

From: Villalobos, David
Sent: Thursday, April 25, 2024 5:01 PM
To: sbcob
Subject: FW: Board of Supervisors HEU Hearing - May 3, Proposed Rezoning of St. Athanasius Property

From: Jonathan Leech <JLeech@dudek.com>
Sent: Thursday, April 25, 2024 4:45 PM
To: Villalobos, David <dvillalo@countyofsb.org>; Laura BridleyPC <lbridley2nddistpc@gmail.com>; Laura Capps <lcapps@countyofsb.org>
Cc: Dan Braun (dbraun@storewithus.com) <dbraun@storewithus.com>; Fr. Symeon Halsell <frsymeon@stathanasius.org>
Subject: Board of Supervisors HEU Hearing - May 3, Proposed Rezoning of St. Athanasius Property

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 Santa Barbara County Board of Supervisors:

On behalf of St. Athanasius Orthodox Church (SAOC), we would like to thank County planning staff for their diligent effort to evaluate parcels for potential rezoning to ensure the County can reach the affordable housing targets established under the most recent Regional Housing Needs Assessment (RHNA) by California HCD. We also want to thank the Planning Commission for their hard work and commitment in reviewing the assembled properties considered for rezoning to residential use; we wholeheartedly concur with their recommendation to rezone the Church parcel to Design Residential (DR) 30/40 in concert with the Housing Element Update (HEU). The Church parcel represents a logical and viable receiver site for affordable housing development, and we therefore ask your Board to adopt the PC recommendation and approve the proposed DR 30/40 zoning for the Church parcel. The Church will not squander the opportunity to develop affordable residences under the envisioned rezoning.

Dudek has been working with the Church during the County preparation and review of the HEU, to complete materials sufficient to demonstrate the feasibility of meeting the County housing target for the property. County long-range planning staff identified a reasonably achievable density of 300 residential units for the Church parcel, which is what has been assigned under the HEU. Professional urban designers at Dudek were able to create a development scheme that would accommodate 317 units, while incorporating the required number of surface parking spaces and open space, and respecting building height limits. The concept scheme employs a garden apartment typology that has been popular and widely successful in many different urban settings.

The Church has been reticent to expend significant effort or funds on residential development plans, in the absence of approved residential zoning for the parcel. Upon approval of the DR 30/40 zoning for the parcel, the Church will immediately begin discussion with organizations and developers to select partners with which they can work to realize the construction and management of housing resources on the site. The Church plans to meet with Santa Barbara County Housing Authority,

People's Self-Help Housing, Habitat for Humanity, and other experienced housing developers to construct an inviting and sustainable residential project on the Church property. The Church does intend to retain ownership of the land, pursuing a long-term lease arrangement with a housing partner, rather than sub-dividing the property (thereby minimizing effort in obtaining approvals and permits for the residential development). The Church has a deep commitment to community service, and therefore has a priority in providing access to affordable housing over maximizing revenue from residential development of the balance of their parcel. The Church is targeting the development of housing to accommodate low to moderate income levels, and therefore meet the Santa Barbara County classification of "affordable."

With regard to neighboring land uses, the Church parcel is immediately adjacent to the western boundary of the Mentor Business Park. The conceived multi-family residential development on the parcel would be compatible in scale to the existing development on the adjacent parcel but would be expected to incorporate an attractive and cohesive design theme that would make the new residences more visually appealing than the existing business park. The existing Church buildings would also largely shield future residential development from vantages along Hollister Avenue. The Church parcel also affords walkable distances to grocery shopping, restaurants, medical care, and a major MTD bus route along Hollister Avenue.

Construction of the Saint Athanasius Orthodox Church at the north end of the parcel (under a Major Conditional Use Permit) entailed a number of improvements that have enhanced the readiness of the property for residential development. These include:

La Sumida Garden Lane - the Church previously contributed to a traffic signal at La Sumida Garden Lane and Hollister Avenue and constructed the extension of this public road south of Hollister Avenue along the east side of the approved development envelop for the Church. This road provides the primary vehicle access to the property and could be extended within an easement on the parcel to connect to Ekwil Street. The Church is also very supportive of westward extension of Ekwil across the Church property and is willing to accommodate this in the final design for residential development.

Goleta Sanitary District Service: The entire parcel has been annexed to the Goleta Sanitary District and the parcel is served by an existing sewer line connecting to a GSD sewer main.

Goleta Water District Service: The Church is an existing GWD customer, and the property has domestic water service.

Sincerely,
Jonathan Leech
(Land Use Consultant for St. Athanasius Church)

Jonathan V. Leech, AICP (he/him)

Senior Project Manager

DUDEK

3760 Street Ste 101, Santa Barbara, CA 93105

O: 805.308.8527 C: 415.416.4660

www.dudek.com

Sarah Mayer

From: Ellie Altomare <ellie.altomare@gmail.com>
Sent: Thursday, April 25, 2024 6:41 PM
To: sbcob
Subject: Urgent Request for Thoughtful Consideration on Housing Developments

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 Santa Barbara County Supervisors,

I hope this message finds you well. I'm reaching out to remind you of the commitments you made to protect the character of our neighborhoods and local agricultural lands while also addressing the need for affordable housing with sensible solutions. These promises played a significant role in your election, and it's crucial that they are not overlooked.

It appears that the Santa Barbara County Planning Commission may be steering away from these commitments. Their current proposals for the Housing Element seem to prioritize ease over effectiveness, potentially leading to increased traffic and infrastructure strain.

I urge you to consider the following suggestions before deciding on any zoning changes:

1. Distribute new development evenly across North and South County, targeting 20-25 units per acre, instead of 30-40. This approach requires more effort from planners to identify suitable undeveloped sites and avoids the disruption of existing communities with large-scale in-fill projects. Additionally, it's vital to ensure developers include ample community recreational spaces and a higher proportion of truly affordable housing units.
2. Please reject the up-zoning proposals for San Marcos Ranch and Tatum properties. The proposed density is too high for our current infrastructure. Any new developments in these areas should be limited to 20-25 units per acre to prevent overwhelming local resources.
3. Consider converting San Simeon Drive into a one-way street from San Marcos Road to Turnpike. This change should help manage traffic flow, especially during peak hours, and prevent it from becoming a shortcut for drivers looking to bypass Hollister's traffic signals.
4. Maintain our community's integrity by opposing the transformation of high-value agricultural areas like San Marcos Growers and the Montessori property into large housing developments. These lands are surrounded by neighborhoods with significantly lower housing densities, and their development should reflect that context.

Thank you for taking these points into serious consideration. It's imperative that any decisions made help preserve the unique character of our community without compromising the quality of life.

Sincerely,

Ellie Altomare



Sarah Mayer

From: Ellie Altomare <ellie@lebook.com>
Sent: Thursday, April 25, 2024 6:43 PM
To: sbcob
Subject: Please Consider Our Community When Making Zoning Decisions

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 Santa Barbara County Supervisors,

I am writing to remind you of the promises you made during your campaigns about protecting our neighborhoods and local farms while also solving the housing crisis smartly. These commitments helped you get elected because they mattered to us.

It seems the Planning Commission might not be on the same page. Their current plans to increase housing seem to take the easy route, which could lead to traffic and other problems for us all soon.

