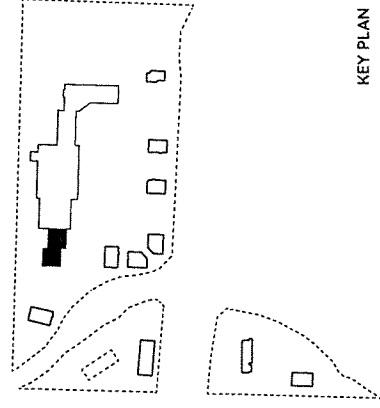


**8** CORRUGATED METAL  
Western Wave - 7/8" wave  
panel in Bone White  
by **Bonderized**

## COLOR AND MATERIAL PALETTE



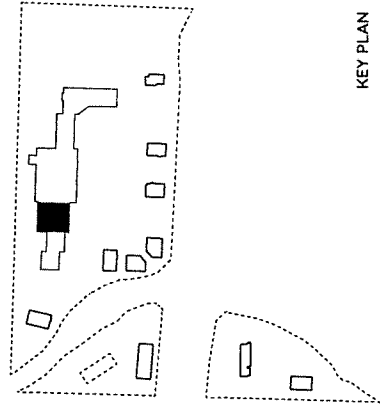
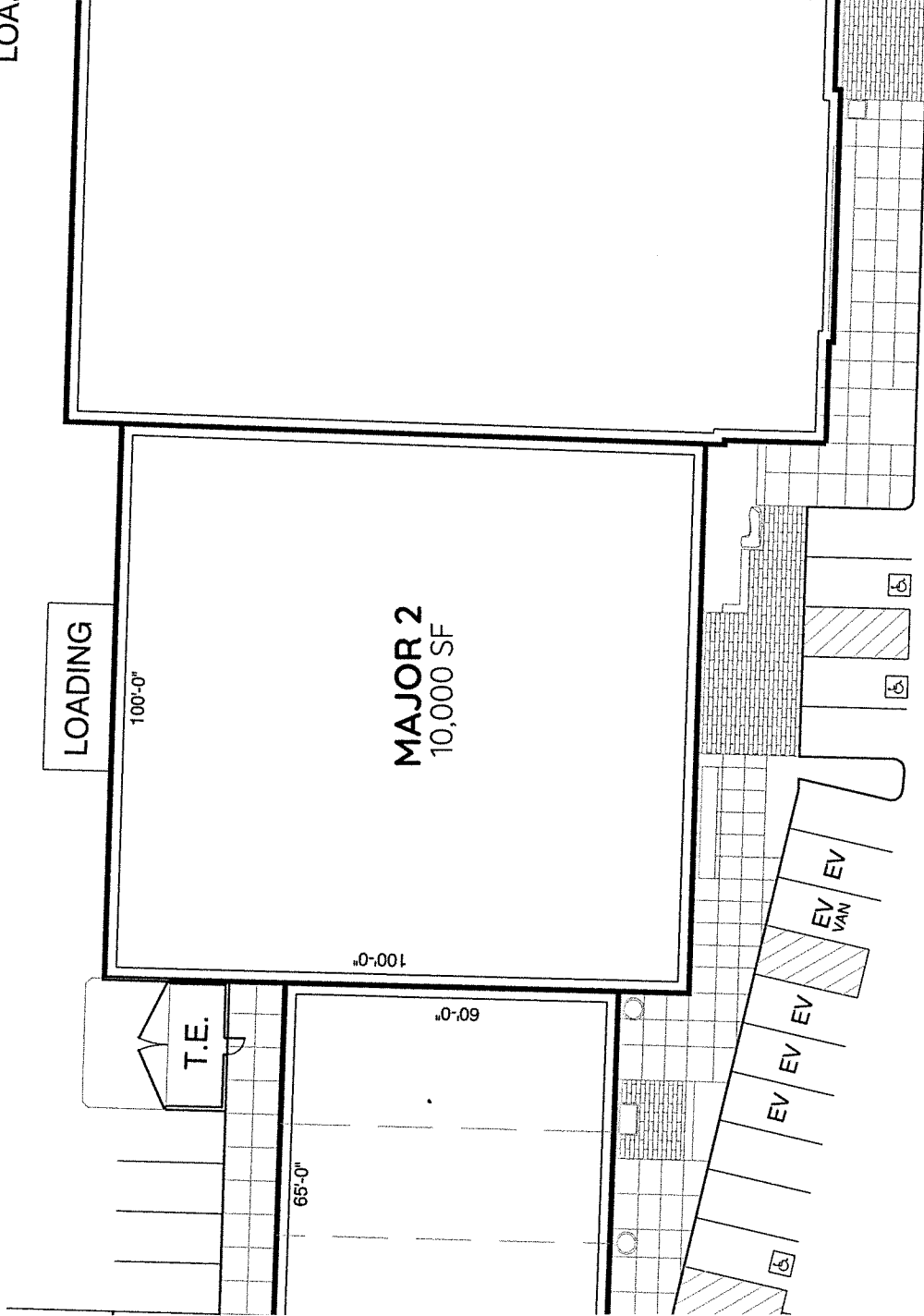
SHOPS 1 PLAN • 7,500 SF



KEY PLAN



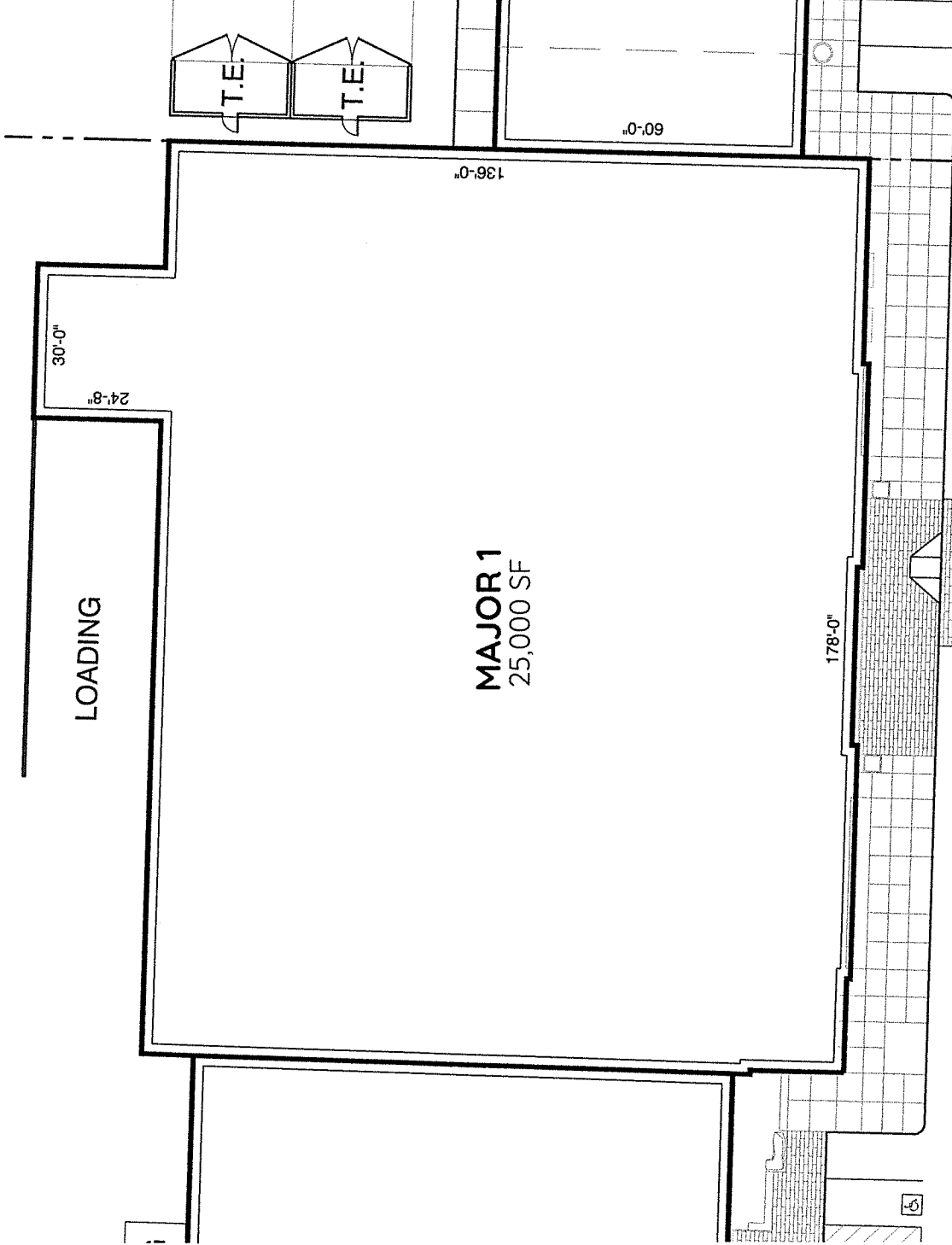
LOA



KEY PLAN

MAJOR 2 PLAN • 10,000 SF





**MAJOR 1**  
25,000 SF

LOADING

30'-0"

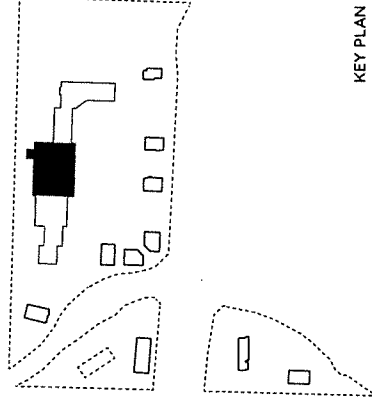
24'-8"

136'-0"

178'-0"

60'-0"

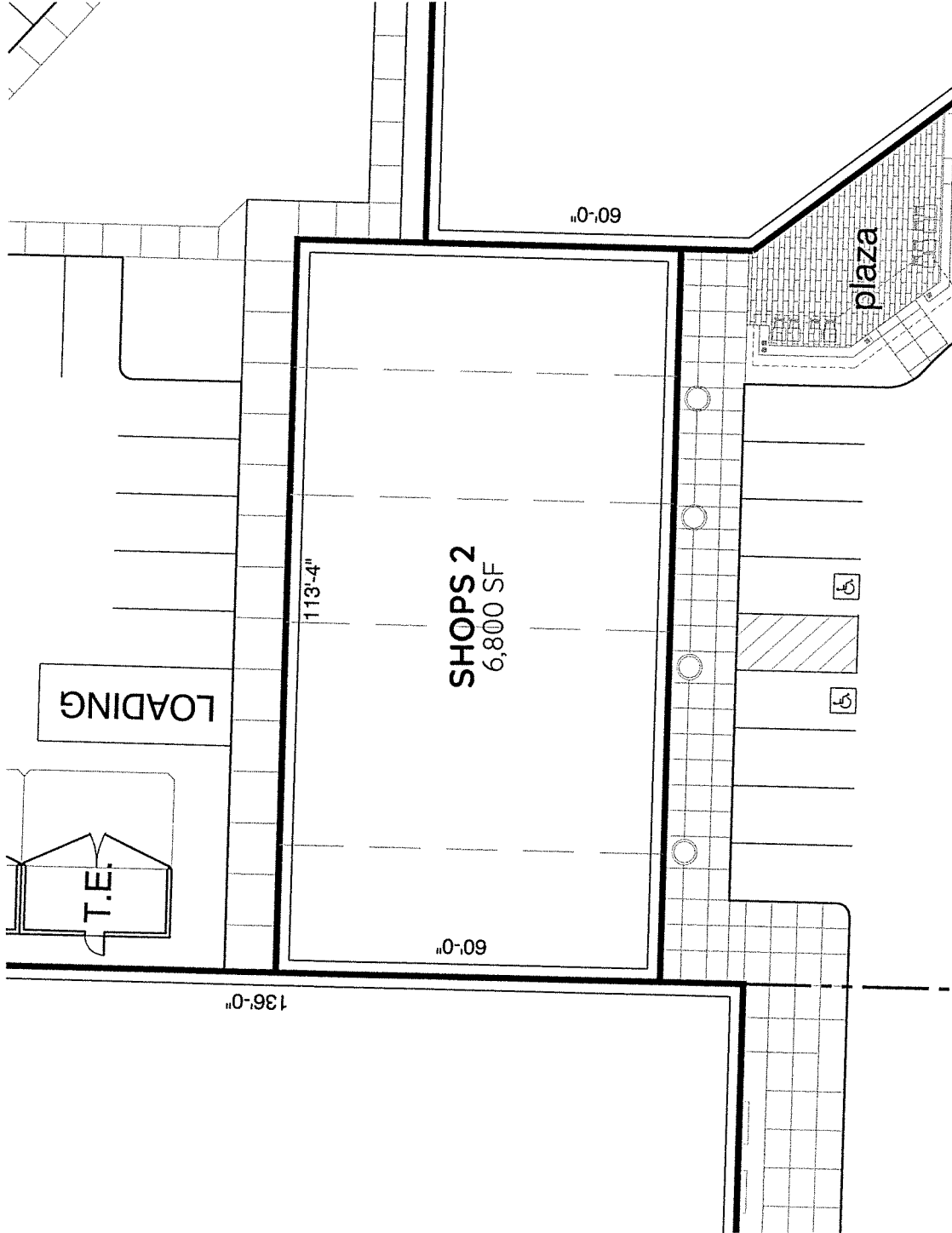
KEY PLAN



①

**MAJOR 1 PLAN • 25,000 SF**





SHOPS 2  
6,800 SF

plaza

LOADING

T.E.

60'-0"

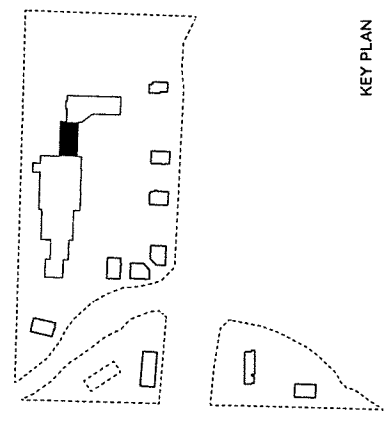
113'-4"

60'-0"

136'-0"

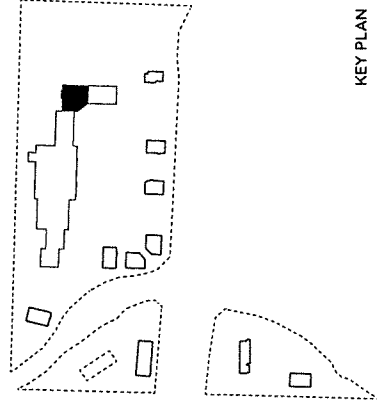
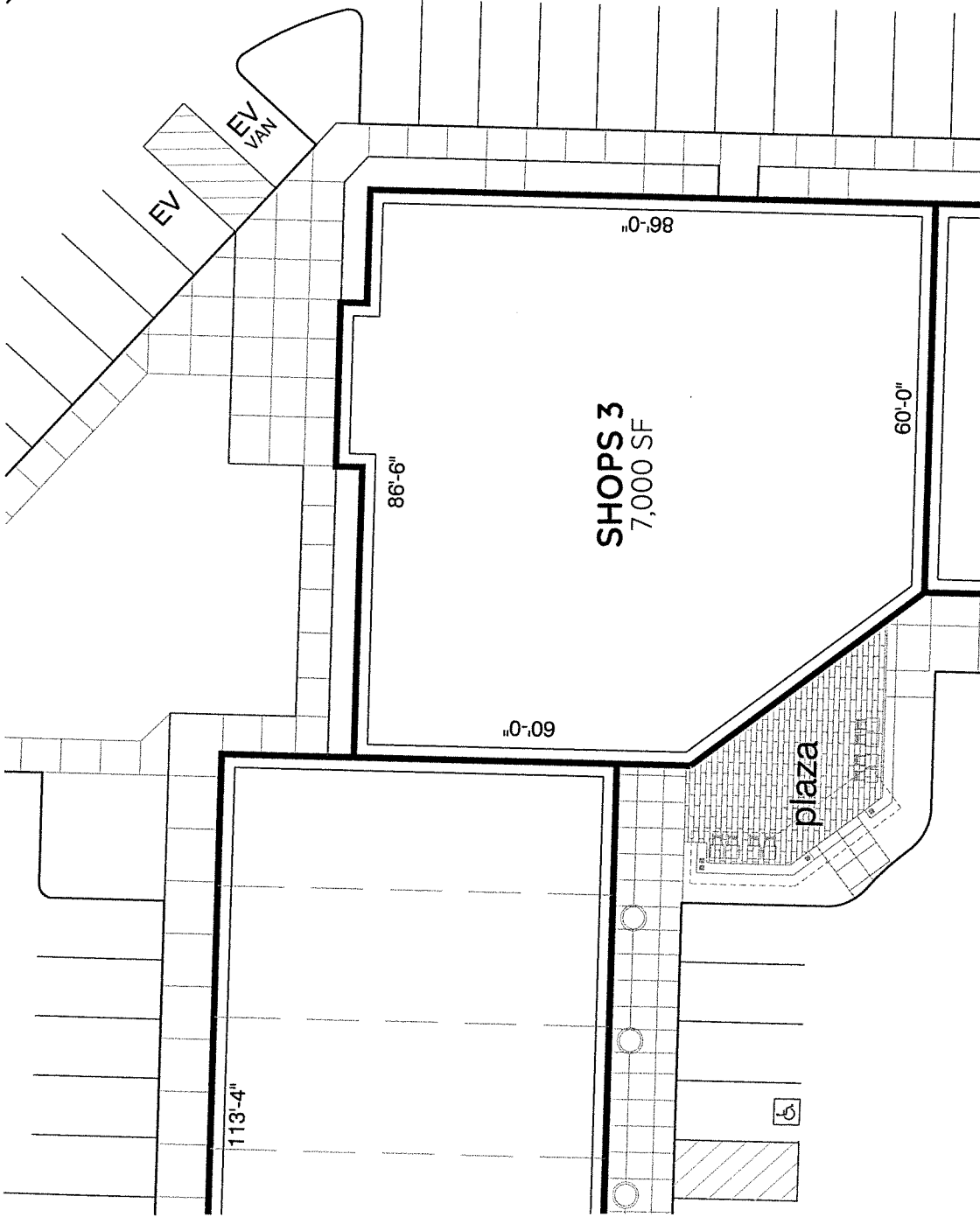


