



1

Sarah Mayer **Public Comment**

From: rewignot <rewignot@cox.net>
Sent: Thursday, May 2, 2024 4:39 PM
To: sbcob
Subject: TGC Comment Letter for BOS Hearing 5/3/2024
Attachments: TGC Letter to BOS re Housing Element 5-2-2024.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

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 County of Santa Barbara Staff:

Please distribute the attached comment letter for the subject hearing to the County Supervisors and CEO Mona Miyasato.

Thank you.

Sincerely,

Robert Wignot
Chair
The Goodland Coalition
5708 Hollister Avenue #234
Goleta, CA 93117-2003
rewignot@cox.net

5708 Hollister Avenue #234
Goleta, CA 93117



www.thegoodlandcoalition.org
info@thegoodlandcoalition.org

May 2, 2024

<BY EMAIL>

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

Subject: Comments for Hearing on South County Housing Element Update Rezone Sites

Dear Chair Lavagnino and Members of the Board of Supervisors:

The Goodland Coalition (TGC) was organized in 2011 by City of Goleta residents to preserve and protect urban agriculture and open spaces within City limits. TGC petitioners promoted an initiative for this purpose that resulted in Measure G2012 being placed on the ballot in November of 2012 and passing with 71% voter approval. Among the agricultural properties protected by this action was the 250 acre Bishop Ranch parcel, south of Cathedral Oaks Road, which a developer was eyeing as a site to be rezoned for 1,200 residential housing units.

TGC members and other Goleta residents are dismayed to find that the County Housing Element continues to include a rezone of Glen Annie Golf Course, a parcel just outside the Goleta City limits and immediately northwest of the Bishop Ranch parcel, from agriculture to residential to accommodate 1,436 housing units. Elsewhere, and again just outside Goleta City limits in Eastern Goleta, the Housing Element calls for conversion of prime agricultural land along South Patterson Avenue for an additional 2,834 housing units.

It is patently unfair and unjust that conversion of these agricultural properties to residential use be the County's first option for updating the Housing Element. You have received a number of comment letters from the City of Goleta, Citizens Planning Association, and Goleta residents that provide ample evidence as to other options that are available, and why conversion of rural and urban agriculture parcels to residential usage should only be a last resort.

Glen Annie Golf Course in particular should not be rezoned for development, primarily because it will generate even more traffic at what are already Goleta's most traffic congested areas:

- The Glen Annie/Cathedral Oaks intersection, already jammed by students, teachers and administrators commuting to and from Dos Pueblos High School
- The Glen Annie/Hollister intersection, already Goleta's most congested area because of the four nearby shopping centers and a main route to UCSB
- Highway 101 northbound exit ramp that already backs up onto the freeway

May 2, 2024
Page 2

Other reasons against the rezoning of Glen Annie Golf Course are:

- It threatens to result in several dire environmental impacts to flora, fauna and water courses,
- It will cause impacts and costs to Goleta infrastructure, while all the property tax will go to the County,
- It is outside the urban limit line,
- It is distant from stores and services, and
- It has little or no access to public transit.

The County should not change “the rules” in a way that vehicle traffic and its impacts will not be measured and/or mitigated.

At a recent County Planning Commission meeting, the County Planning Department floated the idea that the County should change its normal procedures for measuring the level of service at intersections as it is affected by development. The County's current circulation element requires that each development's impacts on levels of service (LOS), aka congestion, be measured. And normally, if a development unacceptably affects LOS, either the project must be reduced or mitigations must be funded and implemented.

If County staff's proposed change regarding the parcels that are about to be rezoned for development, including the Glen Annie Golf Course, is implemented, it would suspend LOS measurements, essentially allowing administrators to not measure the LOS and/or not require mitigation of the impacts. Again, this is patently unfair to Goleta residents.

The Goodland Coalition strongly opposes the rezoning of the Glen Annie Golf Course for development, and any changes to the County's General Plan and circulation element that would bypass or undermine the measurement and mitigation of traffic impacts from any development.

Sincerely,



Robert E. Wignot
Chair

cc: Mona Miyasato, CEO, County of Santa Barbara
Mayor Paula Perotte and Council Members, City of Goleta
Robert Nisbet, City Manager, City of Goleta
Peter Imhof, Director, Planning and Environmental Review, City of Goleta
Citizens Planning Association
Tom Modugno, Goleta History