Here are a few things to think about before you make any decisions on changing how land is used:

1. **Spread Out Development:** Please don't just focus on a few areas. Spread new housing across different sites in both North and South County, aiming for 20-25 homes per acre instead of 30-40. This would mean less disruption to existing neighborhoods and should come with more parks and truly affordable homes.
2. **Keep Some Areas Less Crowded:** Do not allow too many homes on the San Marcos Ranch or Tatum properties because they can't handle it. Keep it to 20-25 homes per acre there too.
3. **Manage Traffic Better:** Think about making San Simeon Drive a one-way street from San Marcos Road to Turnpike. This could help control the traffic mess during busy times and stop it from becoming a shortcut to avoid lights on Hollister.
4. **Protect Our Green Spaces:** Avoid turning valuable farmland, like the land used by San Marcos Growers and the Montessori property, into big housing developments. These areas are part of what makes our neighborhood special, and stuffing them with too many homes would not be right.

I trust you'll consider these points carefully. We need solutions that keep our community a great place to live, not just ones that are easy to implement.

Thank you for your attention to these matters.

Best regards,

Elena Warner

5089 San Simeon Drive

Santa Barbara CA 93111

Sarah Mayer

From: Lipman, Joseph <jlipman@purdue.edu>
Sent: Thursday, April 25, 2024 7:40 PM
To: sbcob
Cc: Kim Peters; Joe Schuster; Kathy Sterken; Linda Muzinich; Evie Tuft; Dan Tuft; Courtney Shannon; susan murphy; Harry Sloan; Lisa Call
Subject: Overbuilding in Hollister - Turnpike Area

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,

I am writing to express my agreement with all of the concerns raised in Harry Sloan's most recent letter to you.

Without repeating all the important points in that letter, let me elaborate on one of them, namely the effect on the privacy of residents of Sungate Ranch whose backyards are adjacent to San Marcos road (of whom I am one). Just imagine ultimate tenants of the San Marcos Grower's development having an unobstructed line of sight from 100 or so feet into those backyards, and into the interior of the houses behind the yards!

That's an additional reason why I strongly endorse the suggestion that the westernmost structures in the development be separated from San Marcos road by a park, and be restricted to a height of two stories.

Sarah Mayer

From: Lipman, Joseph <jlipman@purdue.edu>
Sent: Thursday, April 25, 2024 8:07 PM
To: sbcob
Cc: Kim Peters; Joe Schuster; Kathy Sterken; Linda Muzinich; Evie Tuft; Dan Tuft; Courtney Shannon; susan murphy; Harry Sloan; Lisa Call
Subject: Overbuilding in Hollister-Turnpike area

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.

[The previous message was accidentally sent before completion, so can be deleted.]

Dear Supervisors,

I am writing to express my agreement with all of the concerns raised in Harry Sloan's most recent letter to you.

Without repeating all the important points in that letter, let me elaborate on one of them, namely the effect of the proposed construction on the **privacy** of residents of Sungate Ranch whose properties are adjacent to San Marcos road (of whom I am one).

Just imagine ultimate occupants of the San Marcos Grower's development having an unobstructed line of sight from 100 or less feet away into those backyards, and into the interior of the houses behind the yards! That's one more reason why I strongly endorse the suggestion that the westernmost structures in the development be separated from San Marcos road by a sizeable green area, and be restricted to two stories.

Your promotion of ways to ameliorate the substantial negative effects of the entire housing project would be much appreciated.

Sincerely,

Joseph Lipman, Ph.D.,
142 Ranch Ln.

Sarah Mayer

From: P Ten <philipmtennant@gmail.com>
Sent: Thursday, April 25, 2024 8:35 PM
To: sbcob
Subject: Glen Annie GC Development

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Planners,

I have emailed before, and have further comments/questions.

1. Recent population data seems to indicate that the population of California is stagnant and even possibly shrinking. So the demand for additional housing appears to be less pressing. Please address.

2. Of course there is demand for housing in the Santa Barbara area - who doesn't want to live here? Half the population of the US maybe? This demand obviously drives prices up making it unaffordable for most, especially those moving to the area or those only earning a modest wage.

Less attractive satellite communities provide more affordable housing, albeit at the price of a drive. Hourly paid workers do not live in the middle of Monte Carlo! This is a fact of life.

3. I am concerned about, if this development is built, who will buy these properties? Recent developments have attracted out of towners. Both the developments, The Buffs and The Hideaway in Elwood, lie quite vacant nearly all the time.

Have you been there frequently?

How are you going to stop rich, non-residents from buying these places as investments, future retirement homes, or by parents of UCSB students?

How would this be enforced? There, I'm sure, will be legal challenges, who will pay the legal fees? Us taxpayers again?

4. As regards other building sites.

Were any sites west of Goleta considered?

Just saying the Gaviota coast can't be developed isn't good enough. Has it ever been on any ballot?

There are 10,000's of flat acreage lying fallow west of Goleta. Apparently less than 100 acres is needed for 1000 homes.

Surely there is 100 acres somewhere west, about 1/6 square mile, 700 x 700 yards. Where's the information? Has anyone been approached? Who? How? What was their response?

Full details please.

Hopefully, I'll see you next Friday.

Best Regards, Philip

Sarah Mayer

From: RONALD MACLEOD <ron@macleodsba.com>
Sent: Thursday, April 25, 2024 9:20 PM
To: sbcob
Subject: When we enter another drought period

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.

When we enter another drought period and we will.

Where will all the water come from for all these homes?

Kindest regards,

Ron

Ron Macleod
Santa Barbara, CA
(805) 845-1800 w | (805) 451-7999 m | ron@macleodsba.com

Sarah Mayer

From: Ken Bruer <kenbruer@gmail.com>
Sent: Thursday, April 25, 2024 9:42 PM
To: sbcob
Subject: San Marcos Ranch & Tatum

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 SB County Supervisors,

I realize that our State has put Santa Barbara County in a very difficult situation and some things must be done to address the affordable housing problem, but in my opinion the current Housing Element recommendations are misguided solutions that will cause major traffic and other infrastructure problems for our community in the very near future.

The purpose of this letter is to make some "common sense" recommendations for the Board to consider before making any up-zoning decisions:

1. DENY up-zoning to the San Marcos Ranch property because it is too dense for neighborhood infrastructure. DO NOT approve the up-zoning of Tatum for the same reason. PLEASE LIMIT WHATEVER YOU CAN HERE to 20-25 units per acre.
2. Spread the up-zone developments across as many sites in North and South County as possible and reduce densities to 20-25 units per acre rather than 30-40. Require county planners to work harder to find additional undeveloped sites rather than destroying our neighborhoods with large scale "in-fill" developments. AND require developers to provide more community recreational space and more AFFORDABLE HOUSING units and less ABOVE MODERATE income housing.
3. Consider making the continuation of San Simeon Drive a ONE WAY road from San Marcos Road to Turnpike AND require egress from Tatum and San Marcos Ranch onto this road. This might help prevent San Simeon Drive from becoming a traffic nightmare during rush hours and a throughway for drivers wanting to escape the stoplights on Hollister during other times of day and night.
4. Continue to work hard and fight to protect the character of our neighborhoods. Turning prized and premium agricultural land like San Marcos Growers and the Montessori property into mega housing developments in the middle of a 5-6 unit per acre residential neighborhood is NOT good planning. WE DESERVE BETTER THAN THIS! PLEASE DO NOT DESTROY OUR NEIGHBORHOODS.

Thank you for your careful consideration of this matter.

Ken Bruer

805 453 3491

Sarah Mayer

From: Dan Gira <dangira@msn.com>
Sent: Friday, April 26, 2024 6:41 AM
To: sbcob
Cc: Jacquelyne Alexander; otis@sbtrails.org; mwilkinson@sbtrails.org; Natalie Hodges; 'Faith Deeter'
Subject: Board Housing Element Rezone Hearings
Attachments: HERZDGltr.docx

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.