SHOPS 2 PLAN • 6,800 SF



KEY PLAN

1



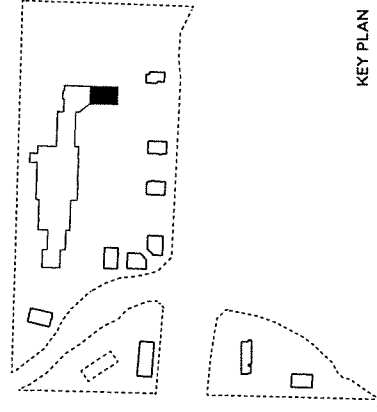
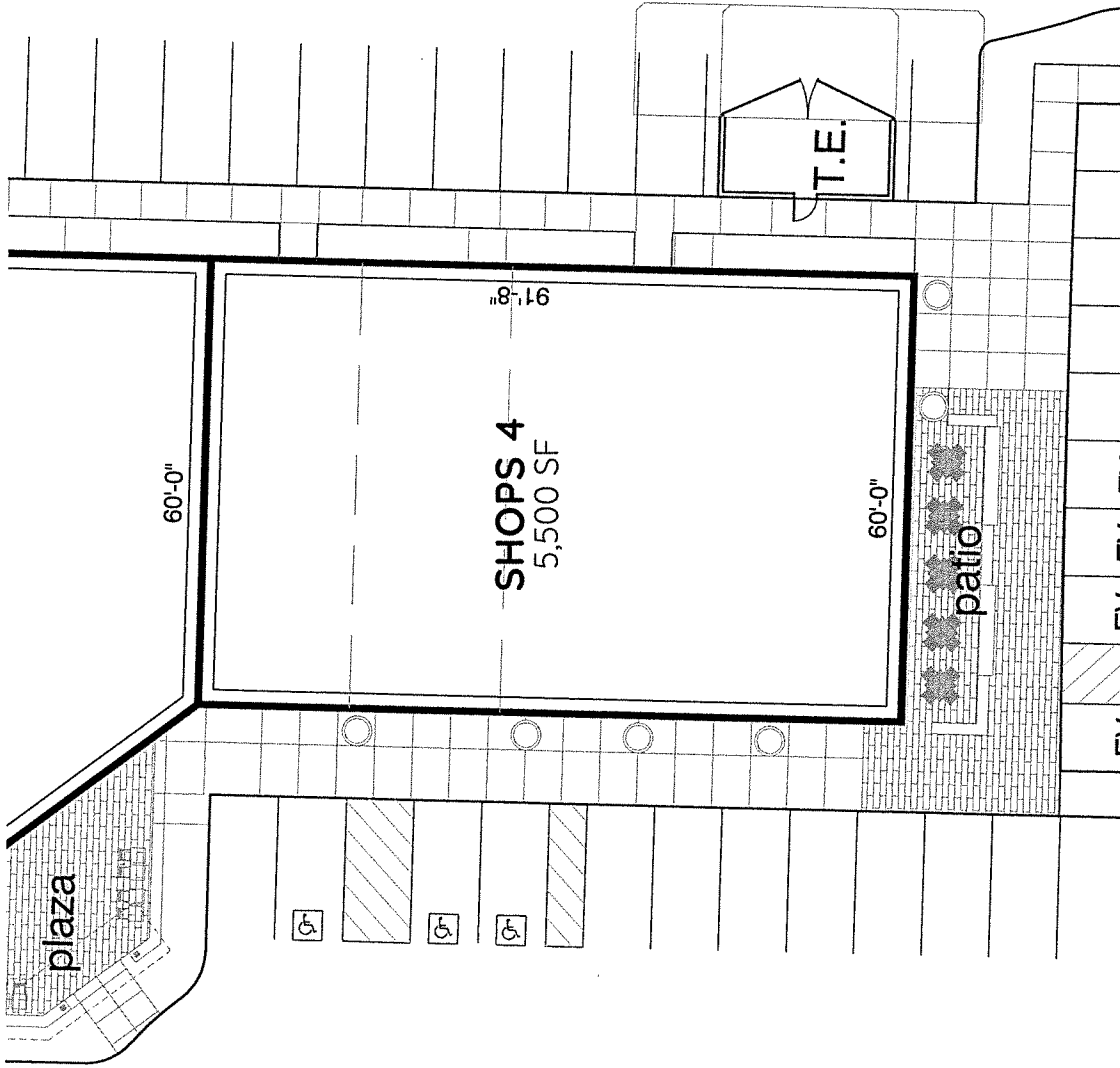
KEY PLAN



SHOPS 3 PLAN • 7,000 SF







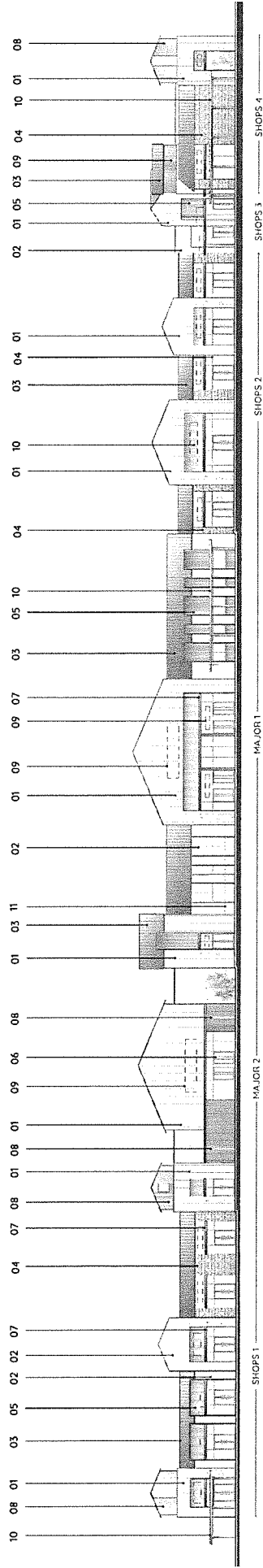
KEY PLAN

SHOPS 4 PLAN • 5,500 SF

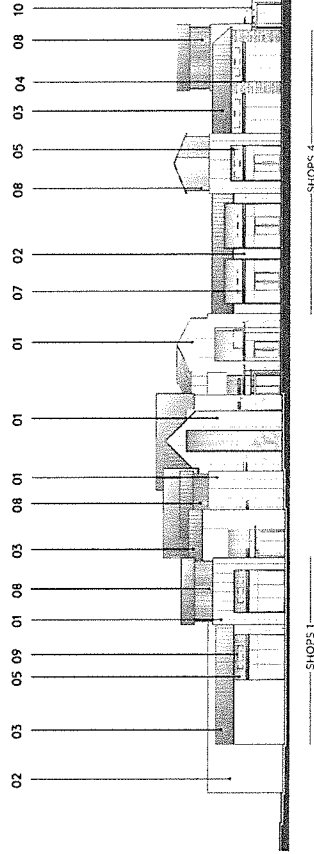


## LEGEND

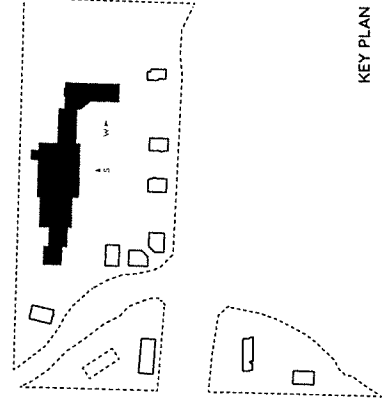
- 01 BOARD AND BATTEN
- 02 THREE COAT PLASTER
- 03 STANDING SEAM METAL ROOF
- 04 STONE WALL CLADDING
- 05 EXTERIOR COMPOSITE WOOD CLADDING
- 06 STOREFRONT GLAZING
- 07 METAL FINISH
- 08 CORRUGATED METAL PANEL
- 09 TENANT SIGNAGE
- 10 TRELLIS
- 11 CART CORRAL



**SOUTH ELEVATION**



**WEST ELEVATION**



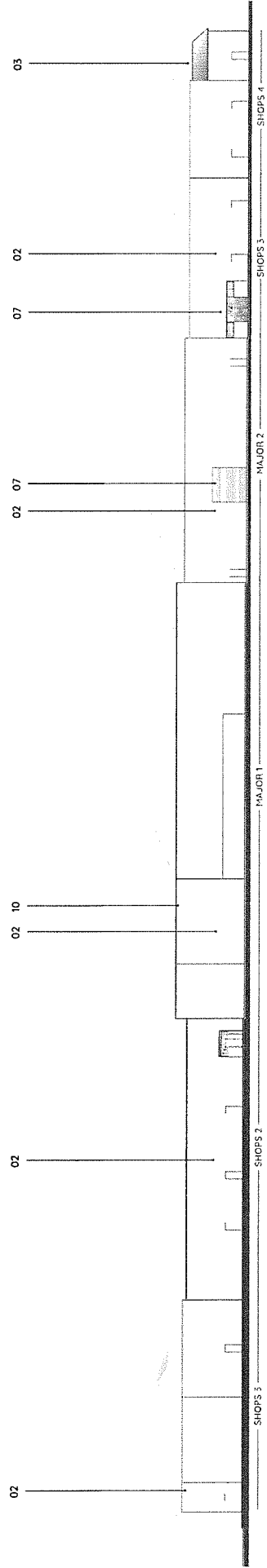
KEY PLAN



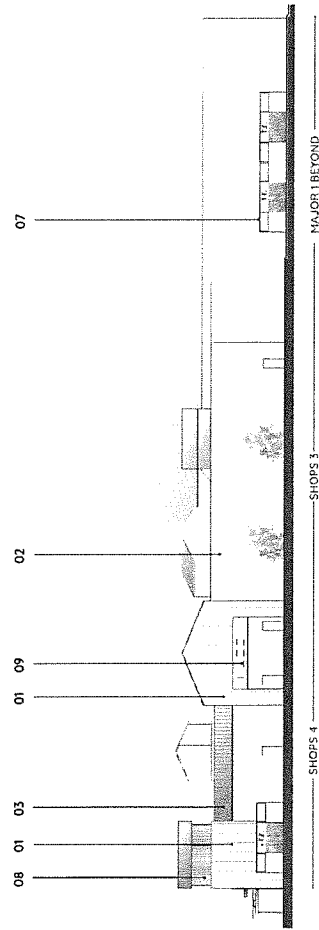
## IN-LINE MAJORS + SHOPS OVERALL ELEVATIONS

## LEGEND

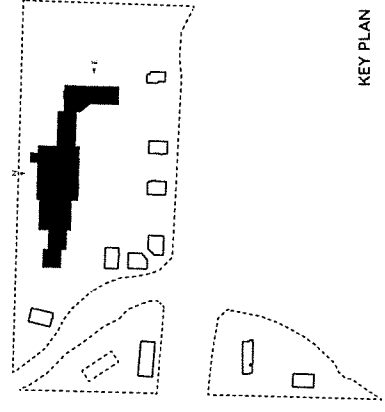
- 01 BOARD AND BATTEN
- 02 THREE COAT PLASTER
- 03 STANDING SEAM METAL ROOF
- 04 STONE WALL CLADDING
- 05 EXTERIOR COMPOSITE WOOD CLADDING
- 06 STOREFRONT GLAZING
- 07 METAL FINISH
- 08 CORRUGATED METAL PANEL
- 09 TENANT SIGNAGE
- 10 TRELLIS
- 11 CART CORRAL



**NORTH ELEVATION**



**EAST ELEVATION**



KEY PLAN

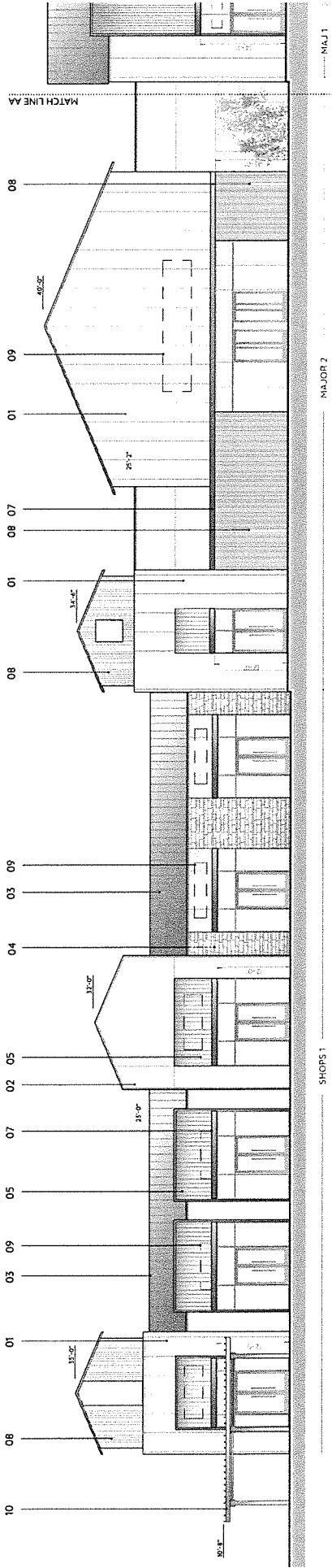


## IN-LINE MAJORS + SHOPS OVERALL ELEVATIONS

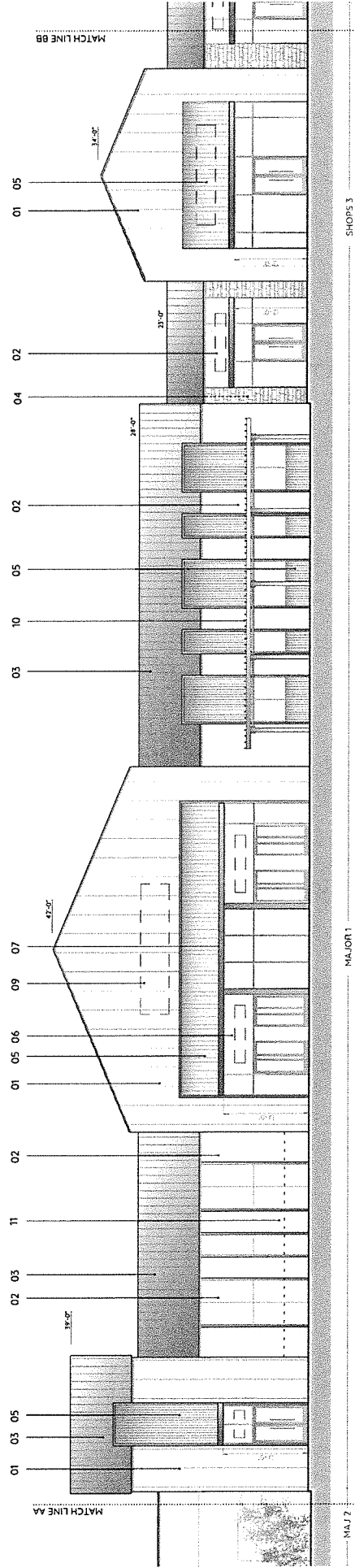
**LEGEND**

- 01 BOARD AND BATTEN
- 02 THREE COAT PLASTER
- 03 STANDING SEAM METAL ROOF
- 04 STONE WALL CLADDING
- 05 EXTERIOR COMPOSITE WOOD CLADDING
- 06 STOREFRONT GLAZING
- 07 METAL FINISH
- 08 CORRUGATED METAL PANEL
- 09 TENANT SIGNAGE
- 10 TRELLIS
- 11 CART CORRAL