Attached please find a comment letter intended for consideration by the Board as part of the upcoming Housing Element rezone hearings.

I would appreciate acknowledgement of receipt.

Thanks!!

Dan

April 26, 2024

Chair Steve Lavagnino
Santa Barbara County Board of Supervisors
105 E. Anapamu Street
Santa Barbara, CA 93101

RE: Proposed County Housing Element Rezones

Dear Chair Lavagnino and Honorable Members of the Board:

I am writing to provide input regarding the proposed Goleta Valley rezones being undertaken as part of the Housing Element, particularly regarding public parks, recreation and trails.

First, I would like to express my support for the rezones to enable the revised San Marcos Ranch, Tatum and Montessori site projects within the San Marcos Agricultural area to proceed as these proposed developments now include important public parks, recreation and trails to serve both new and existing residents. As a Second District representative on the Board appointed County Riding Hiking and Trails Advisory Committee (CRAHTAC), I wanted to note that CRAHTAC at its meeting on April 8, 2024, recommended *“to commend the San Marcos Ranch and Tatum projects on their efforts to add public recreation elements including trails and open spaces with plans for connectivity to adjacent properties and developments.”* Although I was unable to attend that meeting, as a Second District CRAHTAC representative, I support this motion and would like to thank the Hodge’s family for leading the effort to include these badly needed public recreation within developments proposed in this area.

I would also like to thank the Caird family for proposing 10 acres of public open space and in particular, the owners of the Glen Annie Golf Course for including roughly 100 acres of public open space within that proposed rezone. Although this is the “end” of the formal Housing Element process, a lot of planning remains to be completed for these rezone sites, including for the concepts set forth of public parks, recreation and trails. To facilitate such park, recreation and trails planning I would like to suggest that your Board consider the following:

Direct County Planning and Development Department (P&D), County Parks and Public Works and the developers of all pending projects within the San Marcos and South Patterson Agricultural Areas and other rezone sites actively coordinate to ensure:

1. Integrated planning between projects, particularly for trails, public walkways and parks. In the last 40 or more years, the County has never considered so much residential development on multiple parcels outside of any established community planning framework and only a high level of coordination will ensure establishment of vibrant complete and sustainable communities.

2. Further exploration of improved pedestrian connectivity and walking/ hiking opportunities within these newly developing areas to ensure provision of new public recreation:
 - a. Within the San Marcos Agricultural Area create an integrated system of trails and walking paths building on the conceptual proposals that could include ideas such as relocating internal perimeter walking trails within individual developments to public walking trail trails located outside of perimeter walls and landscaping to further improve public recreation opportunities.
 - b. Within the South Patterson Agricultural Area, only the development on the Caird site appears to include some public walking trails. An integrated plan for linked trails and walking paths for all rezone sites should be prepared by the developers and County departments, along the lines of what was recommended by CRAHTAC. This could include trails along restored natural drainages, Maria Ygnacia Creek and as needed to link the Caird, St. Athanasius, Scott and Ekwill properties to ensure high quality trails and walking paths to promote pedestrian mobility. Without such action, uncoordinated development may lack any coherent system of interconnected hiking trails and public walkways.
3. County Parks becomes actively engaged in and lead planning to more fully develop the concepts set forth for the type and design of improvements to the proposed public parks, open spaces and trails on the San Marcos Ranch, Tatum and Montessori sites in the San Marcos Agricultural Area the Caird open space, and other public spaces included in proposed rezone sites such as Glen Annie Golf Course. These are after all intended to be public open spaces and parks presumably to be owned and managed by County Parks.
4. To facilitate planning for proposed public parks, open spaces and trails as part of these rezones and to engage and inform the public and community organizations, County Parks could hold public workshops for each of these three major development areas to engage the community and to refine the types and design of recreational amenities set forth in the conceptual development proposals for what appears to be more than 100 acres of public open space and parks as part of these proposed rezones. Within the San Marcos Agricultural Area and South Patterson Agricultural Areas this would seem to include roughly 10 acres in each area and approximately 100 acres on the Glen Annie Golf Course, including 20-30 acres of developed parkland. This welcome level of public spaces deserves more detailed open public planning and community input.

Thank you for considering my input.

Dan Gira
Second District CRAHTAC Representative

Sarah Mayer

From: Charisse Cordero <lambgram@yahoo.com>
Sent: Friday, April 26, 2024 7:59 AM
To: sbcob
Subject: Rezoning in Carpinteria

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 urge that the sites located in the Coastal Zone that are outside the Urban/Rural Boundary be eliminated from consideration for rezoning. This is Rezone Sites 15 [Van Wingerden 1] and 16 [Van Wingerden 2], and Pending Project Site 37 [Bailard].
- Doing so will better adhere to good planning principles and will eliminate likely objections from the Coastal Commission that would likely delay completion of the Housing Element Update, extending the window where further Builder's Remedy projects may come in.

Charisse Cordero
Carpinteria

Sarah Mayer

From: Michael Warner <dtvcat@yahoo.com>
Sent: Friday, April 26, 2024 9:08 AM
To: sbcob
Subject: Letter to Supervisors RE: Housing Element Upzoning

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 live on San Simeon Drive very close to the Tatum, Montessori and San Marcos Ranch developments, I have to say that the current Housing Element recommendations for my neighborhood are maddening.

The idea of up-zoning scarce open space and treasured agricultural land into mega housing complexes with tiny fractions of affordable housing and little to no neighborhood recreational space seems misguided and foolish.

Approving 1800 to 2000 units with densities of 30-40 units per acre on this small corner of land is unfair to current residents and untenable.

Has any thought been given to the traffic jams that will be created when 3-5 thousand new residents enter and exit these developments onto the narrow residential streets of San Simeon and San Marcos Road?

Has any thought or planning been given to what will happen in the next drought when lake capacity drops below 15% like it did just a few years ago?

Back then we let our landscaping die to conserve water for drinking, washing, and flushing. What will be forced to give up during the next drought when there are thousands of additional residents using these limited resources?

People who are much closer to the planning process than I am have told me that these developments are inevitable. But why? Are there not ways to resist the State and fight back to preserve the quality of life that we so treasure here? Are there not regulations that can be written to reduce densities, protect open space, and preserve community resources like we have always done in the past?

IS there not an abundance of undeveloped land located between North and South County where hundreds if not thousands of acres could be subdivided so that new communities could be planned and developed in sustainable and responsible ways?

PLEASE DO NOT RUIN OUR NEIGHBORHOODS. Deny the San Marcos Ranch Up-zone. Do not up-zone the Tatum property, Require that the continuation of San Simeon Drive be one way from San Marcos Road to Turnpike. Limit densities to 20-25 units per acre. and work harder to "spread these and future developments across more lands.

Sarah Mayer

From: Eric Edwards <eric@goheadwaters.com>
Sent: Friday, April 26, 2024 9:20 AM
To: sbcob
Subject: Public Comment for May 3, 2024 BOS Hearing re. Rezoning
Attachments: Public Comment Letter-BOS.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.

Good morning,

Please see attached Public Comment Letter.

Thank you,



Eric Edwards
Director of Compliance
c: 805.229.1378
www.goheadwaters.com
[Confidentiality Notice](#)

Dear Board of Supervisors,

I'm writing today to support the rezoning of the Van Wingerden properties for residential use. For the better part of the past decade, I've spent nearly 3 hours each day commuting to and from work in Carpinteria. In that time frame, I've rented an apartment, purchased a home, sold a home and purchased another home; each time, with the hopes and intentions of calling Carpinteria my home.

But it was not to be. There simply are no affordable housing options in Carpinteria. This is why the vast, vast majority of my colleagues commute. Whether from Goleta, Santa Barbara, Ventura or Oxnard – or even further, like myself – the result is increased traffic, lower air quality, an exhausted workforce, and less dollars flowing into the local economy.

I understand the desire to maintain Carpinteria's agricultural-essence; it's what makes Carpinteria, Carpinteria. But despite being a bit paradoxical, the rezoning of the Van Wingerden properties from agricultural to residential use actually furthers this goal. The creation of affordable residential housing would be a boon to every single agriculture operation – no, to every single business – in Carpinteria.

The way to preserve Carpinteria's agricultural-essence is to create a local economy capable of supporting these very businesses. Affordable housing will increase the available labor pool to all of Carpinteria. It will infuse local businesses with additional customers – and cash – allowing all of Carpinteria to reap the benefits flowing from its agricultural heart.

After working in Carpinteria for nearly a decade, it truly feels like home. I only wish it was.

Thank you for your consideration.

Sincerely,

Eric Edwards

Sarah Mayer

From: Bart Dickens <dickens@att.net>
Sent: Friday, April 26, 2024 9:33 AM
To: sbcob
Subject: Housing Element observations/comments

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,

Reaching out today as a resident of the city of Carpinteria. I'll get to the point immediately. I do not want the 2 Van Wingerden properties and the parcel at the end of Bailard converted to high density housing. Our city has already been dumped on enough!

We do not appreciate having to regularly smell the obnoxious odors from the pot farms surrounding our community. Not surprisingly, I just read today the the County Supervisors have voted 3 to 2 to commission yet another "study" to figure out a solution. More delay, delay, delay. Is there really any wonder Roy Lee won his race over Das Williams?

I find it particularly ironic that the Van Wingerden family that grows a lot of the pot in our community now also want to cash in on the windfall profits of a rezoning from farm land to high density housing.

It would be an interesting exercise to try and uncover just how much political support (\$\$\$\$) the Van Wingerden family has made to the politicians that first gave them the right to grow pot in our neighborhood and now to make a bunch of more money "planting" high density housing alongside all their pot farms.

I wonder how the future residents of these "high" density housing units will feel about constantly breathing in the pot stench they are surrounded by?

Bart Dickens

Sarah Mayer

From: Abby Marks <abby@goheadwaters.com>
Sent: Friday, April 26, 2024 9:51 AM
To: sbcob
Cc: Steele, Jessica
Subject: Public Comment on Rezoning Agricultural Properties
Attachments: Public Comment Letter_Abby Marks.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.

Dear Santa Barbara County Board of Supervisors and Mrs. Jessi Steele,

Attached is a public comment letter in support of rezoning the Van Wingerden agricultural properties for the Board of Supervisors' consideration.

Thank you for your time.

--



Abby Marks
Compliance Specialist
c: 724.713.7472
www.goheadwaters.com

Dear Santa Barbara County Board of Supervisors:

Thank you for the opportunity to comment in support of what will hopefully be the creation of more affordable housing in Carpinteria. As a young professional living on my own in Santa Barbara and working full-time in Carpinteria, rezoning the Van Wingerden properties to residential use, and thus expanding the housing market in Carpinteria, is important to me for a number of reasons.

First, being able to live in the town that I work in would significantly reduce my commute. Since like many others I have a regular 40-hour work week with the standard 9-5 schedule, I currently spend nearly an hour each day, Monday through Friday, driving on the 101 from Santa Barbara to Carpinteria and back during peak traffic hours. Eliminating this commute would mean one less vehicle contributing to traffic congestion and polluting our idyllic beachside communities.

Additionally, having worked in Carpinteria full-time for several years, I have spent a significant portion of my time (and money) here. In many ways, Carpinteria feels more like "home" to me than my place of residence, Santa Barbara. During the work week, I take pride in supporting local Carpinteria community businesses and feel genuinely connected to the intimate community here. Yet, due to the lack of housing options, I have been unable to relocate, and thus cannot participate in or contribute to the community to the extent I would like to.

Moreover, due to inflated and ever-increasing rent prices in Santa Barbara, I am quickly getting priced out of the area. The lack of affordable housing options in the immediately surrounding areas/within Santa Barbara County has forced me to consider moving even further away, which would only exacerbate the issues I've laid out above (e.g., longer commute, less involvement in/economic contribution to local Carpinteria community).

In sum, I support the rezoning of the Van Wingerden properties to residential use as a step towards improving housing availability in Carpinteria so that commuters like myself can enjoy an improved quality of life, preserve the natural environment, and have the opportunity to truly integrate into and provide support for the local community.

Sincerely,

Abby Marks

Sarah Mayer

From: Susie Anderson <susie@ronandersonart.com>
Sent: Friday, April 26, 2024 10:41 AM
To: sbcob
Subject: Resend of Attachments to Susie Anderson Letters re Bailard for BOS Hearings April 30 and May 3
Attachments: ATTACHMENT G.docx; Farmers Oppose Bailard Development.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.

These attachments relate to Comment Group 3 Letter #2 and Letter #23 that did not transmit properly and do not show properly in the Comments.

Thank you,

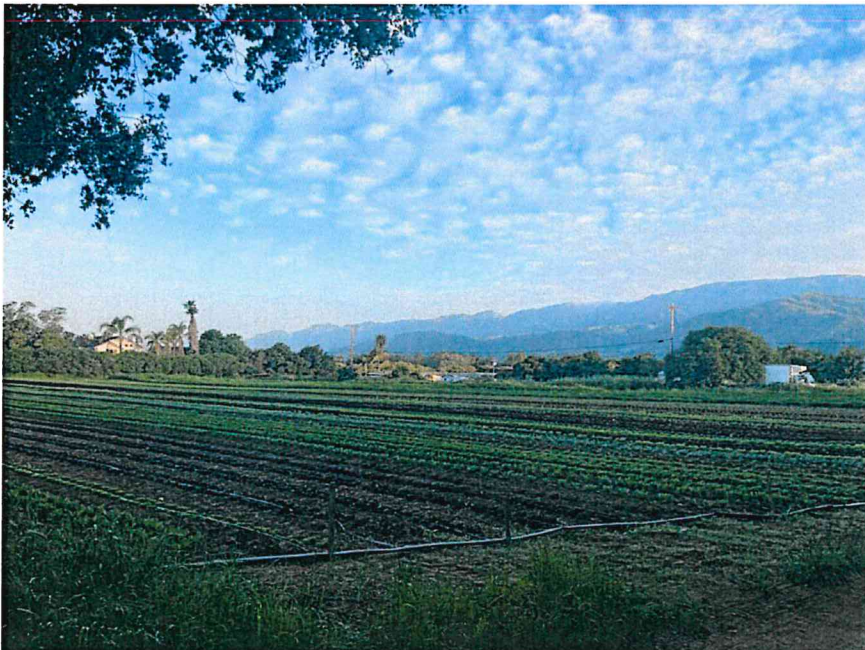
Susie Anderson

ATTACHMENT G

Photos taken on the morning of April 24, 2024 of the organic farm on Bailard showing row crops, ingress/egress onto Bailard Avenue, view to Casitas Village development, Jim Bailard's avocado orchards, and view to 10 acre ag land north of Bailard.