**NADEL**



**SOUTH ELEVATION**



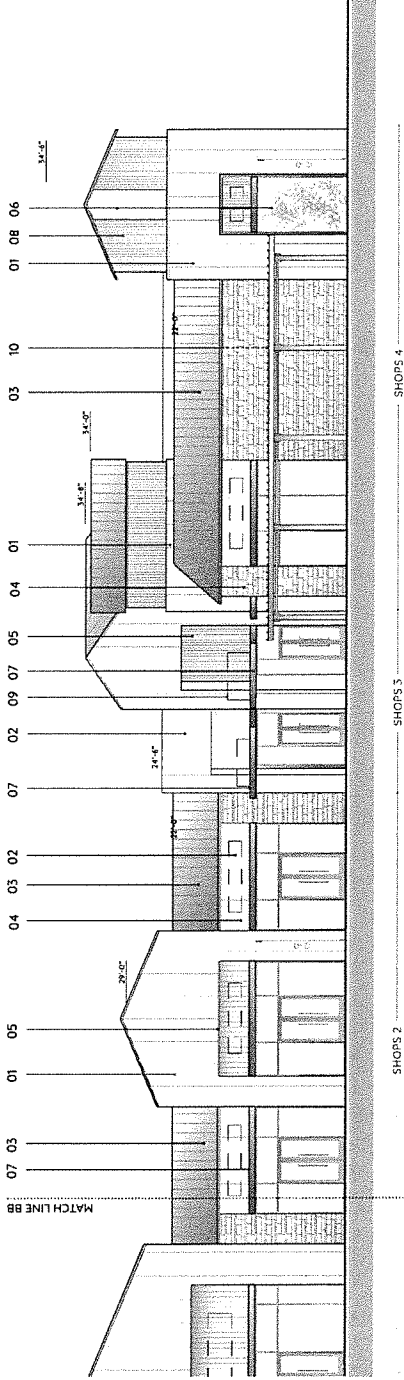
**SOUTH ELEVATION**



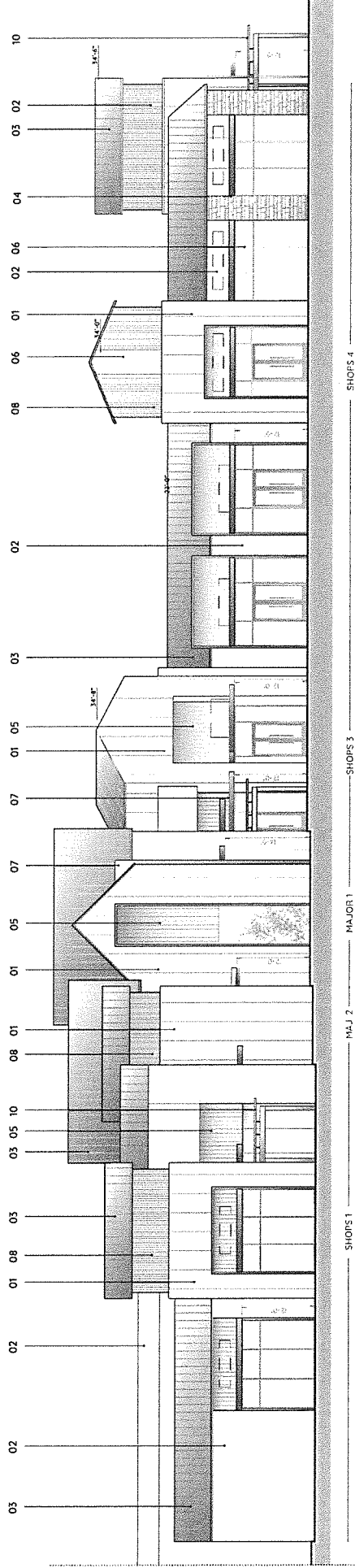
**IN-LINE MAJORS + SHOPS ELEVATIONS**

## LEGEND

- 01 BOARD AND BATTEN
- 02 THREE COAT PLASTER
- 03 STANDING SEAM METAL ROOF
- 04 STONE WALL CLADDING
- 05 EXTERIOR COMPOSITE WOOD CLADDING
- 06 STOREFRONT GLAZING
- 07 METAL FINISH
- 08 CORRUGATED METAL PANEL
- 09 TENANT SIGNAGE
- 10 TRELLIS
- 11 CART CORRAL



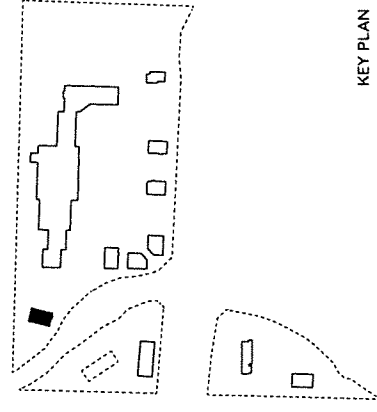
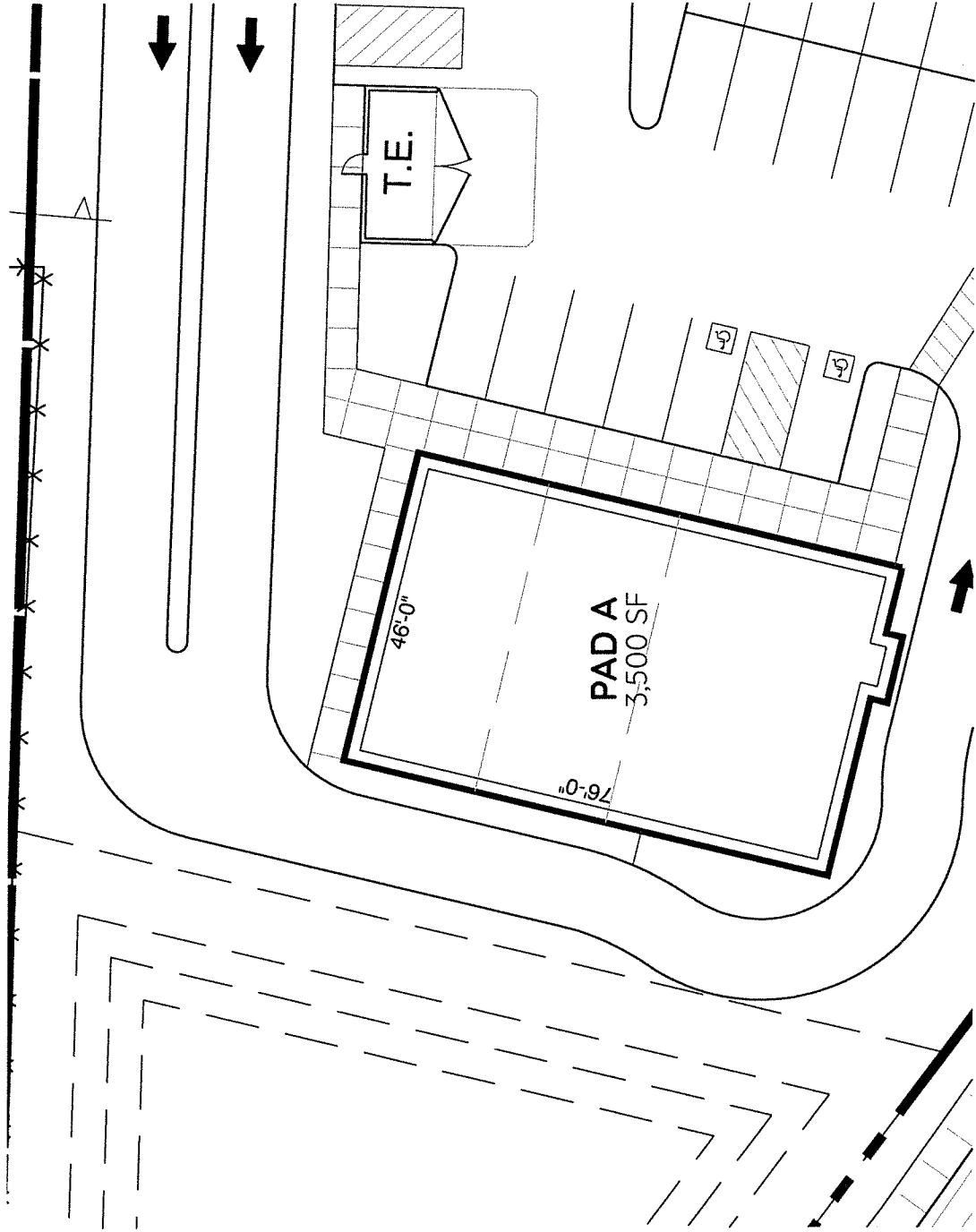
**SOUTH ELEVATION**



**WEST ELEVATION**



## IN-LINE MAJORS + SHOPS ELEVATIONS



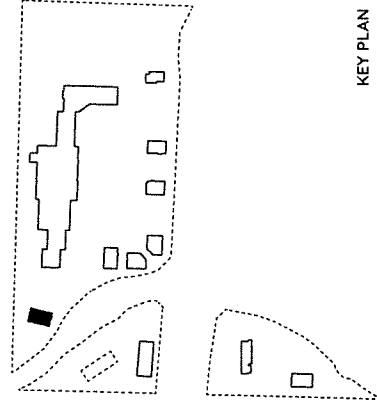
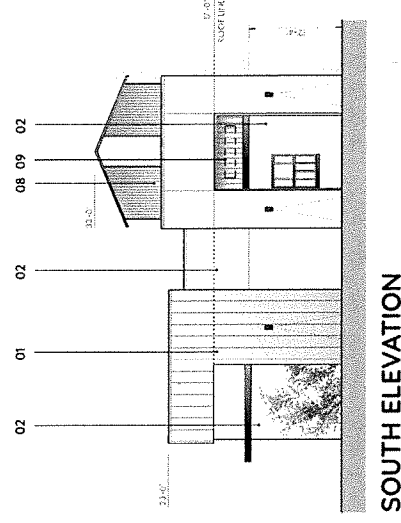
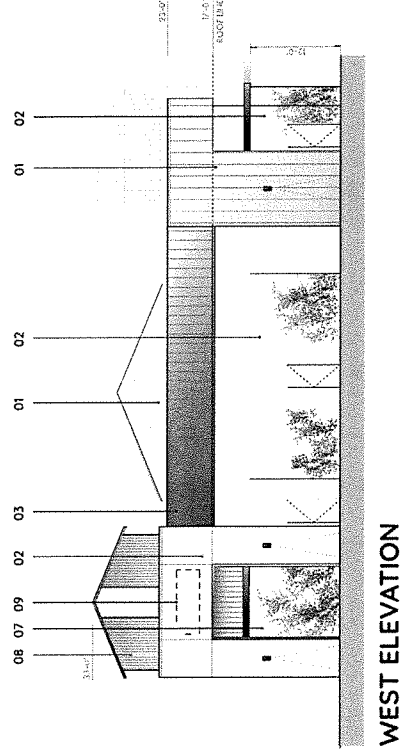
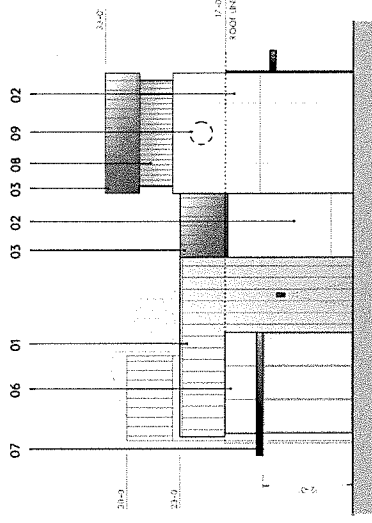
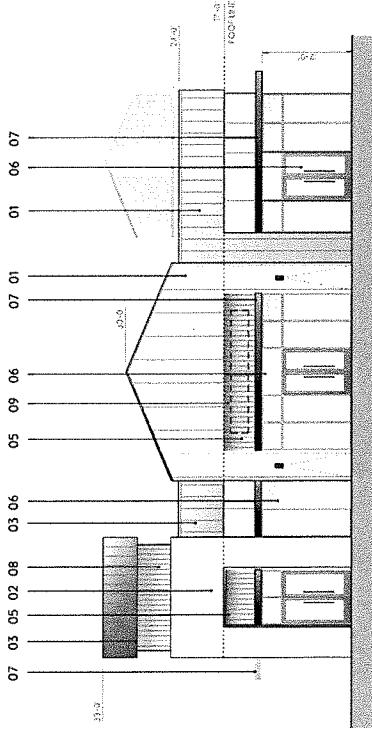
KEY PLAN

**PAD A PLAN • 3,500 SF Total**

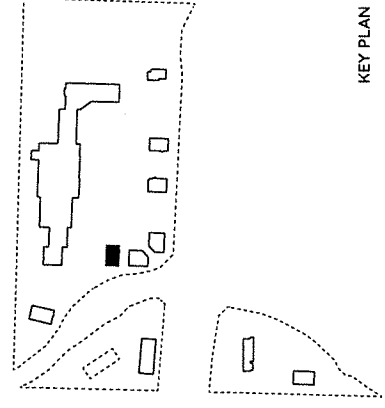
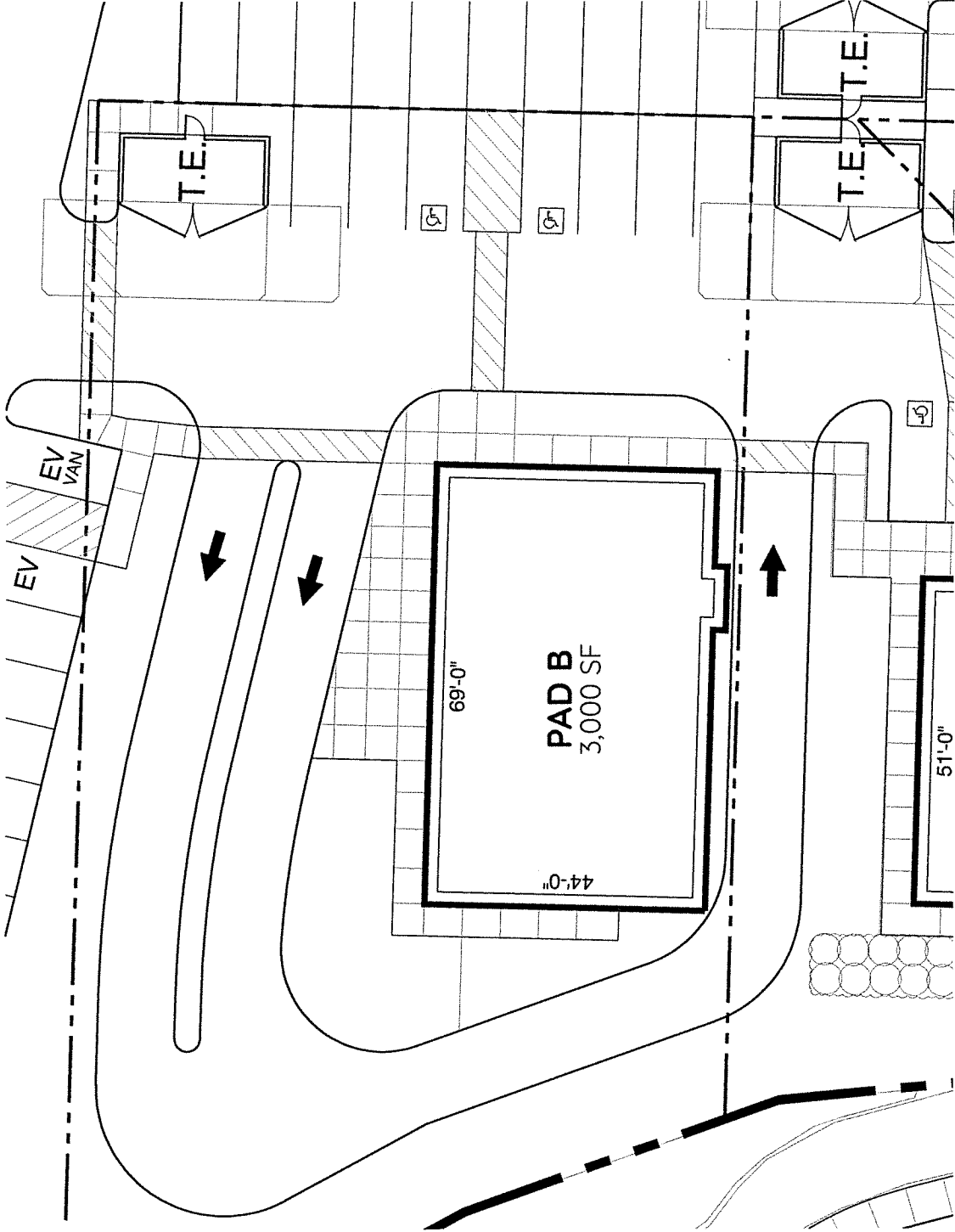


## LEGEND

- 01 BOARD AND BATTEN
- 02 THREE COAT PLASTER
- 03 STANDING SEAM METAL ROOF
- 04 STONE WALL CLADDING
- 05 EXTERIOR COMPOSITE WOOD CLADDING
- 06 STOREFRONT GLAZING
- 07 METAL FINISH
- 08 CORRUGATED METAL PANEL
- 09 TENANT SIGNAGE
- 10 TRELLIS
- 11 CART CORRAL