View Towards Casitas Village



View to west avacados



Ingress/egress to property from car packed Bailard



Orchard to east



View to north. Row crops with avocado ranch behind.
Note: there are also 52 native oaks on the Bailard Property

Locals Unite in Opposition to Proposed Housing Project on Bailard Avenue

Over 25 years ago, in 1995, a group of like-minded Carpinterians joined together when a local software company made plans to build a "campus" headquarters on agricultural land in Carpinteria Valley. It was quickly recognized that the proposal would breach the long-standing buffer zone separating urban and rural land use, and threatened to initiate a development sprawl that would be difficult to contain.

The group took on the name "Preserve Rural Carpinteria" and soon garnered the support of many Carpinterians from various walks of life. **Now, in light of the County's proposal of a high density, multi-story housing development adjacent to Monte Vista Park at the north end of Bailard Avenue, several original members, along with new supporters, have united in opposition to the proposed project.**

This united effort recognizes the community benefits that our valley has enjoyed under the protections of strong zoning policies, positive actions and oversight by the Carpinteria City Council and California Coastal Commission, all of which have been critical in preserving our small beach town feel, quality of life appeal and a very strong agricultural economy.

We join our combined voices with those of the Carpinteria Valley Association and individual Carpinterians regarding concerns over project density, parking impacts, traffic congestion, Monte Vista Park safety issues and skyline view corridor impacts. We add to these our recognition of the importance of a strong buffer zone between agricultural operations and urban land uses. In the words of the Santa Barbara County Subdivision Standards and Principles, "The intent of agricultural buffers is to minimize potential conflict originating from residential and other non-agricultural uses." The Board of Supervisors furthers this position in the county's Right to Farm Ordinance stating, "The Board of Supervisors finds that residential development adjacent to agricultural land and operations often leads to restrictions on farm operations to the detriment of the adjacent agricultural uses and economic viability of the county's agricultural industry as a whole."

Clearly the concerns and rationale 25 years ago are as applicable today, if not more so, as housing and development pressures collide with intelligent, forward-looking planning. At the same time, we appreciate more than ever our open space, locally grown produce, small town feel, and balanced rural/urban synergies.

ART TIDDENS
Jim Bailard
Red Shale
Andy Bailard
Scott Van Dusen
John Willmoundt
Jonathan Brown
Carol W. Bailard

Sarah Mayer

From: PAD LRP Housing Element
Sent: Thursday, April 25, 2024 11:12 AM
To: sbcob
Subject: FW: Please do not develop on agricultural land for the SB County Housing Element Rezoning

From: Kayla Treffinger <kaylatreff@aol.com>
Sent: Thursday, March 28, 2024 11:14 AM
To: Das Williams <DWilliams@countyofsb.org>; PAD LRP Housing Element <housingelement@countyofsb.org>; Supervisor Nelson <Nelson@bos.countyofsb.org>; Steve Lavagnino <slavagnino@countyofsb.org>; Joan Hartmann <jHartmann@countyofsb.org>; Laura Capps <lcapps@countyofsb.org>; Villalobos, David <dvillalo@countyofsb.org>
Subject: Please do not develop on agricultural land for the SB County Housing Element Rezoning

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 Planning Commission,

For a number of reasons, it is very concerning that the draft Housing Element is targeting agricultural land for rezoning and development, rather than increasing unit density on already developed areas which have the existing infrastructure to support it and do not come at great cost to the environment and existing nearby residents. Additionally, it appears that the proposed housing does not benefit those in need of affordable housing as much as I would expect such an initiative to.

I live on Gwyne Avenue, which abuts the organic farm on the Caird property. The draft put forward for the Caird property should not be approved for the following reasons, and I will focus primarily on the southeastern portion, which includes the creeks and farm.

1. Paving over farmland and increasing our sprawl cannot be the answer versus increasing the density of the urban centers which the report claims this farmland is near. Much of the property, including the entire farm nestled in the triangle between Atascadero Creek, Maria Ygnacio Creek, and our homes, is unpaved and indeed actively farmed without the use of pots as the Chadmar Group has asserted. Attached are photos taken this week showing the farm just before and after harvest/tilling *directly in the ground*.
2. This is a FEMA flood zone, because of which we pay costly yearly flood insurance. The Chadmar Group conveniently ignores this fact, although the draft Housing Element does discuss flooding and other environmental constraints without a plan for how this will comply with existing laws and regulations. Paving even half of this land is a terrible idea and poses a legitimate danger to us as existing residents and to any potential new residents, even if those new units are raised (thereby putting our homes downhill). Without the farm at the crux of the flood zone, that flood water will become runoff as opposed to having some chance of being absorbed into the earth before it reaches our neighborhood.
3. If a flood were to occur, having these extra units all latching onto the one possible evacuation route for Gwyne Avenue is a further danger to everyone here in a known flood zone. As demonstrated by the inclusion of SB 99 in the Safety Element Update we know the risks of relying on one road out for too many people in a hazard zone. Why would we knowingly, and with forethought, create that situation?
4. The Santa Barbara Area Coastal Ecosystem Vulnerability Assessment (SBA-CEVA) additionally states in clear terms that models consistently forecast an increase in storm intensity and atmospheric rivers as the result of

shortened rainy seasons with the same level of precipitation. Rainfall and flooding will get worse within the coming decades--we cannot make an existing flood zone less capable of handling floods that we know will come.

5. SBC Code of Ordinances [Chapter 15A - Floodplain Management](#) and [Chapter 15B - Development Along Watercourses](#) are additional examples of the seriousness of flood areas and the lengths to which one must go to gain approval to build in them and around waterways--this farmland is both a flood zone and two of three sides are watercourses with huge watersheds. If these vital watercourses need to be expanded upon in the future to manage increased flow from storms, they will not be able to if new development is in the way. From 15A-2. - Findings of Fact: "The flood hazard areas of Santa Barbara County are subject to periodic inundation which results in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety and general welfare."
6. Local residents and animals alike benefit from this organic farm. We buy food from them at the farmers market every weekend, and we see tons of birds, from small ones all the way up to hawks, in and around the farm. Just as the creeks are, the farm is clearly an active ecosystem in addition to a food source for residents. Atascadero creek is also not fully highlighted in the Chadmar Group's maps as protected, which would show that this farm is 100% surrounded by protected creeks and existing homes.
7. Finally, having lived under the flight path for SBA, I can assure you that being any closer to the airport and experiencing the planes flying even lower as they land (which is louder and lengthier than takeoff) will be extremely unpleasant for potential new residents.

I firmly believe in what I understand this program to be about--creating higher density, affordable housing in Santa Barbara County, which will benefit existing residents, new residents, and employers. However, the draft Housing Element in its current state seems to greatly benefit developers at the expense of the environment, existing residents, and even the safety of potential future residents being thrown into a FEMA flood zone with only one street as a means to evacuate.

Please do not move forward with this plan as it stands. Please do not develop beautiful farm land that is part of what makes this area so special. There has to be a better solution.