**PAD A ELEVATIONS • 3,500 SF Total**



KEY PLAN

①

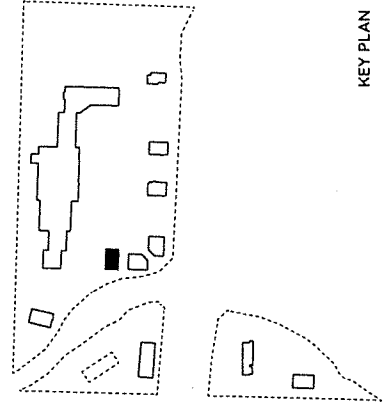
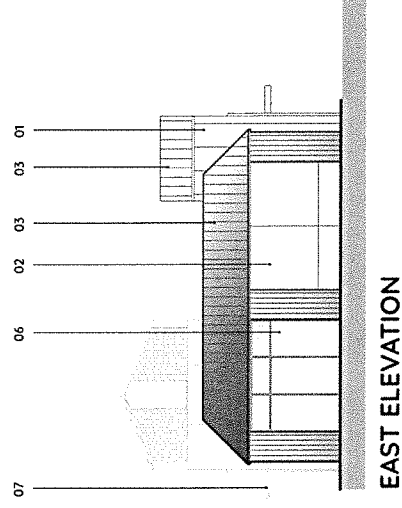
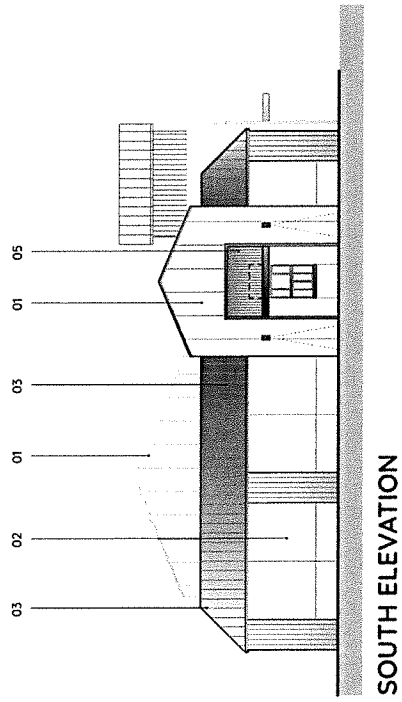
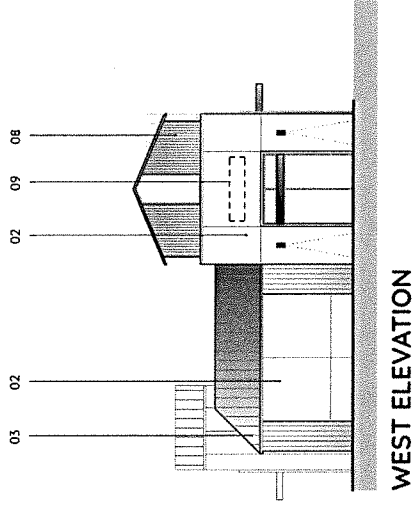
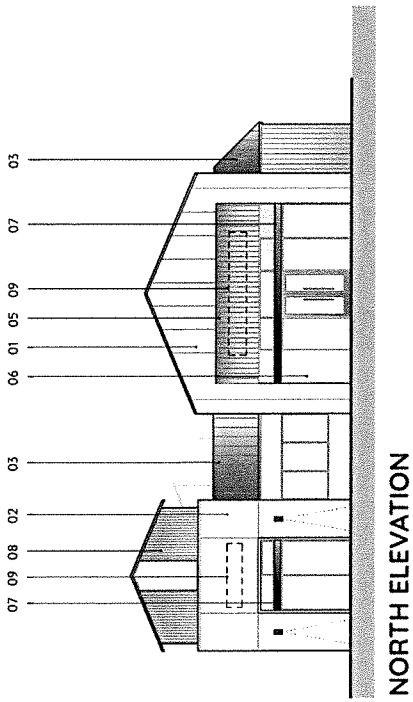


PAD B PLAN • 3,000 SF Total

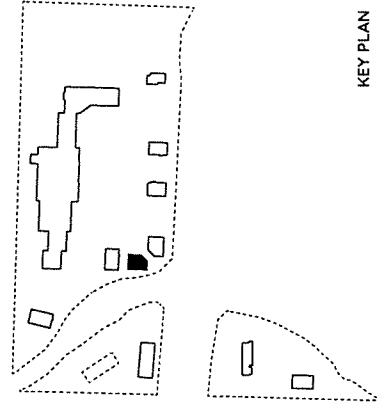
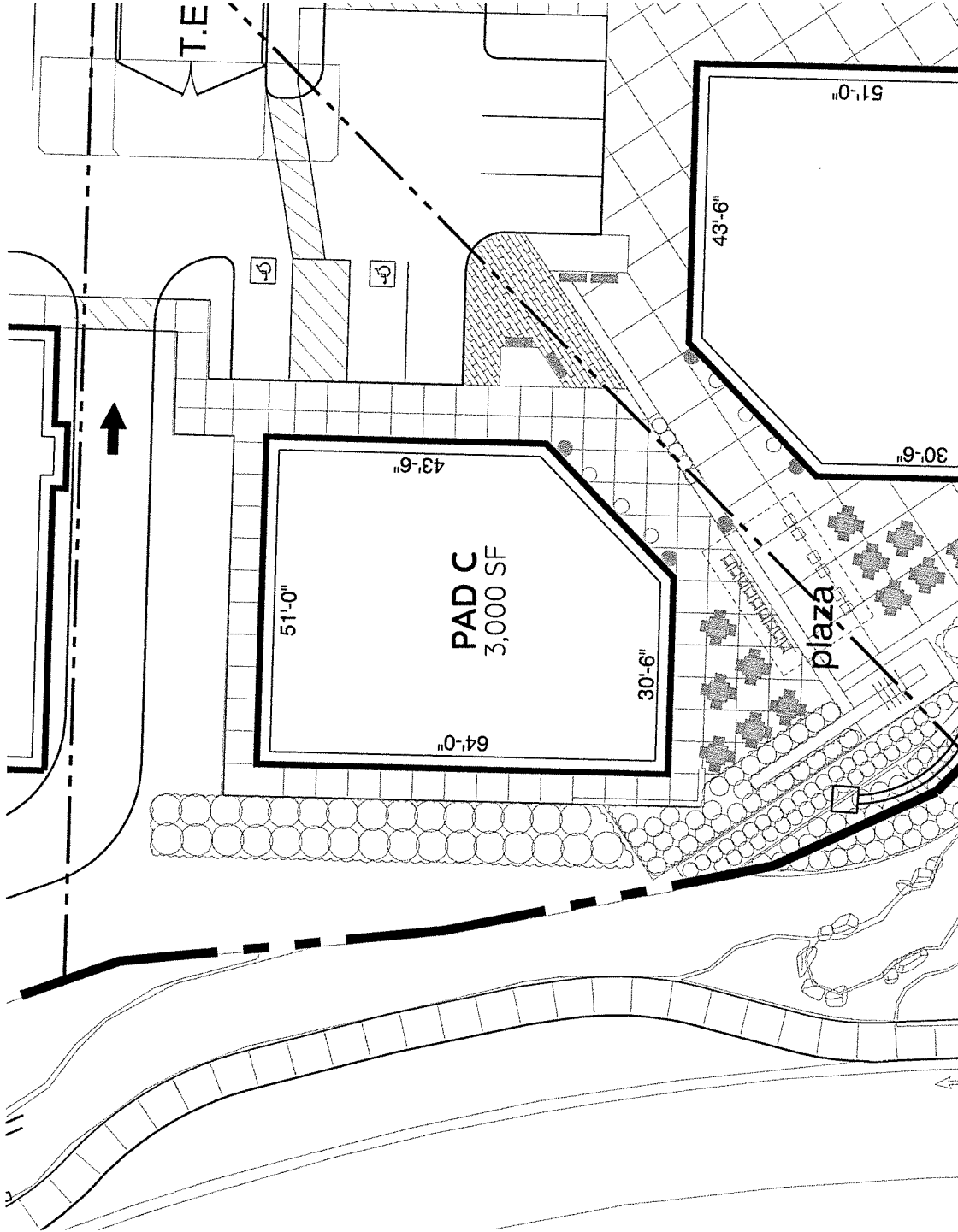


## LEGEND

- 01 BOARD AND BATTEN
- 02 THREE COAT PLASTER
- 03 STANDING SEAM METAL ROOF
- 04 STONE WALL CLADDING
- 05 EXTERIOR COMPOSITE WOOD CLADDING
- 06 STOREFRONT GLAZING
- 07 METAL FINISH
- 08 CORRUGATED METAL PANEL
- 09 TENANT SIGNAGE
- 10 TRELLIS
- 11 CART CORRAL



**PAD B ELEVATIONS • 3,000 SF Total**



KEY PLAN

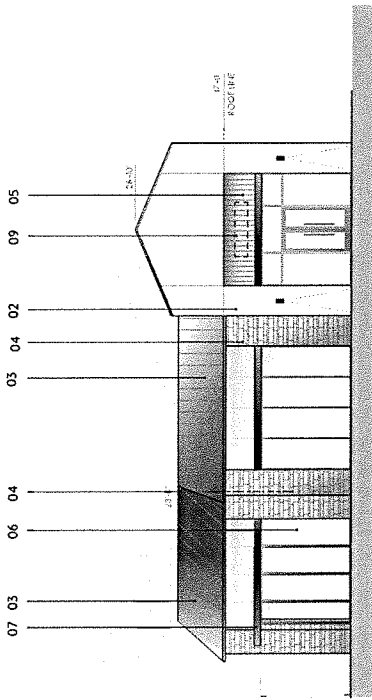


PAD C PLAN • 3,000 SF Total

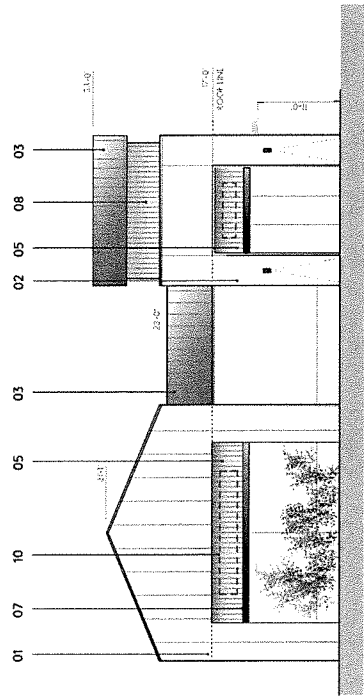


## LEGEND

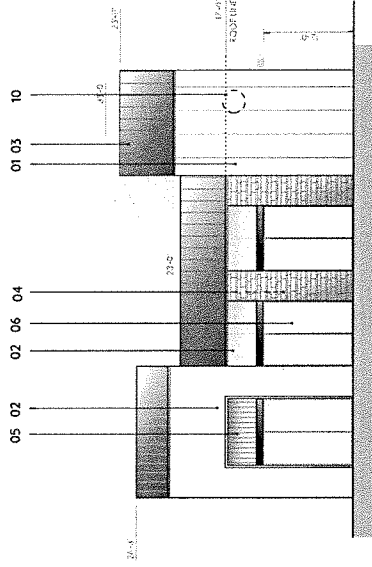
- 01 BOARD AND BATTEN
- 02 THREE COAT PLASTER
- 03 STANDING SEAM METAL ROOF
- 04 STONE WALL CLADDING
- 05 EXTERIOR COMPOSITE WOOD CLADDING
- 06 STOREFRONT GLAZING
- 07 METAL FINISH
- 08 CORRUGATED METAL PANEL
- 09 TENANT SIGNAGE
- 10 TRELLIS
- 11 CART CORRAL



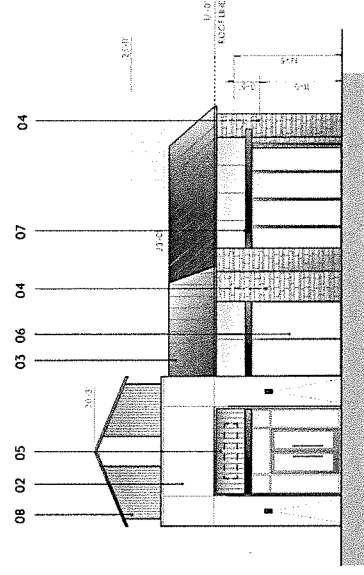
**EAST ELEVATION**



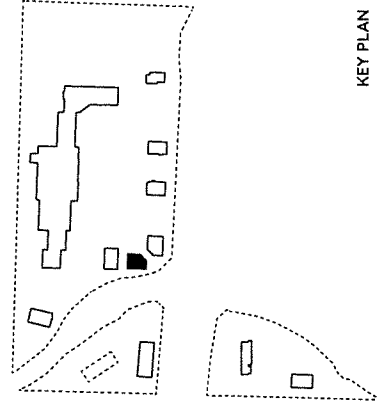
**WEST ELEVATION**



**NORTH ELEVATION**



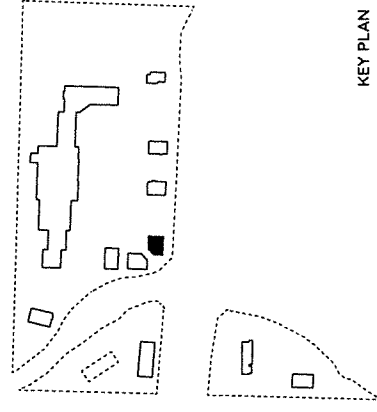
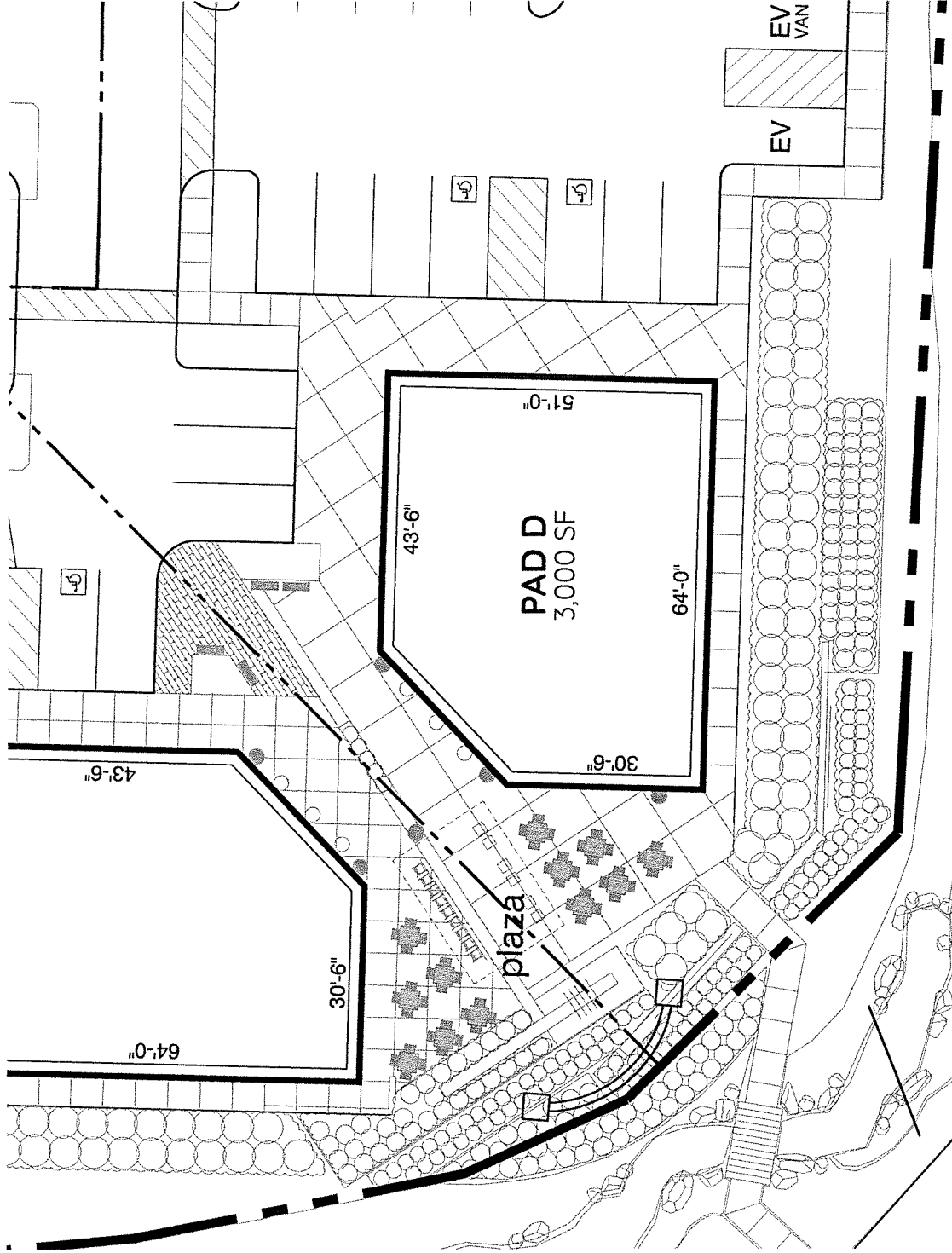
**SOUTH ELEVATION**



KEY PLAN



**PAD C ELEVATIONS • 3,000 SF Total**



KEY PLAN

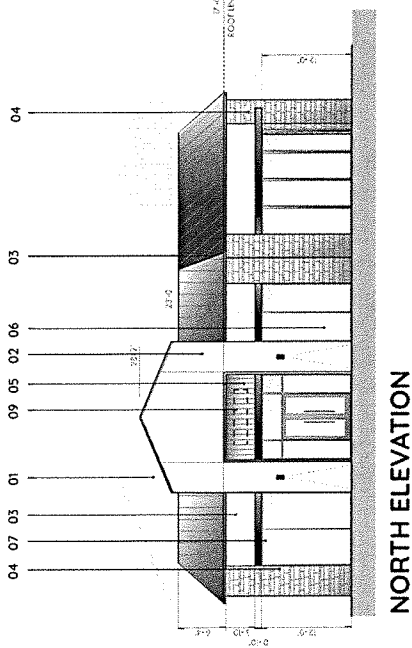
①

PAD D PLAN • 3,000 SF Total

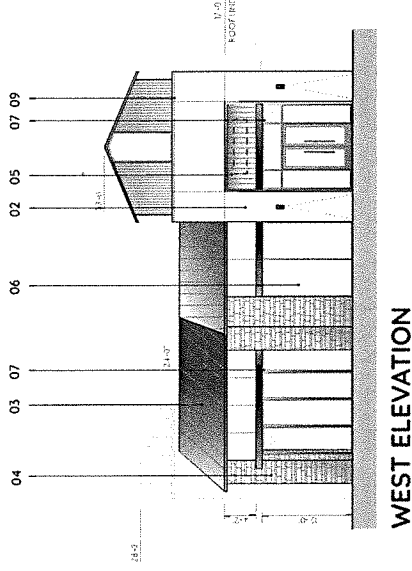


## LEGEND

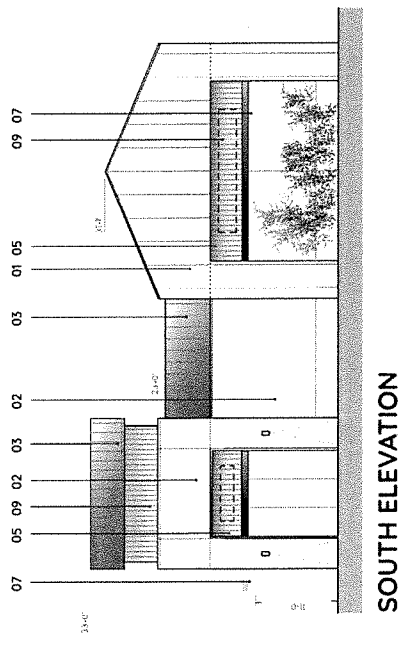
- 01 BOARD AND BATTEN
- 02 THREE COAT PLASTER
- 03 STANDING SEAM METAL ROOF
- 04 STONE WALL CLADDING
- 05 EXTERIOR COMPOSITE WOOD CLADDING
- 06 STOREFRONT GLAZING
- 07 METAL FINISH
- 08 CORRUGATED METAL PANEL
- 09 TENANT SIGNAGE
- 10 TRELLIS
- 11 CART CORRAL



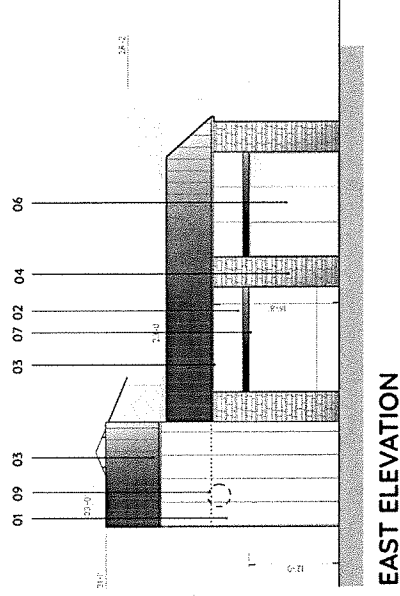
**NORTH ELEVATION**



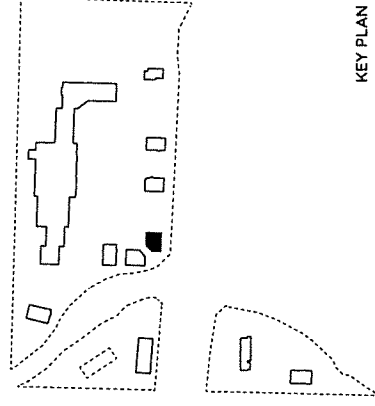
**WEST ELEVATION**



**SOUTH ELEVATION**



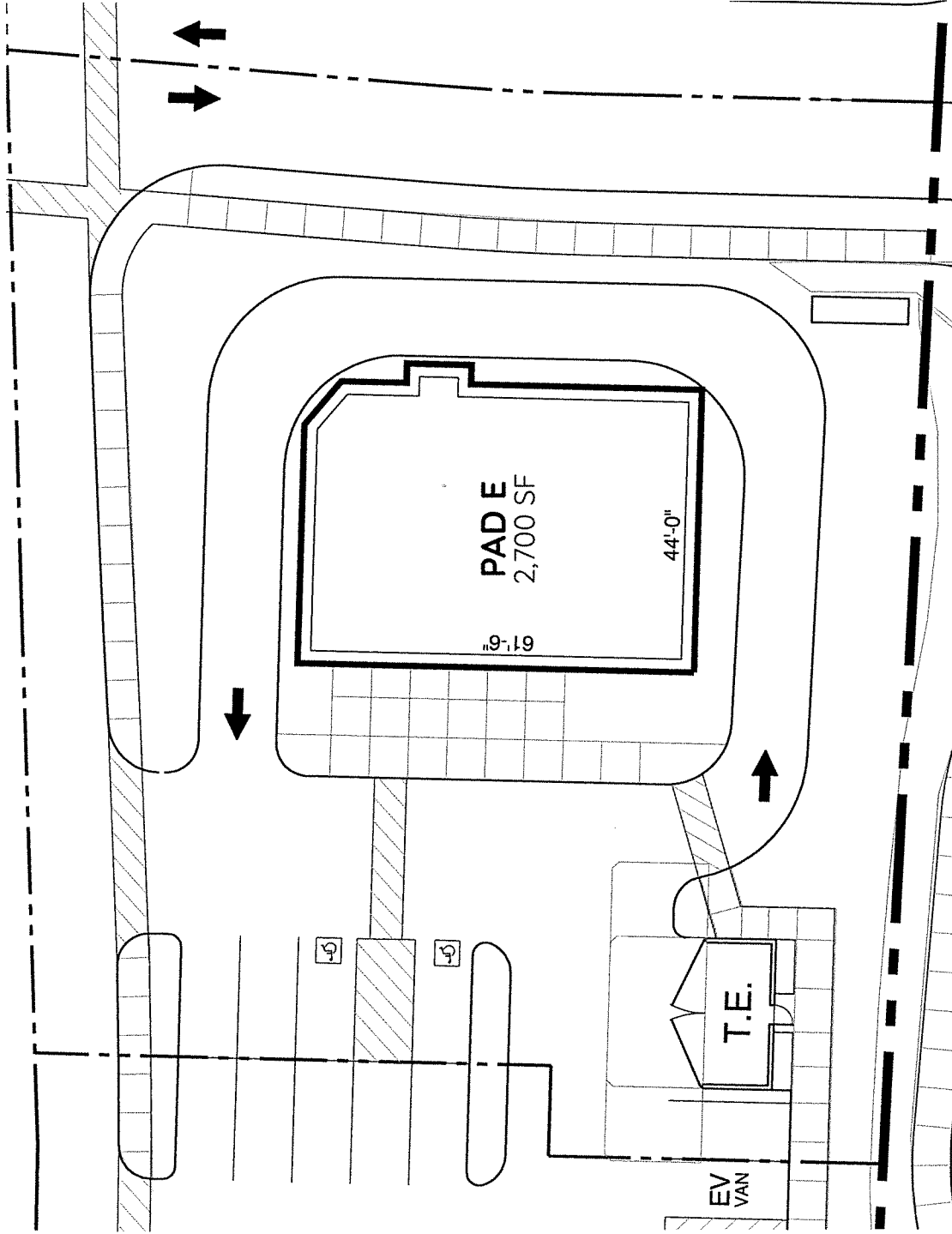
**EAST ELEVATION**



**KEY PLAN**



**PAD D ELEVATIONS • 3,000 SF Total**



KEY PLAN

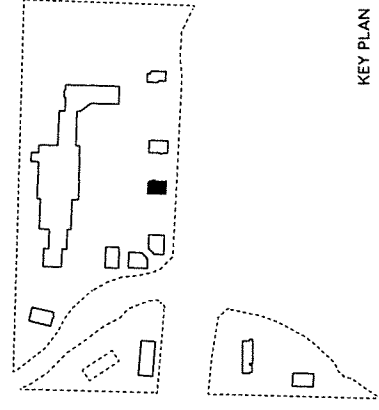
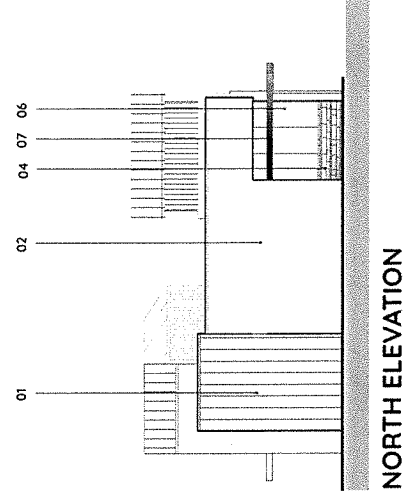
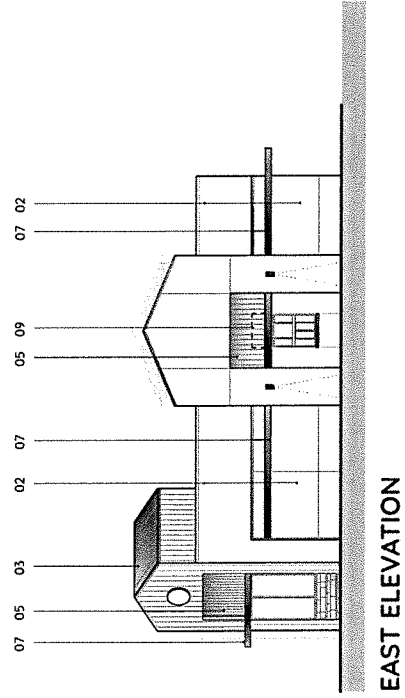
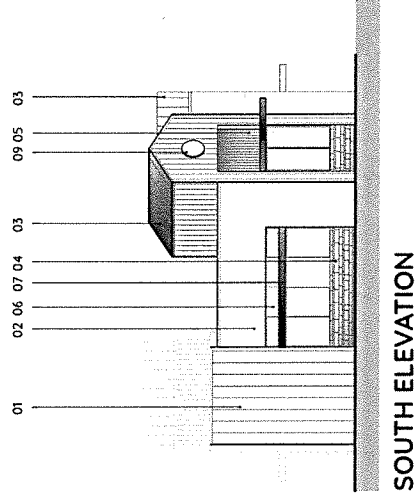
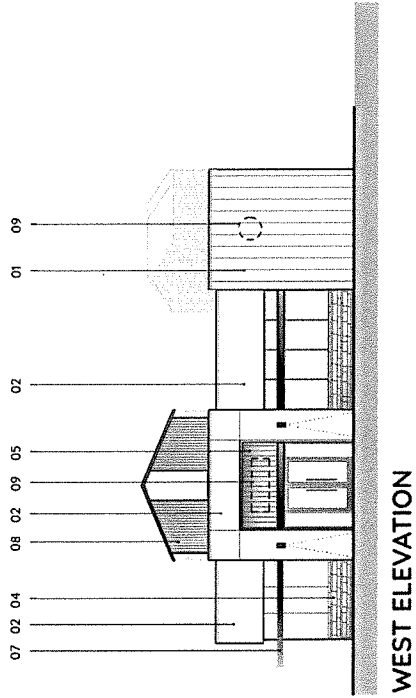
①

PAD E PLAN • 2,700 SF Total



## LEGEND

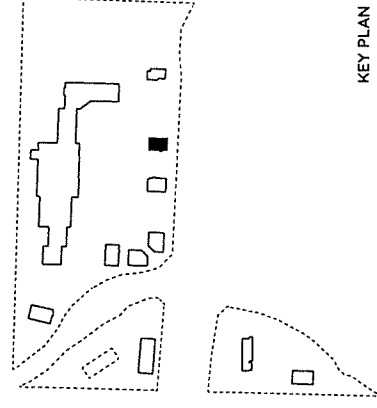
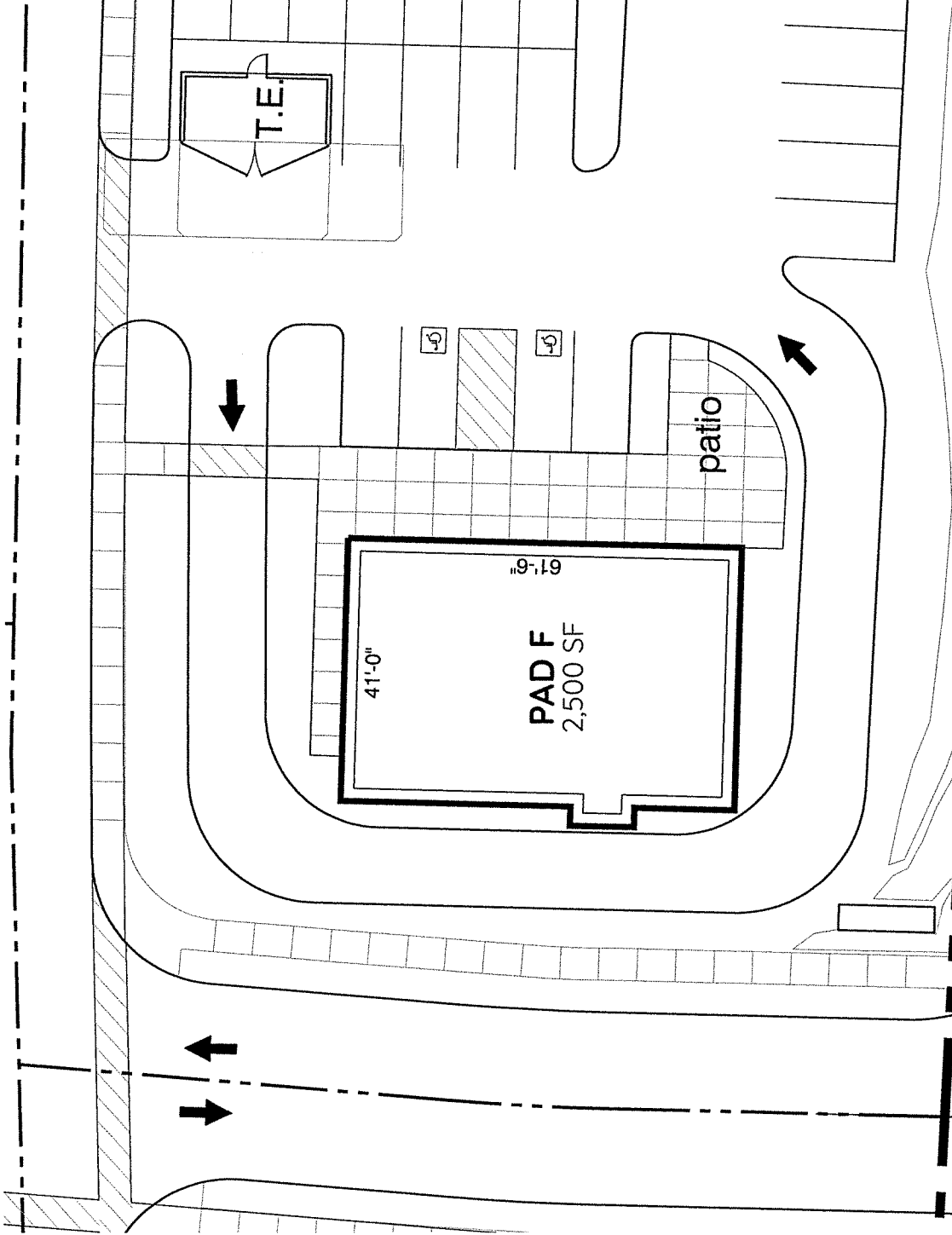
- 01 BOARD AND BATTEN
- 02 THREE COAT PLASTER
- 03 STANDING SEAM METAL ROOF
- 04 STONE WALL CLADDING
- 05 EXTERIOR COMPOSITE WOOD CLADDING
- 06 STOREFRONT GLAZING
- 07 METAL FINISH
- 08 CORRUGATED METAL PANEL
- 09 TENANT SIGNAGE
- 10 TRELLIS
- 11 CART CORRAL



KEY PLAN



**PAD E ELEVATIONS • 2,700 SF Total**



KEY PLAN

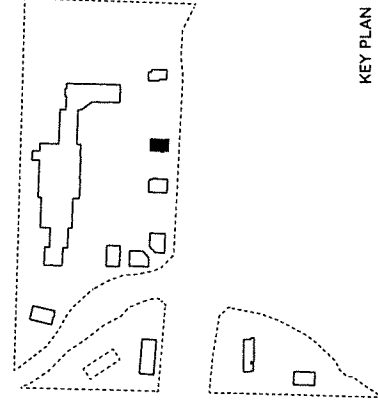
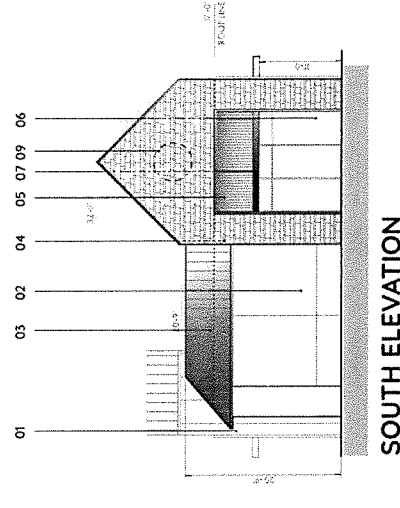
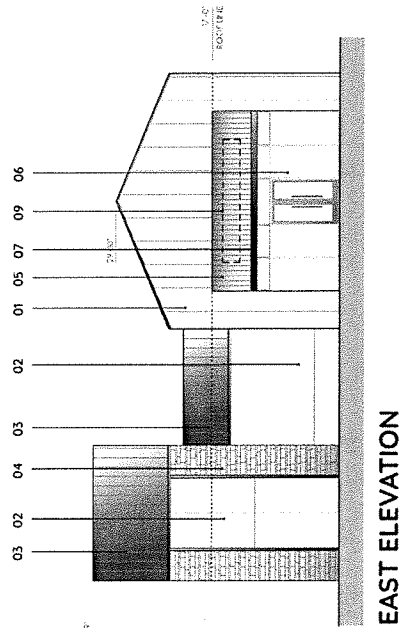
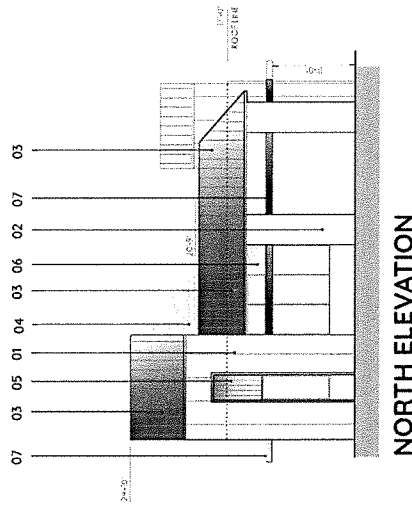
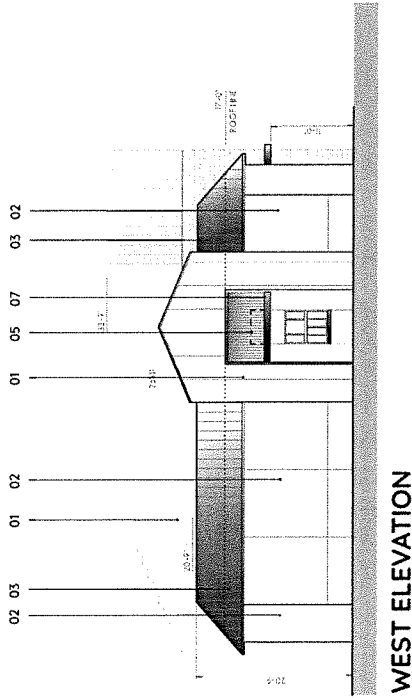
PAD F PLAN • 2,500 SF Total