Thank you for your consideration,

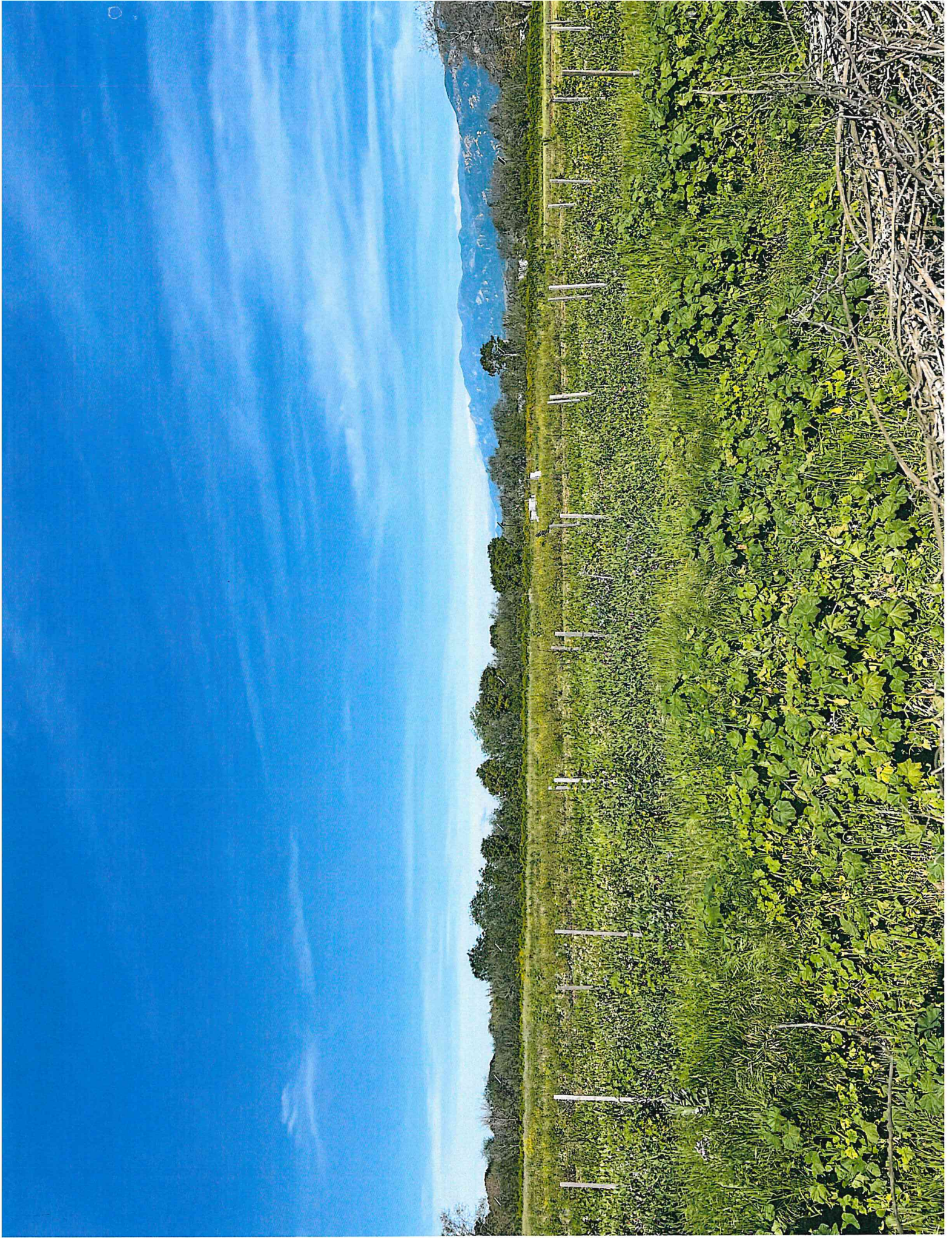
Kayla Treffinger
883 Gwyne Ave, Santa Barbara CA 93111

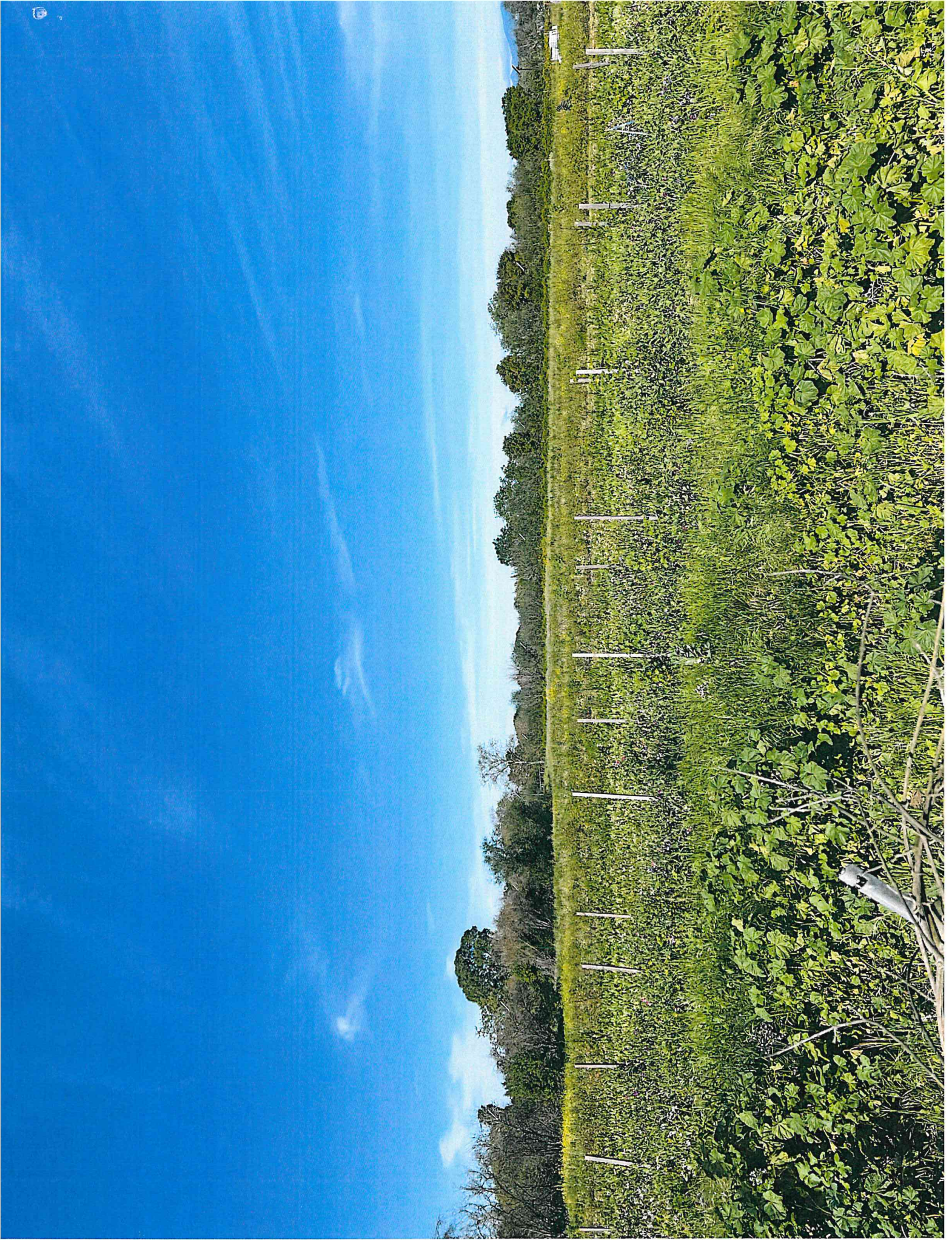
Photo attachments:

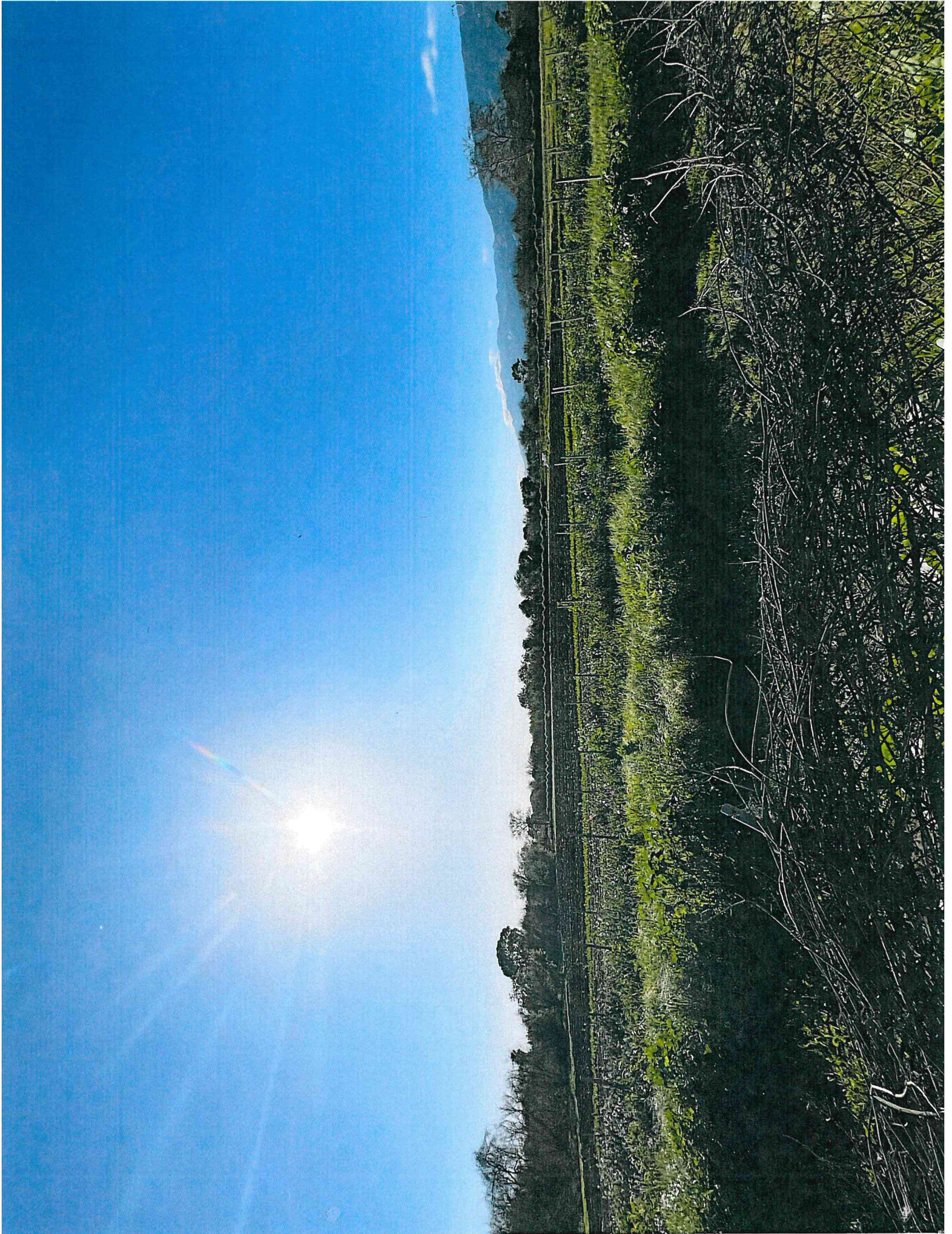
This is a photo of Atascadero Creek taken from the bike path just off of Gwyne Avenue taken during recent rain on 2/4/24. It shows the creek flowing at level with the ground to the North (towards our neighborhood and Caird's proposed build site) and flooded to the South into the Woodland of More Mesa.



These are photos from this week of the farm directly behind our property that is currently rented to and managed by John Givens. As you can see, the parcel is currently unpaved and supports in-ground produce for local consumption.









Sarah Mayer

From: Carrie Miles <CarrieM@fastmail.com>
Sent: Friday, April 26, 2024 12:12 PM
To: sbcob
Subject: Carpinteria rezoning

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.

As a resident within the buffer zone for Rezone Site 16, I strongly urge that the sites 15, 16, and 37 be eliminated from consideration for rezoning. Philosophically, I strongly object to the loss of more agricultural land. Practically, none of these are appropriate for high density housing. Site 16, for instance, near my home, is on a busy and narrow road, heavily used by agricultural vehicles, and with no curbs, gutters, or sidewalks, and no room to add them. To add residential traffic to any of these areas would be very ill advised.

Thank you for your consideration.

Carrie Miles
Carpinteria

Sarah Mayer

From: Carla Singer <cupcake977@aol.com>
Sent: Friday, April 26, 2024 11:38 AM
To: sbcob
Cc: Carla
Subject: May 3 Supervisors Meeting

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 a homeowner in Carpinteria and would like to voice my opinion . Please see I
-
- I recommend that the sites located in the Coastal Zone that are outside of the Urban Boundary be eliminated from consideration for rezoning.
-
- Please note that this is Rezone Sites 15 [Van Wingerden 1] and 16 [Van Wingerden] and Pending Project Site 37 [Bailard].
-
- I believe that in doing so it will better follow good planning principles.
-
- It will also eliminate likely objections from the Coastal Commission that would probably delay completion of the Housing Element Update, extending the window further Builder's Remedy projects may come in.

Respectfully yours,
Carla Singer

- To Whom it May Concern,
-
- I am a homeowner in Carpinteria and would like to voice my opinion . Please see below.
-
- I recommend that the sites located in the Coastal Zone that are outside of the Urban/Rural Boundary be eliminated from consideration for rezoning.
-
- Please note that this is Rezone Sites 15 [Van Wingerden 1] and 16 [Van Wingerden 2], and Pending Project Site 37 [Bailard].
-
- I believe that in doing so it will better follow good planning principles.
-
- It will also eliminate likely objections from the Coastal Commission that would most probably delay completion of the Housing Element Update, extending the window where further Builder's Remedy projects may come in.

Respectfully yours,
Carla Singer

Sarah Mayer

From: Carla Kroman <kromancarlak@icloud.com>
Sent: Friday, April 26, 2024 12:29 PM
To: sbcob
Subject: NO REZONE FOR BAILARD FARM

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.

Members of the Board

I'm opposed to the proposed plans for this beautiful, less than 7 acre organic farm.

The density is way over the top for civilized living. People would be fighting for parking spaces and water usage in drought years would be disastrous.

There are plenty of unused land properties and vacant buildings that could easily work for housing in Carpinteria.

We need this agricultural property for our protection against urban sprawl and reckless use of agricultural land. There is no turning back to fix this precious piece of land once it's developed.

People in the community need some breathing room between the already dense building we have now and need the space to enjoy the beautiful mountain views.

Please think how living with the density would be for our neighbors and families.

This Farm is treasured. It's not an ordinary piece of land.

Thank you,

Carla Kroman, resident of Carpinteria for 25 years

Sent from my iPhone

April 24, 2024

RECEIVED

2024 APR 26 P 2:39

SANTA BARBARA
COUNTY
BOARD OF SUPERVISORS

Clerk of the Board

105 E. Anapamu

Fourth Floor, Room 407

Santa Barbara, CA 93101

Subject: Rezoning San Marcos Growers and Montessori Properties

Dear Supervisors,

We are owners of a single-family home at the corner of San Simeon Dr and San Julio Ave.

We are very disappointed with the county proposals to rezone these properties to high density apartments. These apartments do not fit into our neighborhood. It will turn our neighborhood upside down; with noise, traffic, congestion, and all around livability.

We feel like the stepchildren of the County. Where else in all the rezoning in the South County is there such a high-density building cycle proposed, surrounded by single family homes? NONE The San Marcos Ranch, Montessori and Tatum 2000 units in one square mile. This is not right. Lower the density, if nothing else.