## LEGEND

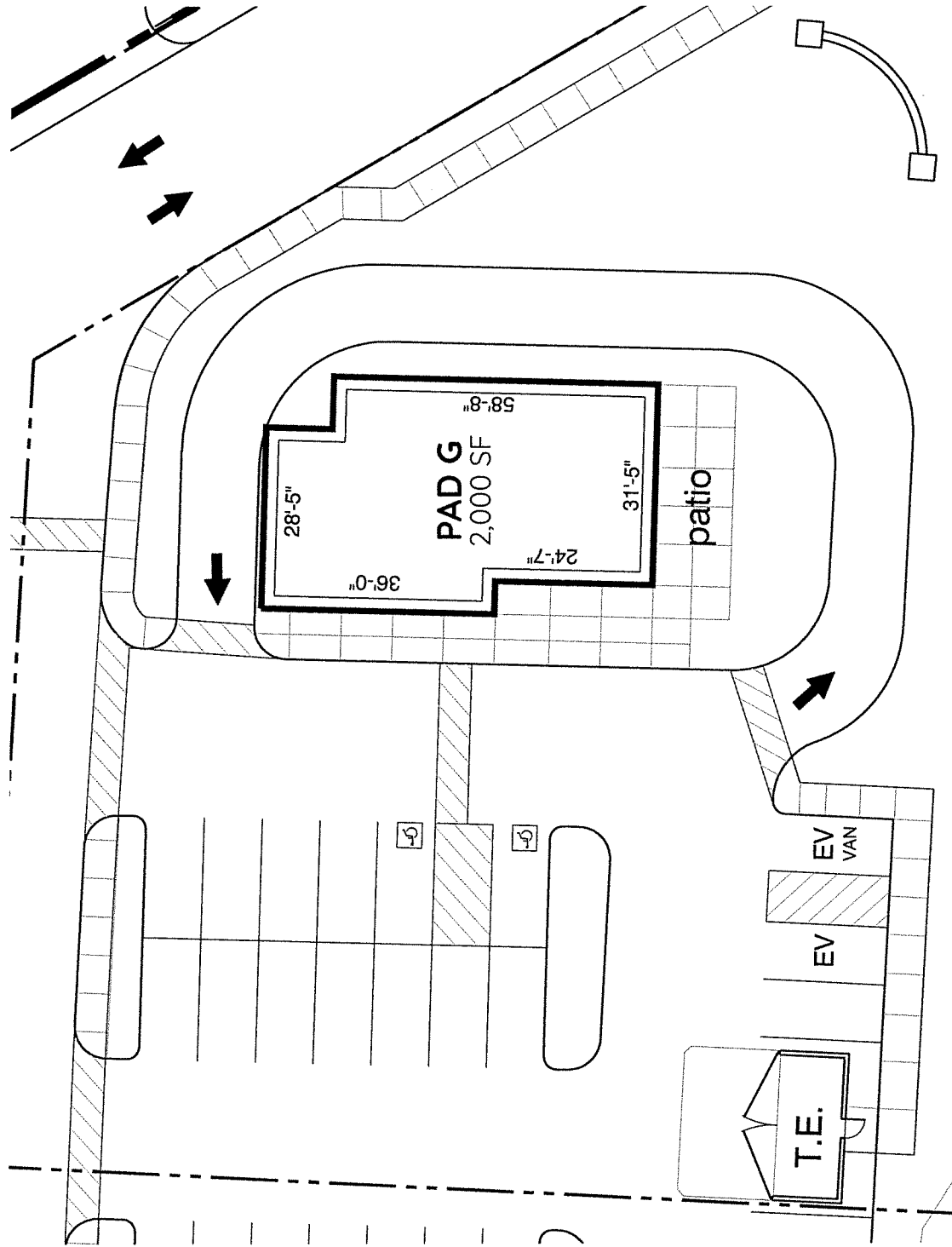
- 01 BOARD AND BATTEN
- 02 THREE COAT PLASTER
- 03 STANDING SEAM METAL ROOF
- 04 STONE WALL CLADDING
- 05 EXTERIOR COMPOSITE WOOD CLADDING
- 06 STOREFRONT GLAZING
- 07 METAL FINISH
- 08 CORRUGATED METAL PANEL
- 09 TENANT SIGNAGE
- 10 TRELLIS
- 11 CART CORRAL



KEY PLAN

PAD F ELEVATIONS • 2,500 SF Total



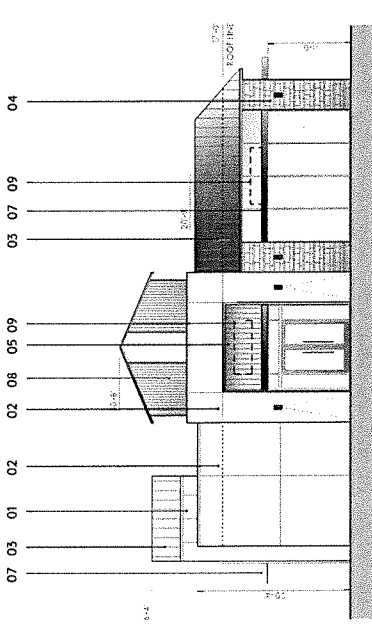


PAD G PLAN • 2,000 SF Total

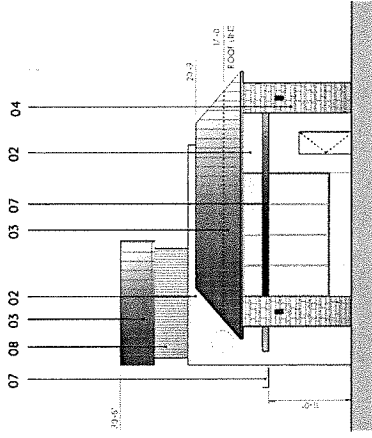


## LEGEND

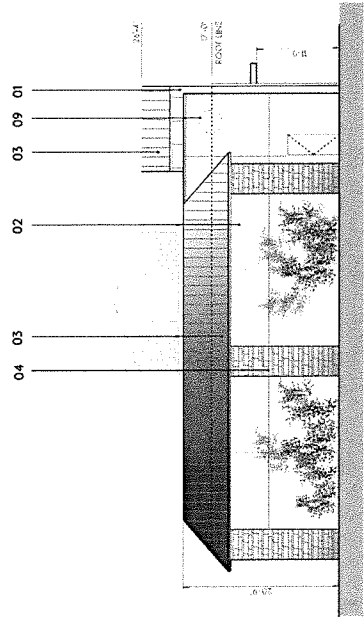
- 01 BOARD AND BATTEN
- 02 THREE COAT PLASTER
- 03 STANDING SEAM METAL ROOF
- 04 STONE WALL CLADDING
- 05 EXTERIOR COMPOSITE WOOD CLADDING
- 06 STOREFRONT GLAZING
- 07 METAL FINISH
- 08 CORRUGATED METAL PANEL
- 09 TENANT SIGNAGE
- 10 TRELLIS
- 11 CART CORRAL



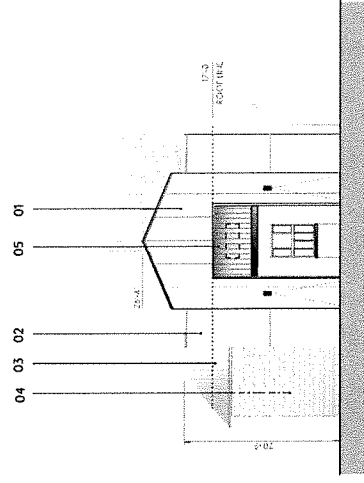
WEST ELEVATION



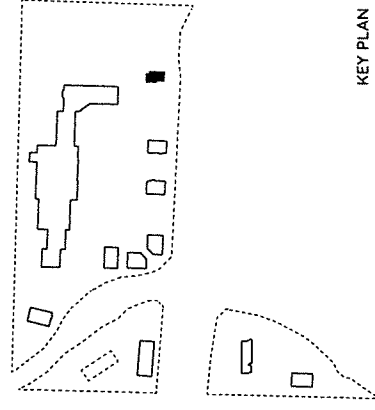
SOUTH ELEVATION



EAST ELEVATION



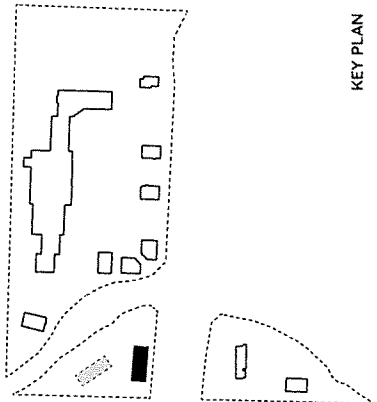
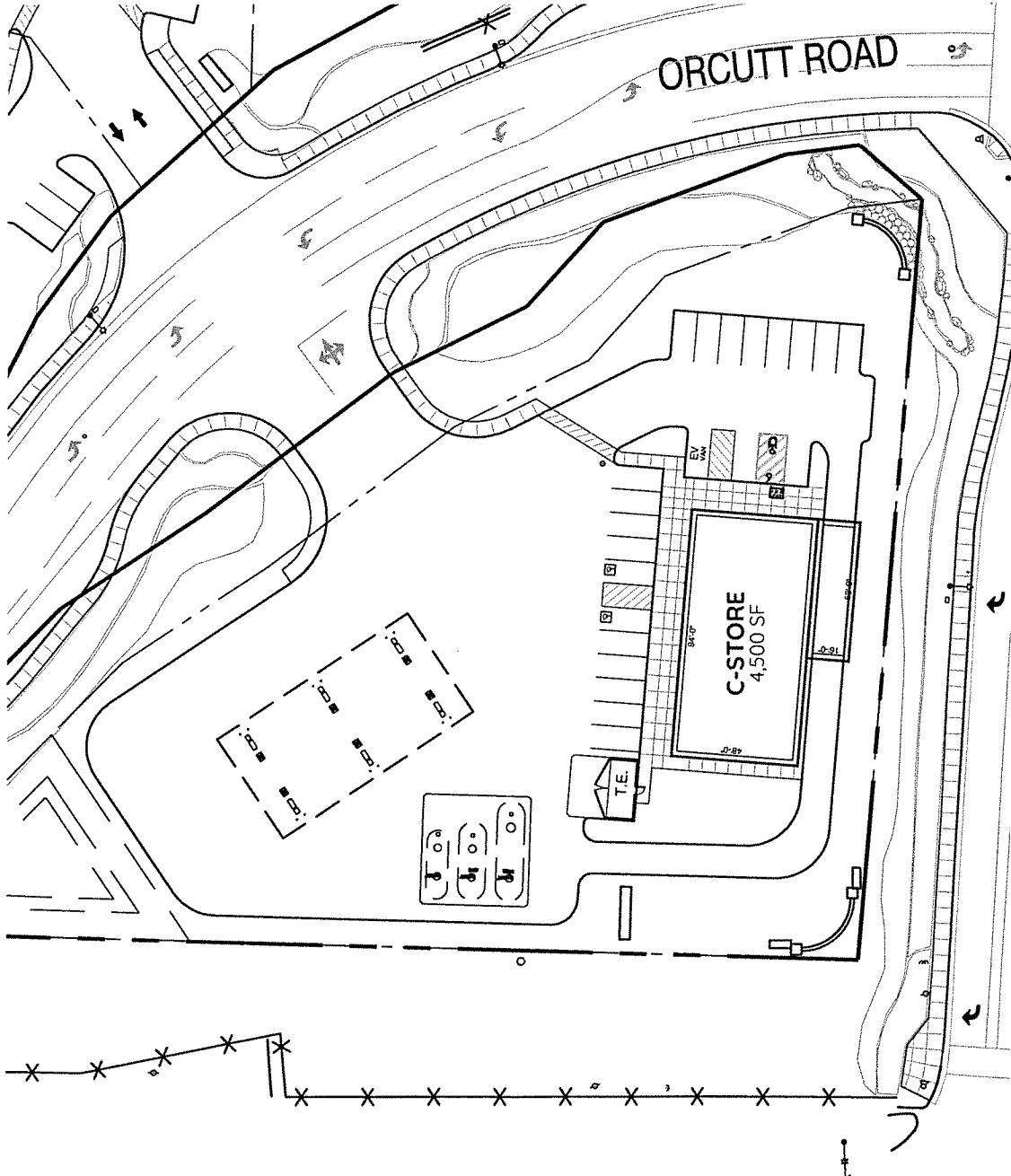
NORTH ELEVATION



KEY PLAN



**PAD G ELEVATIONS • 2,000 SF Total**



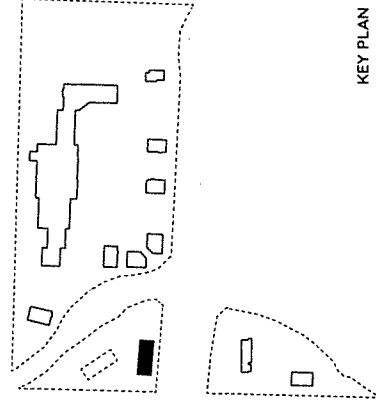
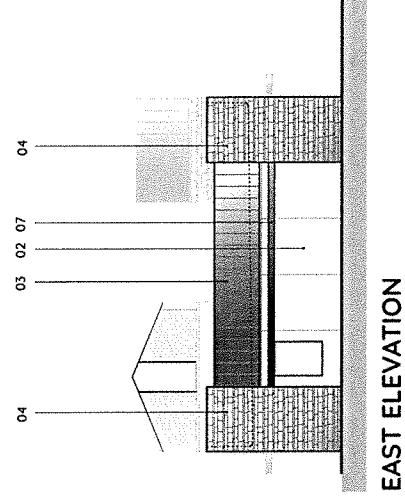
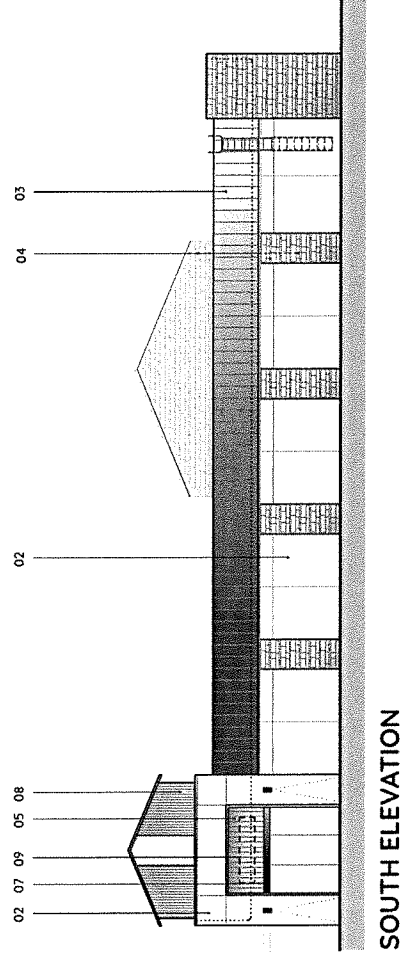
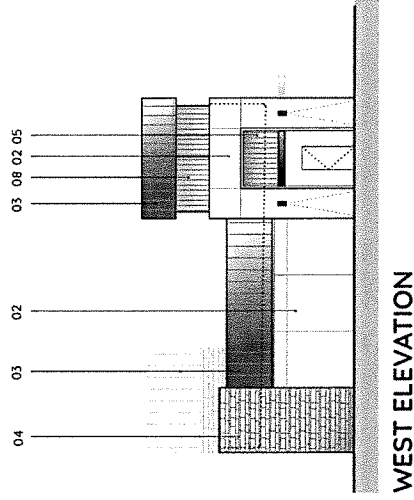
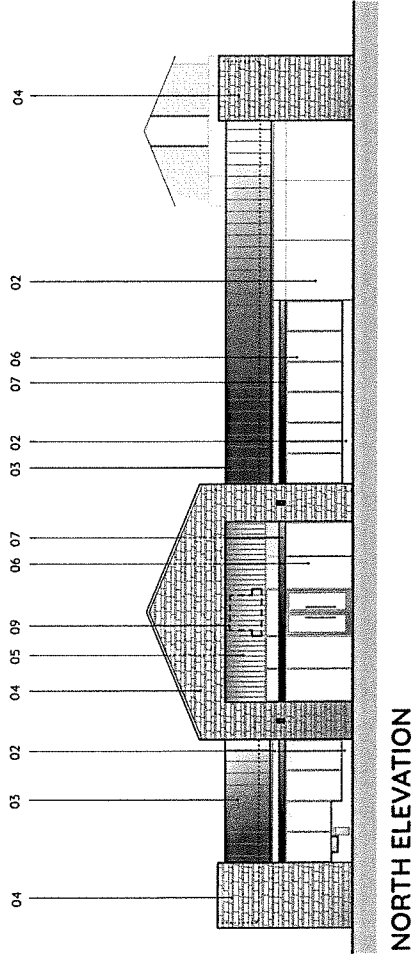
KEY PLAN