No one in the neighborhood is happy about this. What about us and our happiness?

Sincerely,

4/24/2024

Dee Aota Chang
Inkya Chang

Honorable Santa Barbara County Supervisors

Thank you for taking your time to consider my ideas on housing in the Santa Barbara and Goleta areas.

I have lived in the Santa Barbara and Goleta area for 39 years. It is among the very best places I have ever been. I am a world traveler and it is always a pleasure to return to this place.

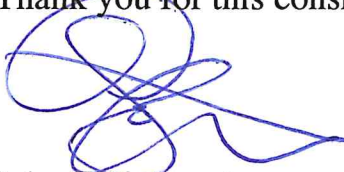
Besides the weather, the beauty, the culture, and the access to higher education, one of the biggest advantages we have is the size of our communities and the lack of big city traffic. That seems to diminish some each year.

All the neighbors I have talked to are not in favor of the project that is proposed for the Glen Annie Golf Course. It is a community asset and one that serves us well in more ways than just golf.

The traffic is already horrendous and will only get worse. Please find a better location for the homes if they must be built..

It is simply too much for this location and destroys a community amenity.

Thank you for this consideration.



John Whitehurst
Sage Hill Ranch
480 Glen Annie Road
cell: 805-451-4551

RECEIVED
2024 APR 26 P 3:38
SANTA BARBARA COUNTY
CLERK OF SUPERVISORS

No Notification Concerning the Rezoning of Glen Annie Golf Course

Honorable Santa Barbara County Supervisors:

My name is Susan Knapp and I am an owner of a forty acre ranch adjoining the Glen Annie Golf Course and I have an access easement through the golf course.

I was never contacted about the plans that are now being considered - plans which include the decimation of the golf course for the purpose of constructing between 1,000 - 1,500 housing units. It was shocking for me to learn that this project has been in the making for months if not years. I am concerned this will affect my easement and property.

I purchased the property two years ago. I was attracted to it as it was rural and had the added feature of overlooking the beautiful Glen Annie Golf Course. I had golfed on this course many times some twenty years earlier. I was excited to have that beautiful course in my view.

I believe our state needs more affordable housing. However, I believe undeveloped land should be used first, instead of destroying this peaceful gem of a golf course.

Again, I want to reiterate that at no time were I or my neighbors surrounding the proposed construction site, ever notified about the proposed development or rezoning.

Respectfully,

Susan Knapp
Canyon Creek Ranch
475 Glen Annie Road
susan@knappfarms.net

RECEIVED
2024 APR 26 P 3:38
COUNTY OF SANTA BARBARA
CLERK OF SUPERVISORS

Sarah Mayer

From: Shelley Smyers <stargazer9999@gmail.com>
Sent: Friday, April 26, 2024 2:41 PM
To: sbcob
Cc: Shelley Smyers
Subject: Homeowner Feedback (for Board of Supervisors Meeting re Site Rezoning, May 3, 2024)

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.

Santa Barbara County Supervisors,

I stand in *sharp* and *vehement* opposition to the rezoning of the sites known as San Marcos Growers 1 and San Marcos Growers 2 from agricultural use to high density housing (30-40 units per acre).

This represents a *major, dramatic* and *stark* departure from the current designated use of this land. It is our opinion that the public has not been duly notified of these proposed changes. I myself had not received many communications of official hearings and community meetings, and only learned of them after they occurred. When I questioned somebody in the Planning Department in February, she said that it was the duty of the Board of Supervisors to send notifications. I question whether the Board of Supervisors met this legal obligation.

To overburden any single area seems very *ill-conceived*. I understand the need for growth and housing. However, I moved from a community in Northern California met with similar Housing Element concerns and pressures and will attest that a density of 15-20 units per acre is more apropos for our neighborhood, our region, our topography. I find it unjust, unconscionable, not to mention unwise to *"dump"* such a high proportion of the County's housing burden (44%, 2500 units out of 5600 "required" new units in unincorporated part of Santa Barbara County) on our small San Marcos neighborhood. Where else has this been done? What is the *precedent*?

I am also deeply concerned about extreme congestion. Now that Goleta has surpassed SB as the area's largest employer, I see drivers exiting 101 and diverting onto Hollister Ave. to circumvent highway traffic. This pattern stands to get 10x worse. How is the County addressing this? This is another pattern that manifested in my former home in Northern California. Local residents stopped going out to shop and conduct personal business at high commute times (traffic from people "just driving through") which has lead to many businesses along that route closing down.

Are you familiar with the extreme traffic pattern along Foothill Road during high season? Cars trying to avoid stand-still traffic on 101 (going south towards LA or heading North to 154) end up on quiet, "residential" Foothill Road (behind the Mission), causing additional stand-stills for the local residents. A formerly-easy 5-minute drive to Gelson's would take 20 minutes.

Perhaps more so, we are very concerned about heightened water usage, and the potential collapse of subject land due to oversaturation (storm flooding in recent years, and even the trigger of landslides and sink holes due to large scale drilling and new instability of the land). That area of Eastern Goleta Valley is already at a

relative" low point" and digging and adding additional impermeable hard surfaces stand to exacerbate any local flooding problems.

I appreciate your consideration of my concerns.

Yours truly,
Shelley Smyers
(Homeowner, 491 Via el Encantador)

Sarah Mayer

From: Cynthia Steen <csteen12@gmail.com>
Sent: Friday, April 26, 2024 3:03 PM
To: sbcob
Subject: SB County Re-Zoning

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:

- I urge that the sites located in the Coastal Zone that are outside the Urban/Rural Boundary be eliminated from consideration for rezoning. This is Rezone Sites 15 [Van Wingerden 1] and 16 [Van Wingerden 2], and Pending Project Site 37 [Bailard].
- Doing so will better adhere to good planning principles and will eliminate likely objections from the Coastal Commission that would likely delay completion of the Housing Element Update, extending the window where further Builder's Remedy projects may come in.

Sincerely,
Cynthia Steen
1477 La Paloma
Carpinteria

Sent from my iPhone

Sarah Mayer

From: Joanne Fults <joannefults@gmail.com>
Sent: Friday, April 26, 2024 3:46 PM
To: sbcob
Subject: Comments re the 2023-2031 Housing Element Rezones, May 3, 2024

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.

Clerk of the Board,

Please post the following letter to SB County Supervisors regarding rezones for RHNA.

We have concerns regarding the Builder's Remedy Application for San Marcos Growers and Montessorri property owners?

Can you ensure that these are true Builder's Remedy Sites?

Per Government Code Section 65589.5 (d) (4)

"The housing development project or emergency shelter is proposed on land zoned for agriculture or resource preservation that is surrounded on at least two sides by land being used for agricultural or resource preservation purposes, or which does not have adequate water or wastewater facilities to serve the project."

The Government Code 65589.5 (c) (3)

"The Legislature also recognizes the premature and unnecessary development of agricultural lands for urban uses continues to have adverse effects on the availability of those lands for food and fiber production and on the economy of the state. Furthermore, it is the policy of the state that development should be guided away from prime agricultural lands, therefore, in implementing this section, local jurisdictions should encourage, to the maximum extent practicable, in filling existing urban areas."

San Marcos Growers is considered prime agricultural land in the State, as are many of the other sites proposed for development.

If rezones take place, please lower densities for San Marcos Growers and Montessori to make it more compatible for the current Sungate Ranch and Thunderbird Tract neighbors.

Save our Beautiful Goleta Valley, by not rezoning Prime Agricultural Land.

Joanne Fults]
5033 San Julio Ave.