C-STORE PLAN • 5,187 SF Total



## LEGEND

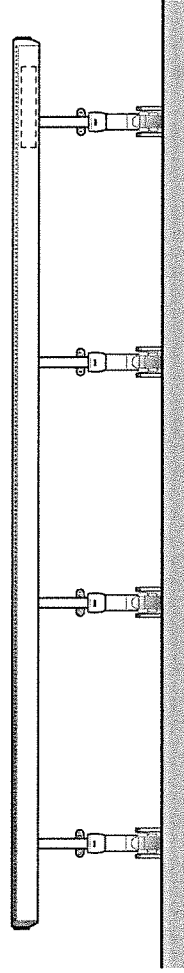
- 01 BOARD AND BATTEN
- 02 THREE COAT PLASTER
- 03 STANDING SEAM METAL ROOF
- 04 STONE WALL CLADDING
- 05 EXTERIOR COMPOSITE WOOD CLADDING
- 06 STOREFRONT GLAZING
- 07 METAL FINISH
- 08 CORRUGATED METAL PANEL
- 09 TENANT SIGNAGE
- 10 TRELLIS
- 11 CART CORRAL



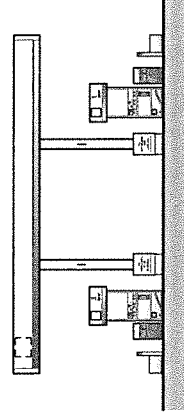
**C-STORE ELEVATIONS • 5,187 SF Total**

## LEGEND

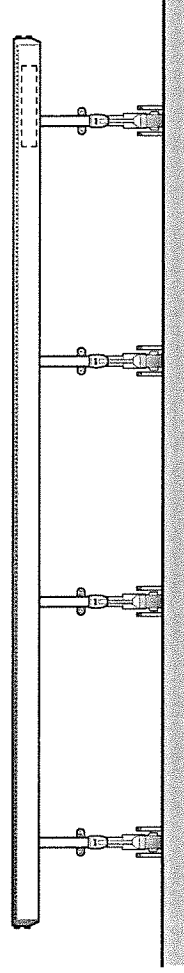
- 01 BOARD AND BATTEN
- 02 THREE COAT PLASTER
- 03 STANDING SEAM METAL ROOF
- 04 STONE WALL CLADDING
- 05 EXTERIOR COMPOSITE WOOD CLADDING
- 06 STOREFRONT GLAZING
- 07 METAL FINISH
- 08 CORRUGATED METAL PANEL
- 09 TENANT SIGNAGE
- 10 TRELLIS
- 11 CART CORRAL



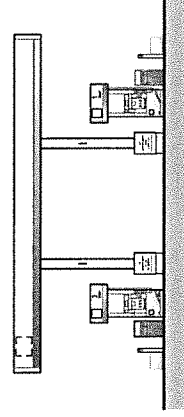
EAST ELEVATION



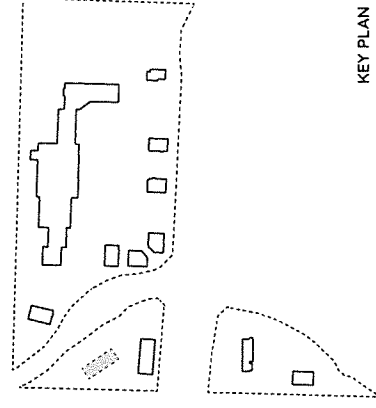
NORTH ELEVATION



WEST ELEVATION



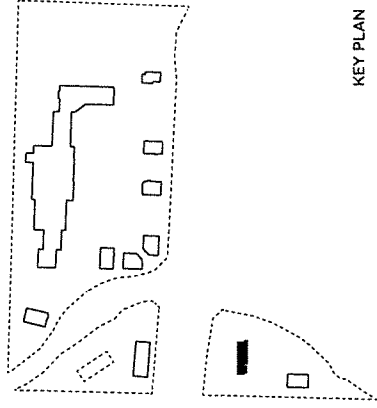
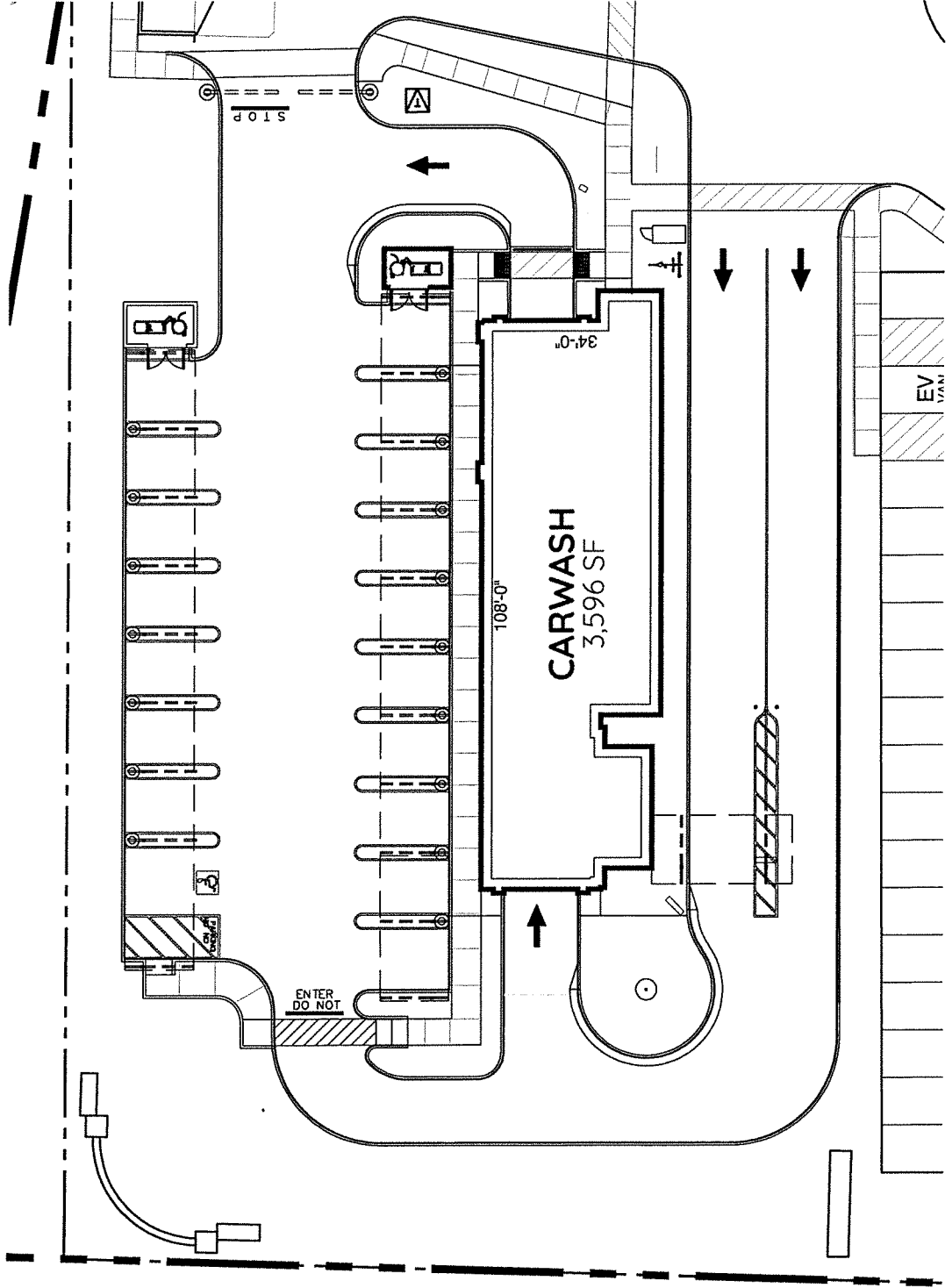
SOUTH ELEVATION



KEY PLAN



C-STORE ELEVATIONS • 5,187 SF Total



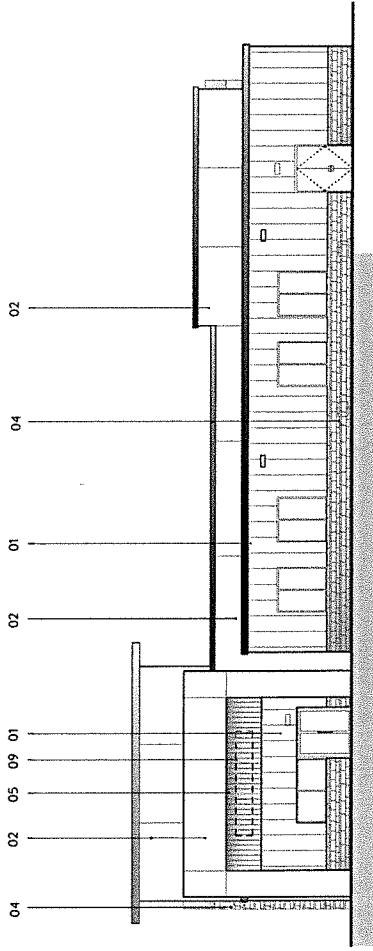
KEY PLAN



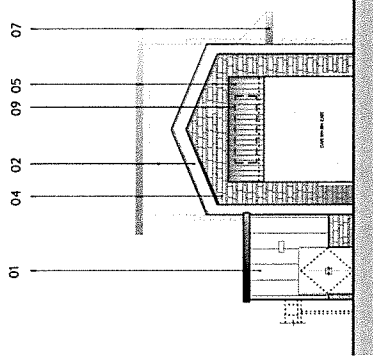
CARWASH PLAN • 3,596 SF Total

## LEGEND

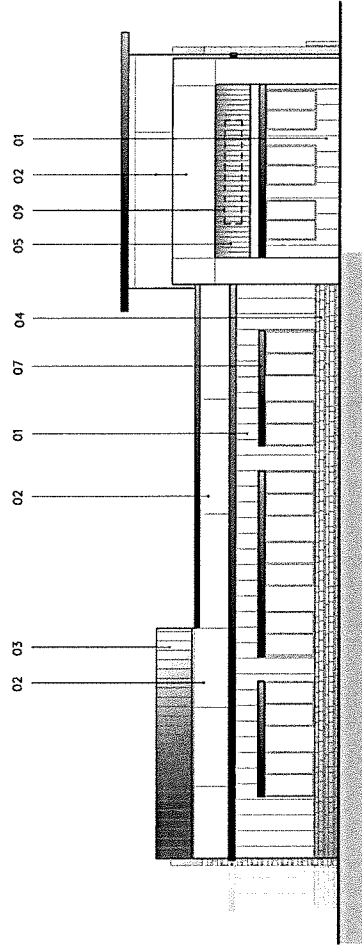
- 01 BOARD AND BATTEN
- 02 THREE COAT PLASTER
- 03 STANDING SEAM METAL ROOF
- 04 STONE WALL CLADDING
- 05 EXTERIOR COMPOSITE WOOD CLADDING
- 06 STOREFRONT GLAZING
- 07 METAL FINISH
- 08 CORRUGATED METAL PANEL
- 09 TENANT SIGNAGE
- 10 TRELLIS
- 11 CART CORRAL



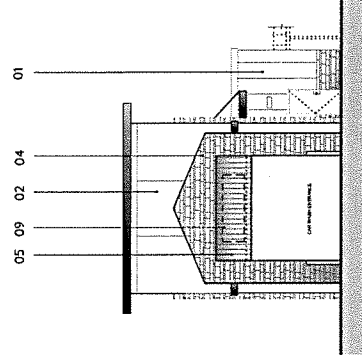
**SOUTH ELEVATION**



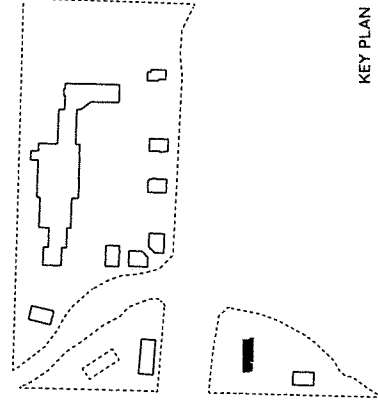
**EAST ELEVATION**



**NORTH ELEVATION**



**WEST ELEVATION**

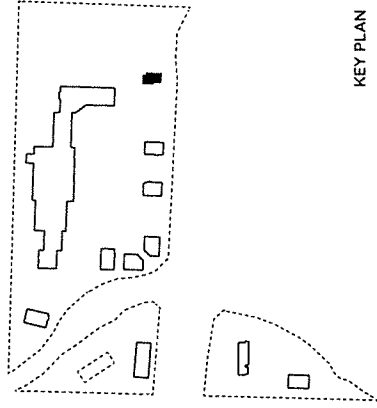
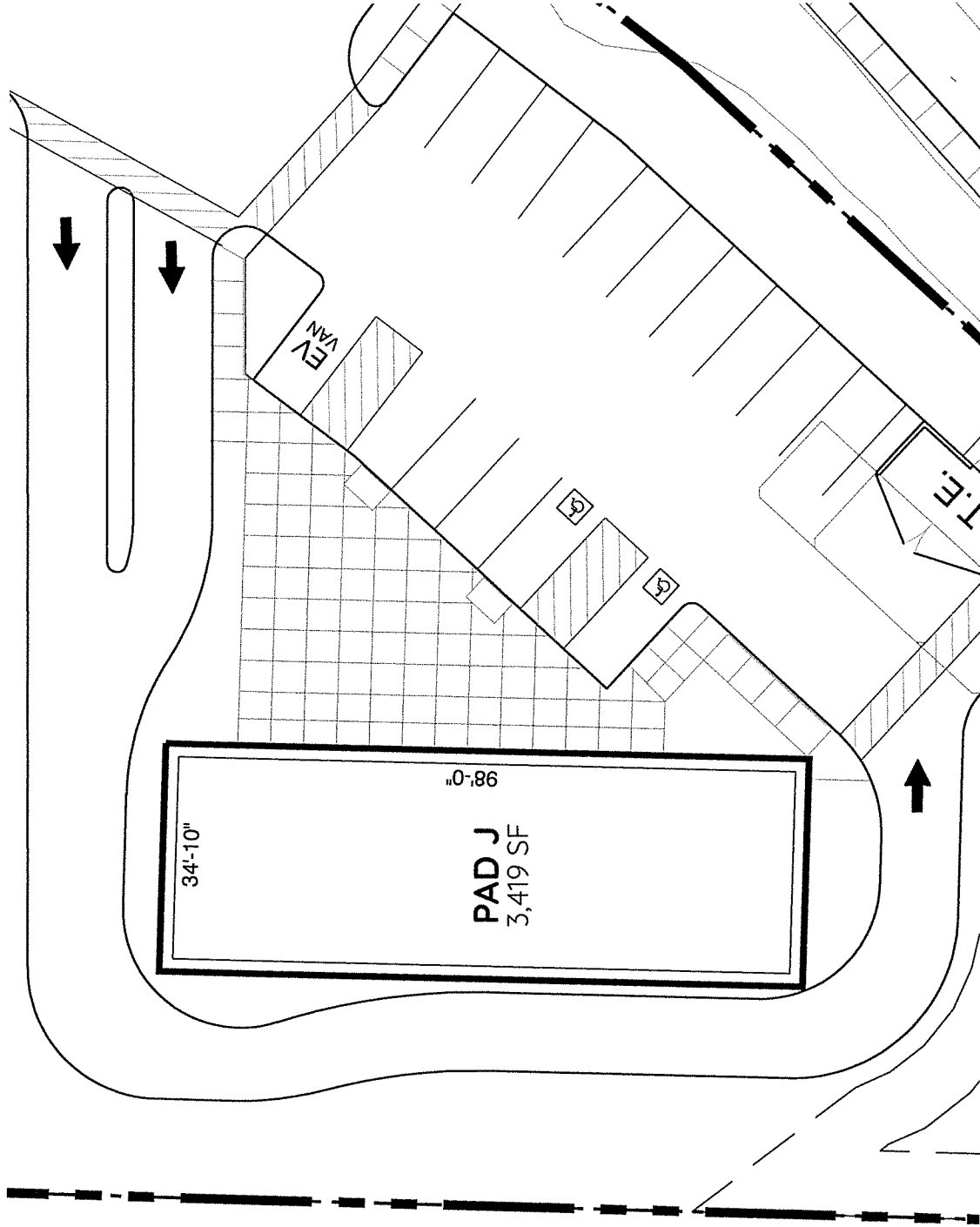


KEY PLAN



**CARWASH ELEVATIONS • 3,596 SF Total**

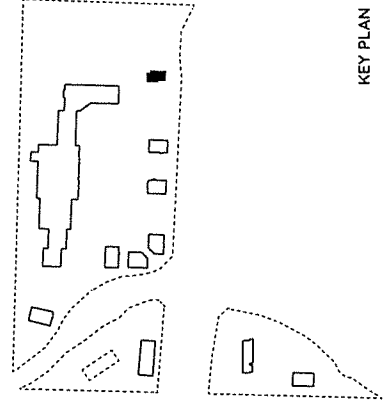
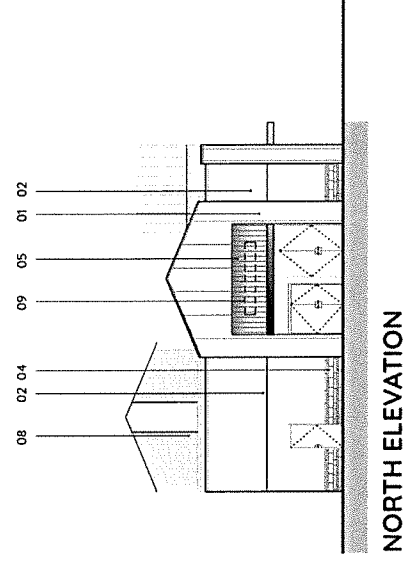
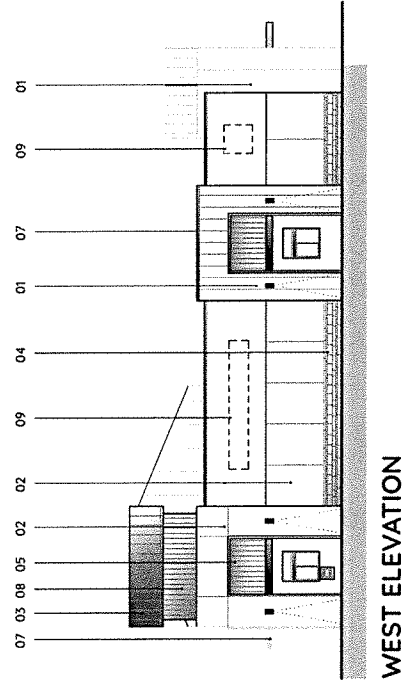
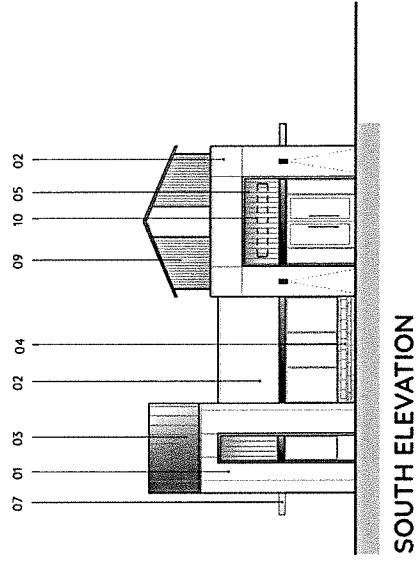
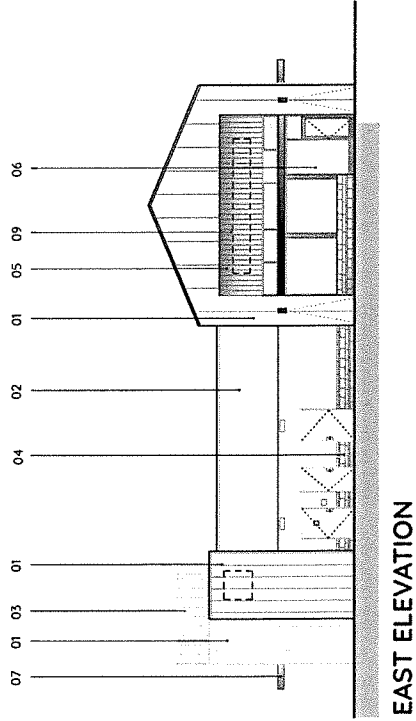




PAD J PLAN • 3,419 SF Total

## LEGEND

- 01 BOARD AND BATTEN
- 02 THREE COAT PLASTER
- 03 STANDING SEAM METAL ROOF
- 04 STONE WALL CLADDING
- 05 EXTERIOR COMPOSITE WOOD CLADDING
- 06 STOREFRONT GLAZING
- 07 METAL FINISH
- 08 CORRUGATED METAL PANEL
- 09 TENANT SIGNAGE
- 10 TRELLIS
- 11 CART CORRAL



KEY PLAN



**PAD J ELEVATIONS • 3,419 SF Total**

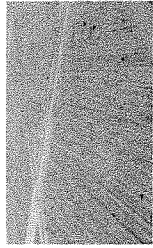
**MADEI**



INSPIRATION IMAGES



CONCRETE BROOM FINISH OPTION 1



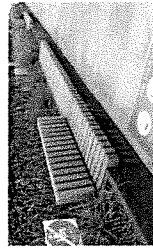
CONCRETE BROOM FINISH OPTION 2



TAN BEIGE LINEAR PLANK PAVERS



MEANDERING DRY CREEK BED W/ ACCENT GRASSES



WOODY CORTEN BENCH FEATURE



RECYCLED PLASTIC CURVED BENCH



LANDSCAPE BOULDERS



INDIGENOUS STONE LANDSCAPE BOULDERS



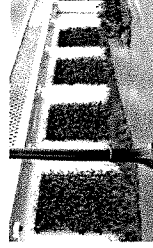
CORTEN STEEL WATER FEATURE/ ACCENT PAVING



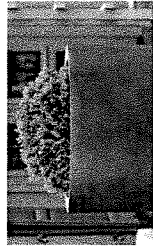
VERTICAL GREENWALL OPTION 1



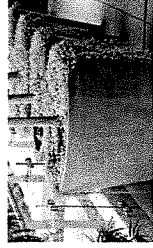
VERTICAL GREENWALL OPTION 2



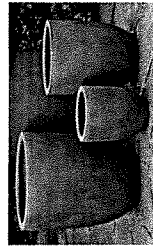
VERTICAL OFF-WALL TRELLIS PLANTING



CORTEN STEEL PLANER POTS



SMOOTH GREY CONCRETE POTS



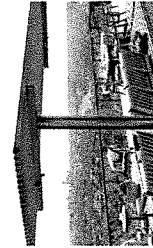
BRISBED BLACK CONCRETE POTS



CYPRESS SHRUBS IN POTS



METAL PERGOLA FOR OVERHEAD PLANTING



METAL CANTILEVERED TRELLIS FOR SHADE AND OVERHEAD HANGING



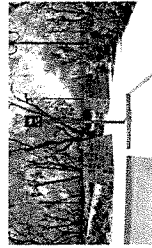
MODERN CORTEN STEEL PERGOLA



CORTEN STEEL FOUNTAIN



CORTEN RAISED PLANTER BEDS



ENTRANCE STONE PLASTERS



STONE WALL SEATING IN PLAZA AREA



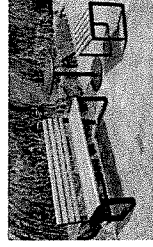
TABLE AND CHAIRS FOR PATIO AREAS



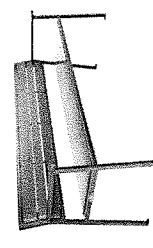
MODERN BOARDFORM CONCRETE SEAWALL



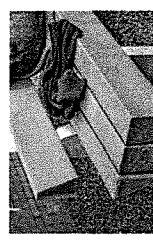
CUT STONE SEAWALL FEATURE



WOOD WITHOUT WORRY METAL BENCH



LIGHT METAL PREFAB BENCH

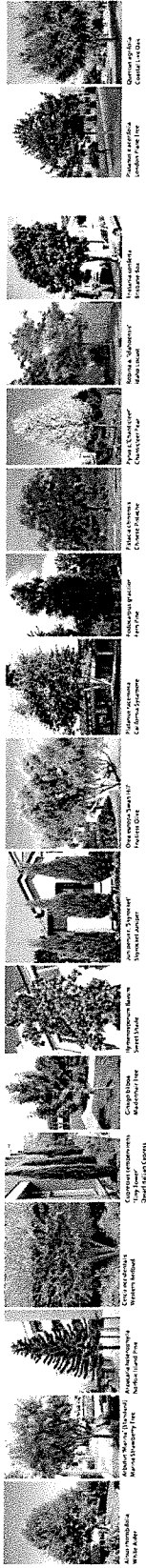


RECYCLED PLASTIC BENCH



WOOD WITHOUT WORRY SEAWALL TOPPER

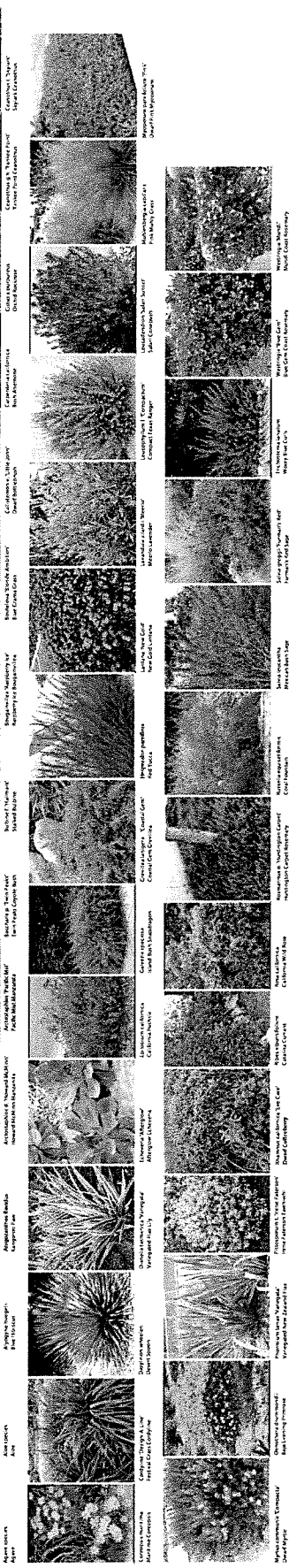
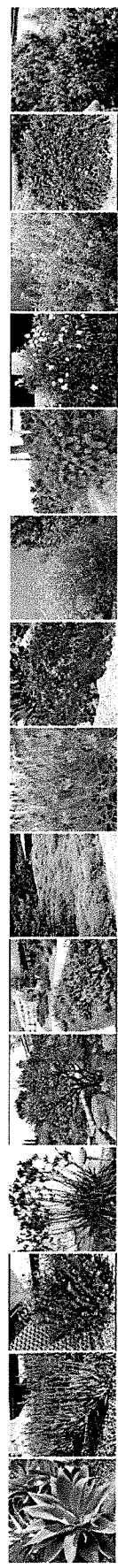
TREES



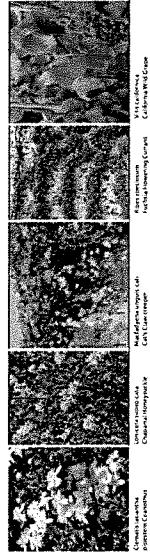
STREET TREES

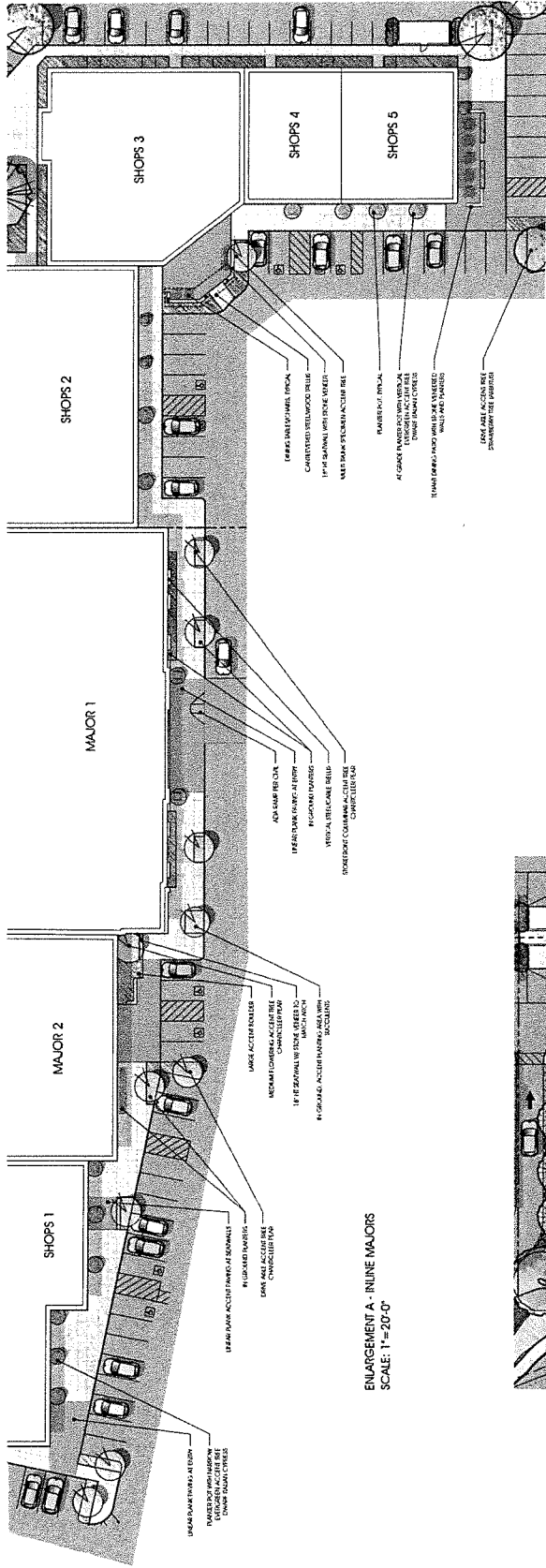


SHRUBS / GROUNDCOVER

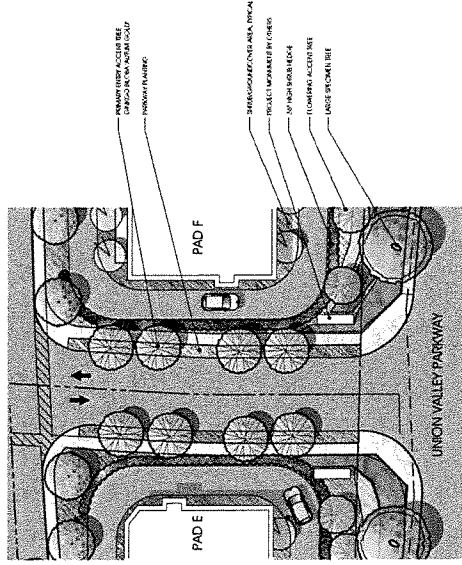


VINES

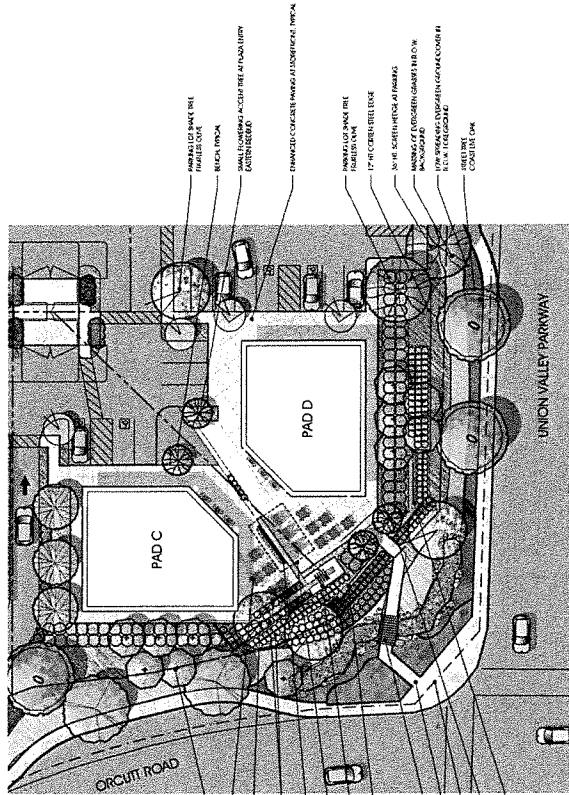




ENLARGEMENT A - IN-LINE MAJORS  
SCALE: 1"=20'-0"



ENLARGEMENT C - PRIMARY PROJECT ENTRY AT UNION VALLEY PKWY  
SCALE: 1"=20'-0"



ENLARGEMENT B - CORNER PLAZA AT UNION VALLEY PKWY AND CIRCUIT RD  
SCALE: 1"=20'-0"

## Sheila de la Guerra

---

**From:** Andrea <sierrasmountains14@gmail.com>  
**Sent:** Tuesday, April 30, 2024 7:28 AM  
**To:** sbcob  
**Subject:** Orcutt Creek Trail at Oasis Development

Caution: This email originated from a source outside of the County of Santa Barbara. Do not click links or open attachments unless you verify the sender and know the content is safe.

Dear Supervisors,

Please do not reduce or minimize the importance of the Orcutt Trail Green Space Area. It is well known that the northern county is vastly underserved in regard to open space, trails, and nature opportunities. The Santa Maria/Orcutt area has the highest population and the least amount of open space in the county.

Keep in mind that nature/open space areas are integral to a population's mental and physical health. Our closest access to Los Padres Forest, Colson Canyon, has been closed. Historic use of our beautiful hills have been denied. Even as the northern county population has increased many times over, the areas of open space have been drastically reduced. Please do everything in your power to create more green belts, trails, and parks at every opportunity you have.

Thank you,

Andrea Fischer-Ortiz

Sent from my iPad